

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 14th May 2026 / Thursday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1318

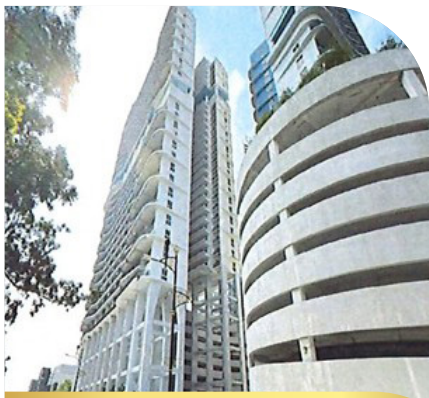
AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Cammy Siew : 012-254 4463



PROPERTY AUCTION



03-7452 1318 | 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.

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.

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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.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Thursday, 14th May 2026, 3.00 p.m. at 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 : RM 1,200,000</p> <p>LOT 1 CYBERJAYA</p> <p>STRATIFIED 2 STOREY END TERRACED HOUSE 3,468 SQ. FT. / 201 SQ.MTR.</p> <p>No. 2, Jalan Schubert 1C, Symphony Hills, Cyber 9, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Borrower : Farah Natasha Binti Abdul Rahim</p> <p>Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)</p> <p>BUMI LOT SELANGOR</p>	<p>Reserve Price : RM 650,000</p> <p>LOT 2 PETALING JAYA</p> <p>DUPLEX CONDOMINIUM UNIT TOGETHER WITH 2 CAR PARK BAYS AS ACCESSORY PARCELS 2,530 SQ. FT. / 235 SQ.MTR.</p> <p>Unit No. E-9-3, Block E, Sri Manja Court, Jalan PJS 3/40, Taman Sri Manja, 46000 Petaling Jaya, Selangor.</p> <p>Assignor : Dinesh Roy David A/L Daniel Borrowers : Dinesh Roy David A/L Daniel & Gomathy A/P Krishnan Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p> <p>SELANGOR</p>	<p>Reserve Price : RM 570,000</p> <p>LOT 3 JALAN SULTAN HAJI AHMAD SHAH</p> <p>2-BEDROOM DUPLEX SERVICED APARTMENT UNIT 861 SQ. FT. / 80 SQ.MTR.</p> <p>Unit No. MK3-32-08, 32nd Floor, Tower MK3, Arte Mont Kiara, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.</p> <p>Assignor/Borrower : Tan Shern Nien Geoffrey Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533)</p> <p>KUALA LUMPUR</p>
<p>Reserve Price : RM 450,000</p> <p>LOT 4 RAWANG</p> <p>INCOMPLETE 2 STOREY SEMI-DETACHED HOUSE 4,785 SQ. FT. / 445 SQ.MTR.</p> <p>No. 1, Jalan SR 8/3G, Saujana Rawang, 48000 Rawang, Selangor.</p> <p>Assignors/Borrowers : Govin Pillai A/L Shamugam & Sallama A/P G.Subramaniam Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)</p> <p>SELANGOR</p>	<p>Reserve Price : RM 450,000</p> <p>LOT 5 KEPONG</p> <p>END SERVICED APARTMENT UNIT TOGETHER WITH 2 CAR PARK BAYS AS ACCESSORY PARCELS 1,001 SQ. FT. / 93 SQ.MTR.</p> <p>Unit No. A-7-7, Blok Amani @ Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Kuala Lumpur.</p> <p>Assignor/Borrower : Wong Tian Hong Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 300,000</p> <p>LOT 6 BUKIT JALIL</p> <p>APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AND AN AIR CONDITIONER LEDGE AS ACCESSORY PARCELS 797 SQ. FT. / 74 SQ.MTR.</p> <p>Unit No. 29-11, Residensi Lanai Bukit Jalil, Jalan 2/155A, Bukit Jalil, 57000 Kuala Lumpur.</p> <p>Assignor/Customer : Muhammad Fadhil Azizi Bin Mohd Harith Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>KUALA LUMPUR</p>
<p>Reserve Price : RM 300,000</p> <p>LOT 7 SETAPAK</p> <p>APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL 818 SQ. FT. / 76 SQ.MTR.</p> <p>Unit No. 38-01, Pangsapuri Vista Danau Kota, Jalan Danau Saujana 1, Setapak, 53300 Kuala Lumpur.</p> <p>Assignor/Customer : Ahmad Sufi Bin Isa Solicitor : M/S A Rahim & Co (Tel : 03-2282 4922)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 240,000</p> <p>LOT 8 JALAN SINAR SENTUL</p> <p>CONDOMINIUM UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCELS 822 SQ. FT. / 76 SQ.MTR.</p> <p>Unit No. A-37-16, Residensi Minest, No. 62 Jalan Sinar Sentul 4, Sentul, 51000 Kuala Lumpur.</p> <p>Assignor/Customer : Wan Asmadi Bin Wan Ngah Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 170,000</p> <p>LOT 9 PUCHONG</p> <p>3-BEDROOM LOW-COST APARTMENT 678 SQ. FT. / 63 SQ.MTR.</p> <p>No. F-9-8, Enggang Apartment, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor.</p> <p>Assignor/Borrower : Krishnamma A/P Ramasamy Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>SELANGOR</p>

Reserve Price : **RM 81,000**

**LOT 10
BANDAR PUTRA
PERMAI**

**3-BEDROOM WALK-UP LOW-COST
APARTMENT**
668 SQ. FT. / 62 SQ.MTR.

Unit No. B-01-07, Blok B, Pangsapuri Mawar
Jaya, Jalan KP 4/5, Kota Perdana, 43300
Bandar Putra Permai, Selangor.
Assignor/Customer :
Muhammad Iskandar Bin Azman
Solicitor : M/S Nik Hisham, Fakhah & Co
(Tel : 03-4101 2399)

BUMI LOT
SELANGOR

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On Thursday, 14th May 2026, 3.30 p.m. at www.ngchanmau.com

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Reserve Price : **RM 390,000**

**LOT 1
MASAI**

APARTMENT
1130 SQ.FT / 105 SQ.MTR.

No. 08-12, Blok A, Residensi Seri Mega,
Jalan Kempas 14, Taman Megah Ria, 81750
Masai, Johor.
Assignor/Borrower :
Leong Sian Kim & Neo Chin Choon
Solicitor : M/S A Rahim & Co
(Tel : 07-2888226)

JOHOR



Reserve Price : **RM 380,000**

**LOT 2
ISKANDAR PUTERI**

SERVICE APARTMENT
698 SQ. FT. / 65 SQ.MTR.

Unit No. T2-L23-10, Residensi Encorp,
Persiaran Dato' Seri Amar Diraja, Puteri
Harbour, 79000 Iskandar Puteri, Johor.
Assignor/Borrower : Khoo Shi Jin
Solicitor : M/S Ibrahim Nik Junainah &
Associates (Tel : 07-226 8272)

JOHOR



Reserve Price : **RM 109,489**

**LOT 3
JOHOR BAHRU**

SHOP LOT
280 SQ. FT. / 26 SQ.MTR.

#03-164, Kompleks Kapital, Jalan Tampoi,
Kawasan Perindustrian Tampoi, 81200
Johor Bahru, Johor.
Assignors/Borrowers : Ng Yan But &
Lee Seek Yan Catherine Irene
Solicitor : M/S Ibrahim Nik Junainah &
Associates (Tel : 07-226 8272)

JOHOR




= AmBank (M) Berhad



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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.

*Publication as dated 30th April 2026.

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

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Johor

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

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Select Property



Register to Bid Online



Placement of Auction Deposit
*Refer T&C



On the Auction Day, Log on via www.ngchanmau.com and Start to Bid

Visit www.ngchanmau.com/hybrid/guide-to-bid for more info

DEVICE TIPS

BEFORE AUCTION



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2. Make sure your device has sufficient power



3. Make sure your internet connection is stable with strong signal



4. Disable the screensaver of your device



5. Use latest version of internet browser (Google Chrome, Apple Safari, Firefox or Internet Explorer)



6. Test your audio and visual compatibility on www.ngchanmau.com

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NOTE :