

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 24 August 2026 / Monday

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
Cammy Siew : 012-254 4463



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALES

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.

IMPORTANT

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

01 PLEASE NOTE



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.

02 INFORMATION DETAILS



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.

03 CONSENT



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.



1 LIVE AUCTION

View live auction at
<https://palma.bidnow.my>



2 INSPECT THE PROPERTY

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 | Bandar Cassia



Reserved Price **RM 252,000**

A Studio Serviced Apartment

495 sq.ft.

No. B-23A-08, Utropolis Utama, Persiaran Cassia Barat 3, 14110 Bandar Cassia, Pulau Pinang

ASSIGNOR / BORROWER :

Liew Yike Heng & Jim Johnson Chua

SOLICITOR :

Jayadeva & Kamal (Alor Setar)
Tel: 04-777 1161

LOT 02 | Tanjung Tokong



Reserved Price **RM 153,900**

An Intermediate Unit Of Three (3) Bedrooms Flat

657 sq.ft.

No. 3-8-6, Persiaran Halia 3, Taman Bukit Erskine, 10470 Pulau Pinang

ASSIGNOR / BORROWER :

Chan Wai Seng

SOLICITOR :

Zaid Ibrahim & Co (Penang)
Tel: 04-375 3130

LOT 03 | Lahat



CALLED OFF

A 2-storey Intermediate Terrace House

1,540 sq.ft.

No. 9, Hala Lahat Mines 7, Bandar Lahat Mines, 31500 Lahat, Perak Darul Ridzuan

ASSIGNOR / BORROWER :

Nanthini A/P Jaraman

SOLICITOR :

Nor Ding & Co (Manjung)
Tel: 05-688 2627

= AmBank (M) Berhad

= AmBank Islamic Berhad

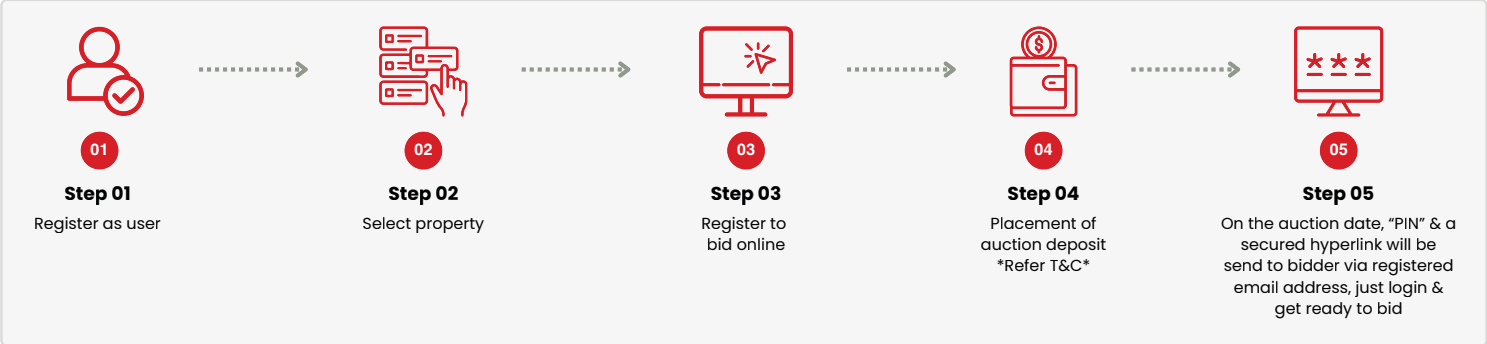
RESERVED PRICE

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 by Bank Draft in favour of AmBank (M) Berhad / AmBank Islamic 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>

SIMPLE STEP TO BID AUCTION PROPERTY VIA ONLINE



DEVICE TIPS DURING AUCTION PROPERTY ONLINE

BEFORE AUCTION ✓

TIPS 01
Make sure your device is in good running condition

TIPS 02
Make sure your device has sufficient power

TIPS 03
Make sure your internet connection is stable with strong signal

TIPS 04
Disable the screensaver of your device

TIPS 05
Use latest version of internet browser (Chrome, Firefox, Safari & IE)

TIPS 06
Test your audio and visual compatibility on <https://palma.bidnow.my>

BEFORE AUCTION ✗

TIPS 01
Don't use your device for other apps that consume internet bandwidth

TIPS 02
Don't press back button of your browser when auction started

WHY SHOULD I BID ONLINE

- ✓ Safe & convenient
- ✓ Save time & cost
- ✓ Transparent bidding process

CONTACT US

📍 Suite 5.02, Parcel D, MBF Tower, 53, Jalan Sultan Ahmad Shah, 10050 George Town, Penang

☎ 04-2299777 / 018-4005117

🌐 <https://palma.bidnow.my>

✉ palmaauctioneers@gmail.com

PALMA AUCTIONEERS
SDN BHD · 1324107-M

LICENSED AUCTIONEER

ROHAYAH BINTI ISMAIL

SCAN TO VISIT OUR WEBSITE

NOTE : _____

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 27th August 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



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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.

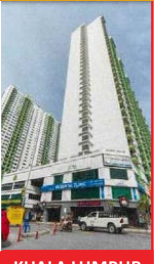
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View Live Auction at www.ngchanmau.com/live-auction

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.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Thursday, 27th August 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.)

Reserve Price : RM 2,000,000 3 (3) STOREY SEMI-DETACHED HOUSE 3,337 SQ. FT. / 310.02 SQ.MTR. No. S10, Tijani Raja Dewa, Jalan Raja Dewa 4/20, Bandar Kota Bharu, 15150 Kota Bharu, Kelantan. Assignors/Customers : Tengku Zawiah Binti Tengku Ibrahim, Hanna Hidayah Binti Ramzi & Mohammad Hijaz Bin Ramzi Solicitor : M/S H.S. Lim & Malik (Tel : 09-748 1580) *AMBANK ISLAMIC BERHAD	LOT 1 KOTA BHARU  MALAY RESERVED KELANTAN
Reserve Price : RM 750,000 3 BEDROOM CONDOMINIUM 1,496 SQ. FT. / 138.98 SQ.MTR. No. 09-06, Royale Condominium, No. 2B, Jalan 3/61, Off Jalan Segambut, 51200 Kuala Lumpur. Assignor/Borrower : Kalaivanan A/L Munisamy Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)	LOT 2 JALAN SEGAMPUT  MALAY RESERVED KUALA LUMPUR
Reserve Price : RM 561,600 4-BEDROOM SERVICED APARTMENT 1,550 SQ. FT. / 144.00 SQ.MTR. Unit No. 08-01, Louvre Residence, Lebuhraya Silk, 43000 Kajang, Selangor. Assignor/Borrower : Lim Kok Wah Solicitor : M/S Vas & Co (Tel : 03-3324 5050)	LOT 3 KAJANG  SELANGOR
Reserve Price : RM 480,000 SERVICED APARTMENT 1,055 SQ. FT. / 98.01 SQ.MTR. Unit No. C-13-8, KLTS, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur. Assignors/Customers : Muhammad Rafiq Bin Abdul Latiff & Nor Hidayah Binti Mohamad Noor Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) *AMBANK ISLAMIC BERHAD	LOT 4 SETAPAK  KUALA LUMPUR
Reserve Price : RM 369,360 APARTMENT UNIT 933 SQ. FT. / 86.68 SQ.MTR. Unit No. 08-08, Level 8, Tijani Raja Dewa, Jalan Raja Dewa 4/20, 15150 Kota Bharu, Kelantan. Assignor/Customer : Mohamad Amir Hakim Bin Md Adnan Solicitor : M/S H.S. Lim & Malik (Tel : 09-748 1580) *AMBANK ISLAMIC BERHAD	LOT 5 KOTA BHARU  MALAY RESERVED KELANTAN
Reserve Price : RM 330,000 3-BEDROOM SERVICED APARTMENT 958 SQ. FT. / 89.00 SQ.MTR. Unit No. A2-26-9, 26th Floor, Blok A2, Parklane Oug Service Apartment, Jalan 1/152, Taman Oug Parklane, 58200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Assignor/Borrower : Ng Wei Bing Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)	LOT 6 TAMAN OUG PARKLANE  KUALA LUMPUR
Reserve Price : RM 324,000 CONDOMINIUM UNIT TOGETHER WITH 2 CAR PARK BAYS AND AN AIR CONDITIONER LEDGE AS ACCESSORY PARCELS 1,073 SQ. FT. / 99.68 SQ.MTR. Unit No. C-03-02, Block C (Carallia), Residensi Bayu 1 (Brezza One Residency), Jalan Bayu Utama, Bukit Ampang Permai, 68000 Ampang, Selangor. Assignor/Customer : Mohd Faizal Bin Zolceffi Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393) *AMBANK ISLAMIC BERHAD	LOT 7 AMPANG  SELANGOR
Reserve Price : RM 320,000 DUPLEX SMALL OFFICE HOME OFFICE (SOHO) UNIT TOGETHER WITH A CAR PARK BAY AND 2 AIR CONDITIONER LEDGES AS ACCESSORY PARCELS 732 SQ. FT. / 68.00 SQ.MTR. Unit No. C-16-13, Block C, De Centrum Residences, Jalan Ikram-Uniten, Taman Unipark Suria, 43000 Kajang, Selangor. Assignor/Borrower : Goh Moo Fatt Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533)	LOT 8 KAJANG  SELANGOR
Reserve Price : RM 300,000 APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL 807 SQ. FT. / 74.97 SQ.MTR. Unit No. 27-09, Residensi Awani V (Sky Awani V Residence), Jalan Dato Senu 3, Setapak, 55100 Kuala Lumpur. Assignor/Borrower : Kalika A/P Nagaiah Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)	LOT 9 SETAPAK  KUALA LUMPUR

Reserve Price : **RM 280,000**

**LOT 10
BANDAR PUNCAK
ALAM**

**3 BEDROOM APARTMENT
901 SQ. FT. / 83.71 SQ.MTR.**

No. MPD-06-13,, Pangsapuri Melodi
Perdana, LBS Alam Perdana, Jalan Perdana
1, 42300 Bandar Puncak Alam, Selangor.
Assignor : Azlan Maizan Bin Moh Daldiri
Customers : Azlan Maizan Bin Moh Daldiri &
Nur Syazalyana Maizan Binti Moh. Daldiri
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

***AMBANK ISLAMIC BERHAD**

SELANGOR



Reserve Price : **RM 270,000**

**LOT 11
CHERAS**

**3+1 BEDROOM CONDOMINIUM
1,349 SQ. FT. / 125.33 SQ.MTR.**

Unit No. 2-5-04, 5th Floor, Block 2,
Pangsapuri Casa Suria, Jalan Kemacahaya 11,
Batu 9, 43200 Cheras, Selangor.
Assignors/Borrowers :
Thines Naair A/L R Gobalan &
Parimala A/P Saravanan
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR



Reserve Price : **RM 270,000**

**LOT 12
JENJAROM**

**2-BEDROOM SERVICED APARTMENT
1,044 SQ. FT. / 96.99 SQ.MTR.**

Unit No. E-G-05, BSP 21, Persiaran Saujana
Putra Utama, Bandar Saujana Putra, 42610
Jenjarom, Selangor.
Assignor/Borrower : Mazita Binti Md Zain
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel : 03-2698 7533)

SELANGOR



Reserve Price : **RM 260,000**

**LOT 13
PETALING JAYA**

**LOW-MEDIUM COST APARTMENT UNIT
764 SQ. FT. / 70.98 SQ.MTR.**

Unit No. F-09-10, Block F, Jalan PJS 3/56,
Taman Desa Perangsang, 46150
Petaling Jaya, Selangor.
Assignor/Borrower :
Muventen A/L Munusamy
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR



Reserve Price : **RM 250,000**

**LOT 14
BATANG KALI**

**EXTENDED AND RENOVATED DOUBLE
STOREY MID TERRACED LOW COST
HOUSE
840 SQ. FT. / 78.04 SQ.MTR.**

Premises No. 30, Jalan Meranti 3A/2,
Bandar Utama Batang Kali, 44300
Batang Kali, Selangor.
Assignor/Borrower : Zainal Bin Adnan
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR



Reserve Price : **RM 230,000**

**LOT 15
PUCHONG**

**END APARTMENT UNIT
1,116 SQ. FT. / 103.68 SQ.MTR.**

Unit No. A-10-006, Block A, Intan
Apartment, Jalan Intan 4, Taman Puchong
Intan, 47150 Puchong, Selangor.
Assignors : Nadarajah A/L Marthamuthu,
Kasturi A/P Nadarajah & Kalavathi A/P
Munusamy Borrowers : Nadarajah A/L
Marthamuthu, Kasturi A/P Nadarajah,
Kalavathi A/P Munusamy & Lee Kok Leong
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR



Reserve Price : **RM 200,000**

**LOT 16
DENGKIL**

**SERVICE APARTMENT
850 SQ. FT. / 78.97 SQ.MTR.**

Unit No. KSA-14-16, Block A, Pangsapuri
Kita Sejati, Persiaran Cybersouth Perdana,
Cybersouth, 43800 Dengkil, Selangor.
Assignor :
Wan Muhammad Rafiq Bin Mohd Rizal
Borrowers : Mohd Rizal Bin Sa'ari & Wan
Muhammad Rafiq Bin Mohd Rizal
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR



Reserve Price : **RM 152,000**

**LOT 17
PUCHONG**

**3 BEDROOM SERVICED APARTMENT
UNIT
1,012 SQ. FT. / 94.02 SQ.MTR.**

Unit No. 5-8, Pangsapuri KLH, Menara KLH,
Bandar Puchong Jaya, 47100 Puchong,
Selangor.
Assignor/Borrower :
Buvanesvary A/P Rajindran
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR



Reserve Price : **RM 150,000**

**LOT 18
PETALING JAYA**

**3-BEDROOM LOW-COST APARTMENT
646 SQ. FT. / 60.02 SQ.MTR.**

No. B-21-06, Blok B, Flora Damansara,
No. 1, Jalan PJU 8/9, Bandar Damansara
Perdana, 47820 Petaling Jaya, Selangor.
Assignor/Borrower :
Sathiasilan A/L Keresnhan
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR



Reserve Price : **RM 140,000**

**LOT 19
RAWANG**

**3-BEDROOM LOW MEDIUM-COST
WALK-UP APARTMENT
728 SQ. FT. / 67.63 SQ.MTR.**

No. M5-G-07, (on-site is Block M5),
Maplewood Court, Pinggiran Lembah
Hijau 9, Bandar Tasik Puteri, 48020 Rawang,
Selangor.
Assignor/Customer :
Shamsul Ariffin Bin Dahlan
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

***AMBANK ISLAMIC BERHAD**

SELANGOR



Reserve Price : **RM 140,000**

**LOT 20
BATU CAVES**

**2 + 1 BEDROOM LOW COST APARTMENT
651 SQ. FT. / 60.48 SQ.MTR.**

Unit No. 14-04, 14th Floor, Pangsapuri
Kenanga, Taman Gombak Permai, 68100
Batu Caves, Selangor.
Assignor/Borrower :
Kamarudin Bin Abd Rahman
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR



**Freshly Shortlisted
Below Market Price
Auction Listings**



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WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Thursday, 27th August 2026, 3.30 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.)

Reserve Price : **RM 450,000**

**LOT 1
PASIR GUDANG**

**2 STOREY TERRACE HOUSE
1,173 SQ. FT. / 108.98 SQ.MTR.**

No. 23, Jalan Lili 1/3, Bandar Bestari
Perdana, 81700 Pasir Gudang, Johor.
Assignor/Borrower :
R Celina Rethval A/P A Robert Rethval
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR



Reserve Price : **RM 310,000**

**LOT 2
JOHOR BAHRU**

**SERVICE APARTMENT
700 SQ. FT. / 65.03 SQ.MTR.**

No. 09-09, Menara B, Resensi Mutiara
Indah, Jalan Indah, Kawasan Perniagaan
Indah, 81200, Johor Bahru, Johor.
Assignor/Customer :
Muhammad Azim Bin Mohamed Hidayat
Thulla
Solicitor : M/S A. Rahim & Co.
(Tel : 07-771 7888)

***AMBANK ISLAMIC BERHAD**

JOHOR



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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 15th August 2026.*

NCM CoTM

Licensed Auctioneers:

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

NG CHAN MAU & CO. SDN. BHD.

200601018098 (737850-T)

Kuala Lumpur

No. 7, Ground Level, Block B, (B-0-7), 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

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NOTE :