

10% deposit of  
reserve price or  
min. RM2,000,  
whichever is  
higher

# **PALMA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 30 October 2025 / Thursday**

**Time : 11.00 AM**

**Via Online : <https://palma.bidnow.my>**

For more information, please call:  
**03-7452 1764**

**AmBank Financing Please contact:**  
**For Individual bidder(s)**  
**Tan How Kuan, Bernard : 012-671 7856**  
**For Company bidder**  
**Brian Choi: 019-384 6608**



# **PROPERTY AUCTION**



03-7452 1318 | [ambank.com.my](http://ambank.com.my)



# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AmBank (M) Berhad / AmBank Islamic Berhad** and the **Assignor(s)/Borrower(s) / Customer(s)** under the **Loan / Facilities / Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the undermentioned **Auctioneers**.

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



**DAY**  
**Thursday**

**DATE**  
**30<sup>TH</sup> October 2025**

**TIME**  
**11.00 A.M**

**ONLINE BIDDING AT**  
**<https://palma.bidnow.my>**

(Bidder registration and payment of auction deposit must be made by 2pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)

**NOTE : (1)** Prior to the auction sale, all intending bidders are advised, inter alia, to :-  
(i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale.

(2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

(3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/ transfer (if applicable) pertaining to the auction from the Developer/ Proprietor and/ or the relevant authorities

- View Live Auction at <https://palma.bidnow.my>
- Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via <https://palma.bidnow.my>

**LOT 01** Paya Terubong **Reserve Price RM 640,000**



Condominium Unit  
1,098 sq.ft.

Unit No. 1088-23A-12, Eco Terraces,  
Jalan Paya Terubong, 11060 Paya  
Terubong, Pulau Pinang.

**Assignor / Borrower :**  
Ooi Yee Loon & Lai Xin Ru

**Solicitor :**  
Zaid Ibrahim & Co (Tel: 04-3753130)

**Pulau Pinang**

**LOT 02** Tanjung Tokong **Reserve Price RM 260,000**



Apartment Unit (Bumi Quota Unit)  
650 sq.ft.

Unit No. 6A-19-02, Tri Pinnacle,  
Persiaran Halia 3, 10470 Tanjung  
Tokong, Pulau Pinang.

**Assignor / Borrower :**  
Mohd Zahir Bin Amin

**Solicitor :**  
Jayadeva & Kamal (Tel: 04-7771161)

**Pulau Pinang**

**LOT 03** Simpang Ampat **Reserve Price RM 25,200**



Service Apartment Unit  
452 sq.ft.

Unit No. A-5-536 (Room No. 7409),  
Block A, Suria Laketown, Bukit Merah  
Laketown, 34400 Simpang Ampat  
Semanggol, Perak Darul Ridzuan.

**Assignor / Borrower :**  
Rashidi Bin Zinol

**Solicitor :**  
Lalchand & Nawawi (Tel: 05-7820009)

**Perak**

**LOT 04** Bayan Lepas **Reserve Price RM 680,000**



Condominium Unit  
1,200 sq.ft.

Unit No. 3B-35-03, Jalan Sungai Tiram  
6, The Amarene, 11900 Bayan Lepas,  
Pulau Pinang.

**Assignor / Borrower :**  
Lai Poh Chew

**Solicitor :**  
Zaid Ibrahim & Co (Tel: 04-3753130)

**Pulau Pinang**



= AmBank (M) Berhad



= AmBank Islamic Berhad

**RESERVE PRICE :** The subject properties will be sold on an "as is where is" basis and subject to the reserve price as mentioned above and the **Conditions of Sale** and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

**DEPOSIT :** All intending bidders are required to **deposit** with the Auctioneer, the sum equivalent to **ten per cent (10%)** of the reserve price or a minimum sum of **RM2,000.00** whichever is higher by **Bank Draft** in favour of **AMBANK (M) BERHAD** for the a/c of (Assignor(s)/Borrower(s)) or remit the same through online banking transfer by **2PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at <https://palma.bidnow.my/>.

Licensed Auctioneers :

ROHAYAH BINTI ISMAIL



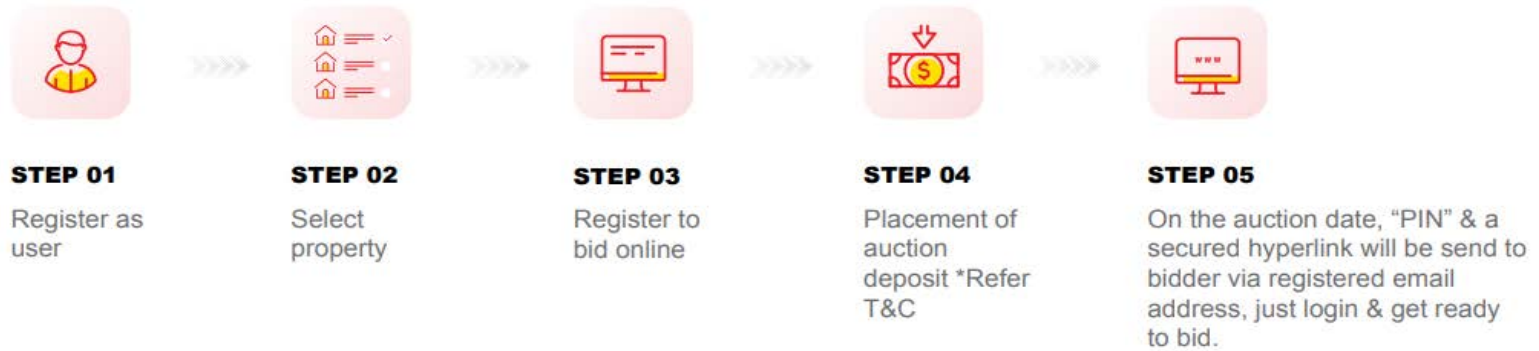
PALMA AUCTIONEERS SDN BHD

04-2299777



## Simple Step of Bidding

### 5 Step To Bid Auction Property Online

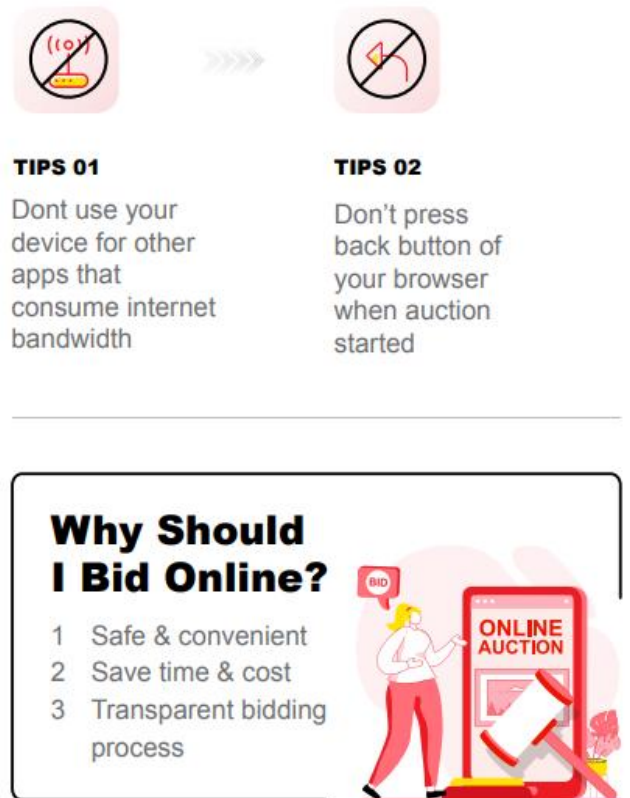


### Devices Tips During Auction Property Online

#### Before Auction



#### During Auction



#### Why Should I Bid Online?

- 1 Safe & convenient
- 2 Save time & cost
- 3 Transparent bidding process



#### PALMA AUCTIONEERS SDN BHD

- 📍 Suite 5.02 (Parcel D), MBF Tower, No.53, Jalan Sultan Ahmad Shah, 10050 Penang.
- ☎ 04-229 9777
- 🌐 [palma.bidnow.my](http://palma.bidnow.my)
- ✉ [palmauctioneers@gmail.com](mailto:palmauctioneers@gmail.com)



**PALMA AUCTIONEERS**  
SDN BHD • 1324107-M

10% deposit of  
reserve price or  
min. RM2,000,  
whichever is  
higher

# NG CHAN MAU & CO SDN BHD ONLINE AUCTION

**Date/Day : 30th October 2025 / Thursday**

**Time : 3.00 pm | 3.30 pm**

**Via Online : [www.ngchanmau.com](http://www.ngchanmau.com)**

For more information, please call:  
**03-7452 1764**

AmBank Home Financing please contact:  
For Individual bidder(s)  
Tan How Kuan, Bernard : 012-671 7856  
For Company bidder(s)  
Brian Choi : 019-384 6608

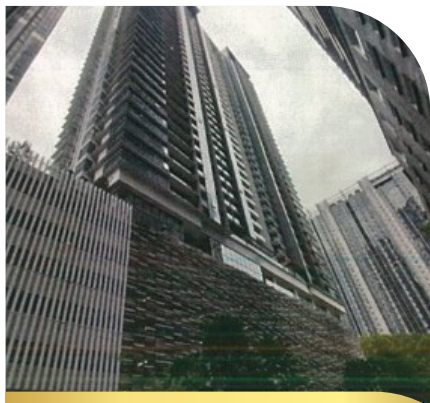


## PROPERTY AUCTION



03-7452 1318 | [ambank.com.my](http://ambank.com.my)





**38NCM Co**<sup>TM</sup>  
Years of Auction Excellence

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneers.

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.

View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via [www.ngchanmau.com](http://www.ngchanmau.com).

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Thursday, 30th October 2025, 3.00 p.m. at [www.ngchanmau.com](http://www.ngchanmau.com)

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Reserve Price : <b>RM 570,000</b></p> <p><b>3+1 BEDROOM CONDOMINIUM UNIT</b><br/>1,389 SQ. FT. / 129 SQ.MTR</p> <p>Unit No. 01-42-10, Verdi Residence,<br/>Symphony Hills, Persiaran Bestari, Cyber 9,<br/>63000 Cyberjaya, Selangor.<br/>Assignor/Borrower : Ee Pei Shan<br/>Solicitor : M/S Goh &amp; Partners<br/>(Tel : 03-2166 8300)</p> <p><b>LOT 1</b><br/>CYBERJAYA</p> <p><b>SELANGOR</b></p>                                                                  | <p>Reserve Price : <b>RM 460,000</b></p> <p><b>2 STOREY TERRACE HOUSE</b><br/>1,500 SQ. FT. / 139 SQ.MTR</p> <p>Unit No. 48, Jalan Cheras Prima 8, Taman<br/>Cheras Prima, 43000 Kajang, Selangor.<br/>Assignor/Borrower : Tan Chee Hui<br/>Solicitor : M/S Zain Megat &amp; Murad<br/>(Tel : 03-6207 9331)</p> <p><b>LOT 2</b><br/>KAJANG</p> <p><b>SELANGOR</b></p>                                                                                                                             | <p>Reserve Price : <b>RM 430,000</b></p> <p><b>CORNER 2 BEDROOM SOHO</b><br/>818 SQ. FT. / 79 SQ.MTR</p> <p>Unit No. B1-05-3, I-Suite, No. 2,<br/>Persiaran Multimedia, I-City, Seksyen 7,<br/>40000 Shah Alam, Selangor.<br/>Assignor/Borrower :<br/>Chandrasegaran A/L Govendasamy<br/>Solicitor : M/S Zain Megat &amp; Murad<br/>(Tel : 03-6207 9331)</p> <p><b>LOT 3</b><br/>SHAH ALAM</p> <p><b>SELANGOR</b></p>                                                         |
| <p>Reserve Price : <b>RM 360,000</b></p> <p><b>SERVICED APARTMENT</b><br/>700 SQ.FT / 65 SQ.MTR</p> <p>No. B-29-6, The Elements @ Ampang,<br/>Blok B, Jalan Bemban, Off Jalanampang,<br/>55000 Kuala Lumpur.<br/>Assignors/Borrowers :<br/>Soo Giap Khai &amp; Soo Yu Ying<br/>Solicitor : M/S Azhar &amp; Wong<br/>(Tel : 03-2602 3898)</p> <p><b>LOT 4</b><br/>JALAN AMPANG</p> <p><b>KUALA LUMPUR</b></p>                                                               | <p>Reserve Price : <b>RM 220,000</b></p> <p><b>3 BEDROOM MEDIUM COST APARTMENT</b><br/>753 SQ. FT. / 70 SQ.MTR</p> <p>Unit No. E-110, Rose Apartment,<br/>Persiaran Saujana 1, Taman Saujana Utama,<br/>47000 Sungai Buloh, Selangor.<br/>Assignor/Borrower :<br/>Ida Rahayu Binti Abdullah Thani<br/>Solicitor : M/S Azhar &amp; Wong<br/>(Tel : 03-2602 3898)</p> <p><b>LOT 5</b><br/>SUNGAI BULOH</p> <p><b>SELANGOR</b></p>                                                                   | <p>Reserve Price : <b>RM 162,000</b></p> <p><b>SOFO</b><br/>420 SQ. FT. / 39 SQ.MTR</p> <p>Unit No. 20-16, Suria Jaya, Jalan Padang Jawa,<br/>Seksyen 16, Shah Alam, 40200 Shah Alam,<br/>Selangor.<br/>Assignors/Borrowers :<br/>Victor Liaw Vui Lun &amp; Ang Bee Lang<br/>Solicitor : M/S Nik Hisham, Fakhiah &amp; Co<br/>(Tel : 03-4101 2399)</p> <p><b>LOT 6</b><br/>SHAH ALAM</p> <p><b>SELANGOR</b></p>                                                               |
| <p>Reserve Price : <b>RM 144,000</b></p> <p><b>APARTMENT + 1CAR PARK BAY</b><br/>807 SQ. FT. / 75 SQ.MTR</p> <p>Unit No. TR1-02-02, The Residence 1,<br/>Jalan TE 5, Taman Tiara East, 43500<br/>Semenyih, Selangor.<br/>Assignors/Customers :<br/>Mohd Amirul Bin Mohd Razani &amp;<br/>Nurfadzilah Binti Hussain<br/>Solicitor : M/S Vas &amp; Co<br/>(Tel : 03-3324 5050)<br/><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>LOT 7</b><br/>SEMENYIH</p> <p><b>SELANGOR</b></p> | <p>Reserve Price : <b>RM 88,000</b></p> <p><b>3 BEDROOM LOW COST WALK UP FLAT</b><br/>667 SQ. FT. / 61.97 SQ.MTR</p> <p>Unit No. E-3-18, 3rd Floor, Block E,<br/>Pangsapuri Putra, Persiaran Putra Permai<br/>Selesa, Pusat Bandar Putra Permai, 43300<br/>Seri Kembangan, Selangor.<br/>Assignor/Borrower : Halijah Binti Nordin<br/>Solicitor : M/S Nik Hisham, Fakhiah &amp; Co<br/>(Tel : 03-4101 2399)</p> <p><b>LOT 8</b><br/>SERI KEMBANGAN</p> <p><b>BUMI LOT</b><br/><b>SELANGOR</b></p> | <p>Reserve Price : <b>RM 81,000</b></p> <p><b>A CORNER 3 BEDROOM WALK UP APARTMENT</b><br/>700 SQ. FT. / 65.03 SQ.MTR</p> <p>Unit No. G-2-02, Block G, Apartment Dahlia,<br/>Jalan Bunga Raya 1, Taman Bunga Raya,<br/>Bukit Beruntung, 48300 Rawang, Selangor.<br/>Assignors/Borrowers :<br/>Azizan Bin Mohd Anuar &amp;<br/>Anizah Binti Mohd Anuar<br/>Solicitor : M/S Azhar &amp; Wong<br/>(Tel : 03-2602 3898)</p> <p><b>LOT 9</b><br/>RAWANG</p> <p><b>SELANGOR</b></p> |

# WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

## On Thursday, 30th October 2025, 3.30 p.m. at [www.ngchanmau.com](http://www.ngchanmau.com)

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

|                                                                                                                                                                                                                             |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reserve Price : RM 400,000</b><br><b>LOT 1 JOHOR BAHRU</b><br><b>3 BEDROOM SERVICED APARTMENT</b><br><b>883 SQ. FT. / 82 SQ.MTR</b><br> | <b>Reserve Price : RM 302,400</b><br><b>LOT 2 JOHOR BAHRU</b><br><b>2 BEDROOM SERVICED APARTMENT</b><br><b>UNIT</b><br><b>926 SQ. FT. / 86 SQ.MTR</b><br> | <b>Reserve Price : RM 291,600</b><br><b>LOT 3 JOHOR BAHRU</b><br><b>SERVICED APARTMENT UNIT</b><br><b>1,012 SQ. FT. / 94.02 SQ.MTR</b><br>     |
| Unit No. E26-18, Menara E, Residensi KSL<br>Kangkar Tebrau, Jalan Kesum, 81100<br>Johor Bahru, Johor.<br>Assignor/Borrower : Lim Jian Chong<br>Solicitor : M/S A. Rahim & Co<br>(Tel : 07-2440001)                          | Unit No. R1-18-12, Residensi Pandan, Jalan<br>Pandan Ria 7, Pusat Perdagangan Pandan,<br>81100 Johor Bahru, Johor.<br>Assignor/Borrower : Lim Kean Aun<br>Solicitor : M/S Ibrahim Nik Junainah &<br>Associates<br>(Tel : 07-226 8272)       | Unit No. #10-08, Blok A, Pangsapuri Amara<br>Larkin, Jalan Larkin, 80350 Johor Bahru,<br>Johor.<br>Assignor/Borrower :<br>Suhada Binti Md Shehweli<br>Solicitor : M/S Ibrahim Nik Junainah &<br>Associates<br>(Tel : 07-226 8272) |
| <b>JOHOR</b>                                                                                                                                                                                                                | <b>JOHOR</b>                                                                                                                                                                                                                                | <b>JOHOR</b>                                                                                                                                                                                                                      |

= AmBank (M) Berhad
 = AmBank Islamic Berhad

**RESERVE PRICE :** The subject properties will be sold subject to the reserve price as **mentioned above** and the **Conditions of Sale** and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

**DEPOSIT :** All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten percent (10%)** of the reserve price OR a **minimum of RM2,000.00** whichever is higher by **Bank Draft or Cashier's Order** only in favour of **AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD** for the account (**CUSTOMER NAME**) or **remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at [www.ngchanmau.com](http://www.ngchanmau.com).

*\*Publication as dated 17th October 2025.*

# NCM Co

Licensed Auctioneers:

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI | MS SIM MEI JUN | MS LEE JIA HUI

## NG CHAN MAU & CO. SDN. BHD.

200601018098 (737850-T)

**Kuala Lumpur**

No. 7, Ground Floor, Block B, Megan Avenue II,  
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

**Johor**

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,  
80300 Johor Bahru

**Contact Us (Mon-Fri)**

Call : 03-2162 3333

Whatsapp : 012-295 1388

E-mail : [info@ngchanmau.com](mailto:info@ngchanmau.com)

Website : [www.ngchanmau.com](http://www.ngchanmau.com)



Scan to view  
all lots

## HOW TO BID AUCTION PROPERTY ONLINE?



Register as  
User



Select  
Property



Register to Bid  
Online



Placement of Auction  
Deposit  
\*Refer T&C



On the Auction Day, Log on via  
[www.ngchanmau.com](http://www.ngchanmau.com)  
and Start to Bid