

FULL ONLINE PROPERTY AUCTION FAIR

► **Public Auction Via Online Bidding**
On Tuesday, 27 May 2025
Time : 11.00 a.m.
at WWW.NGCHANMAU.COM



ORGANISED BY :

NG CHAN MAU & CO. SDN. BHD. [200601018098 (737850-T)]

No. 6 & 7, Level 1, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Hotline : 03-2162 3333 (Call/Whatsapp)

NCM CoTM

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

**On Tuesday, 27 May 2025, Time : 11.00 a.m.
at WWW.NGCHANMAU.COM**

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

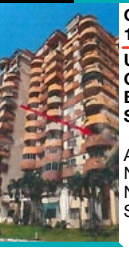


ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE :

- Read and fully understand all the terms and conditions of sale herein;
- Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- Inspect the subject property;
- Verify pertinent particulars of Proclamation of Sale;
- Verify the postal address of the subject property with the developer;
- Check on the issuance of separate individual title for the subject property with the Developer;
- Seek independent legal advice on the terms and conditions of sale herein;
- Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and
- The subject property is sold on "as is where is" basis.
- The Assignee/Bank is not responsible in obtaining any consent from the Developer and/or state authorities or any relevant bodies prior or after the auction sale.

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

LOT 1 KUALA LUMPUR Reserve Price RM 289,340  Service Apartment + 2 Carparks 950 sq. ft. Unit No. D1-32-5, Block D1, Parklane OUG Service Apartment, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur. Assignor/Customer : Gerald Lim Kwong Yam Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)	LOT 2 KUALA LUMPUR Reserve Price RM 269,730  Condominium Unit 1,000 sq. ft. Unit No. A-10-10, Blok A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Assignor/Customer : Toh Soon Ann Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)	LOT 3 SELANGOR Reserve Price RM 210,000  3 Bedroom Walk-up Condominium 753 sq. ft. Unit No. A-3-8, Block A, Indah Condominium 1, Jalan PJU 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor. Assignors/Customers : Mohammad Norhafzainezzan Bin Hamzah & Nurdiana Binti Haron Solicitor : M/S Sofia Darmindr & Associates (Tel : 03-6257 4163)
LOT 4 SELANGOR Reserve Price RM 180,000  Low Cost Apartment 667 sq. ft. No. E-14-08, Jalan PJS 2C/2, Taman Medan Cahaya, 46000 Petaling Jaya, Selangor. Assignor/Customer : Mohd Wazir Bin Hassan Solicitor : M/S Frances, Hazlina & Partners (Tel : 03-2691 4259)	LOT 5 SELANGOR Reserve Price RM 180,000  Low Cost Apartment Unit 667 sq. ft. No. F-11-03, Jalan PJS 2C/2, Taman Medan Cahaya, 46000 Petaling Jaya, Selangor. Assignors : Siti Robayah Binti Osman & Masdar Bin Mohd Sohod Customer : Siti Robayah Binti Osman Solicitor : M/S T. Rajagopalu & Co. (Tel : 03-2284 1708)	LOT 6 SELANGOR Reserve Price RM 150,000  Low Cost Apartment 667.37 sq. ft. Unit No. A-13-06, Block A, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor. Assignors : Hendun Binti Dohor & Mohd Jamil Bin Abu Bakar Customers : Mohd Jamil Bin Abu Bakar & Rosmaiza Binti Othman Solicitor : M/S Mozni Sham & Co (Tel : 03-27790514)
LOT 7 SELANGOR Reserve Price RM 380,000  3 Rooms Apartment Unit 971 sq. ft. Unit No. E-10-3, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Section 25, 40400 Shah Alam, Selangor. Assignors/Customers : Siti Nor Fadhlila Binti Muhtaza & Syaiful Azuan Bin Abdul Fatah Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)	LOT 8 SELANGOR Reserve Price RM 351,000  Service Apartment + 2 Car Parks 810 sq. ft. Unit No. B-21-12, Dian Residency, Persiaran Sukan, Seksyen 13, 40100 Shah Alam, Selangor. Assignor/Customer : Hasnida Binti Hashim Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)	LOT 9 SELANGOR Reserve Price RM 320,000  Apartment 800 sq. ft. Unit No. DK01-12-10, Pangsapuri De Kiara, No. 4, Persiaran Setia Makmur, Setia Alam, Seksyen U13, Shah Alam, 40170 Shah Alam, Selangor. Assignor/Customer : Hedayah Binti Senawi Solicitor : M/S Paizah & Nazira (Tel : 03-9283 3399)

LOT 10 SELANGOR Reserve Price RM 170,000  3 Bedroom Low-cost Flat 678 sq. ft. Unit No. B-3-12, Pangsapuri Tun Teja 1, No. 3, Jalan Tok Janggut 35/77A, Alam Impian, Seksyen 35, 40470 Shah Alam, Selangor. Assignor : Nik Mohd Hafiz Bin Nik Ahmad Customers : Nik Mohd Hafiz Bin Nik Ahmad & Nik Nur Aini Binti Nik Ahmad Solicitor : M/S Rashidah Shahrman (Tel : 03-2181 0559)	LOT 11 SELANGOR Reserve Price RM 522,000  Condominium 1,292 sq. ft. No. B-13-03, Ceria Residence Condominium, Jalan Ceria, 63000 Cyberjaya, Selangor. Assignor/Customer : Ash Syima Binti Mohamed Solicitor : M/S T. Rajagopal & Co. (Tel : 03-2284 1708)	LOT 12 SELANGOR Reserve Price RM 380,000  Service Apartment 1,152 sq. ft. Unit No. A-10-04, Block A, Residensi Sutera 7, Jalan Sutera 1/2, Taman Sutera, 43000 Kajang, Selangor. Assignor/Customer : Dineswary A/P Ramasamy Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)
LOT 13 SELANGOR Reserve Price RM 350,000  Ground Floor Townhouse Unit 1,163 sq. ft. Unit No. D-C1-1, Block 2, Embun Residence, Taman Puncak Saujana, 43000 Kajang, Selangor. Assignors : Sakinah Binti Jaafar & Ahmad Syawal Al Hafiz Bin Samsudin Customer : Sakinah Binti Jaafar Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)	LOT 14 SELANGOR Reserve Price RM 320,000  Extended And Renovated 2 Storey Terrace House 1,421 sq. ft. No. 29, Jalan DG2/4, Desa Gemilang, Setapak, 53100 Gombak, Selangor. Assignors/Customers : Muhamad Asrul Rizam Bin Majid & Noorhayati Binti Sanawi Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)	LOT 15 SELANGOR Reserve Price RM 216,000  Condominium Unit + 1 Car Park 1,100 sq. ft. Unit No. B-3-3A, Block B, BBK Condominium, Persiaran Bukit Raja 1, Bandar Baru Klang, 41150 Klang, Selangor. Assignors/Customers : Nur Fazrina Binti Mat Yusoff & Nor Fadli Bin Ismail Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)
LOT 16 SELANGOR Reserve Price RM 171,000  3 Bedroom Walk-up Low Cost Apartment 635 sq. ft. Unit No. D-3-7, Block D, Pangsapuri Arista, Persiaran Delima 1/KS09, Bandar Parklands, 41200 Klang, Selangor. Assignor/Customer : Helmi Bin Ahmad Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)	LOT 17 SELANGOR Reserve Price RM 180,000  Apartment 857 sq. ft. Unit No. B-5-24, Pangsapuri Impian Meru, Jalan Nenas Madu KU/10, Taman Saujana Meru, 42200 Kapar, Selangor. Assignors/Customers : Ahmad Bin Sa'ari & Nor Sharmila Binti Razali Solicitor : M/S S. Ravichandran & Anuar (Tel : 03-6211 9188)	LOT 18 SELANGOR Reserve Price RM 270,000  1 Storey Terrace House 1,432 sq. ft. Plot No. 29, Jalan Permata 4, Desa Salak Permata, 43900 Sepang, Selangor. Assignor/Customer : Mohd Nizam Bin Mohd Sadri Solicitor : M/S Zailan & Co. (Tel : 06-763 7278)
LOT 19 SELANGOR Reserve Price RM 210,000  Apartment 893 sq. ft. Unit No. A-03-03, Blok A, Pangsapuri Seri Warisan @ Selangkorku, Jalan WB 7/1, Taman Warisan Bestari, 43900 Sepang, Selangor. Assignor/Customer : Fakhrul Afiq Bin Supian Solicitor : M/S Sofia Damin & Associates (Tel : 03-6257 4163)	LOT 20 NEGERI SEMBILAN Reserve Price RM 375,000  2 Storey Terraced House 1,356 sq. ft. No. 8, Jalan D'Palma 7, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan. Assignor/Customer : Abd Razak Bin Hailan Solicitor : M/S Rashidah Shahrman (Tel : 06-6013237)	LOT 21 NEGERI SEMBILAN Reserve Price RM 280,000  Townhouse (lower Floor) 1,033 sq. ft. Unit No. D-1-2, Citra Residency, Jalan Bukit Citra 10/1, 71700 Mantin, Negeri Sembilan. Assignor/Customer : Muhammad Syurhabli Bin Maluin Solicitor : M/S T. Rajagopal & Co. (Tel : 03-2284 1708)
LOT 22 NEGERI SEMBILAN Reserve Price RM 252,000  Service Apartment 754 sq. ft. Unit No. C-L34-08, Menara C (Camelia), Youth City Residence @ Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan. Assignor/Customer : Yap Wen Hao Solicitor : M/S Hisham, Fatimah Clio & Co. (Tel : 03-4149 9469/ 4143 0763)	LOT 23 NEGERI SEMBILAN Reserve Price RM 240,000  Studio Serviced Apartment 528 sq. ft. Unit No. C-L31-11, Menara C (Camelia), Youth City @ Vision City, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan. Assignor/Customer : Lee Chong Lin Solicitor : M/S Sabarudin Othman & Ho (Tel : 03- 2162 1324)	LOT 24 NEGERI SEMBILAN Reserve Price RM 177,147  Serviced Apartment 528 sq. ft. Unit No. C-L27-23, Menara C (Camelia) @ Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan. Assignor/Customer : Mohd Hamizan Bin Mohomad Husain Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)

MELAKA
LOT 25 Reserve Price **RM 170,000**


3 Bedroom Apartment
1,050 sq. ft.
**No. D-7-7, Pangsapuri Blok D,
RESIDENSI PR1MA, A'Famosa,
78000 Alor Gajah, Melaka.**

Assignors/Customers :
Siti Nurazirah Binti Abdul Aziz &
Muhammad Bin Hussansa
Solicitor : M/S T. Rajagopalu & Co.
(Tel : 06-761 3710 / 761 3440)

KOD B
MELAKA
LOT 26 Reserve Price **RM 162,000**


Townhouse Unit (first Floor)
1,218 sq. ft.
**No. KM 445-1, Jalan Kasa Height 39,
Taman Kasa Heights Fasa 2, 78000
Alor Gajah, Melaka.**

Assignor/Customer :
Muhammad Firdaus Bin Othman
Solicitor : M/S Andrew T.S. Goh & Khairil
(Tel : 06-284 7788)

KOD A
MELAKA
LOT 27 Reserve Price **RM 145,800**


**Three Bedroom Apartment +
2 Car Parking Bays**
1,050 sq. ft.
**Unit No. B-3-15, Pangsapuri Blok B,
Residensi PRIMA A' Famosa 2, 78000
Alor Gajah, Melaka.**

Assignor/Customer :
Muhammad Izzuddin Bin Zamri
Solicitor : M/S Abdul Aziz Rahim & Co
(Tel : 06-2826781)

MELAKA
LOT 28 Reserve Price **RM 88,574**


Townhouse Unit (ground Floor)
732 sq. ft.
**No. 12, Jalan LP 1, Taman Limbongan
Permai, Klebang Kecil, 75200 Melaka.**

Assignors/Customers :
Sidek Bin Tamby & Farinah Binti Alus
Solicitor : M/S Andrew T.S. Goh & Khairil
(Tel : 06-284 7788)

KOD A
JOHOR
LOT 29 Reserve Price **RM 900,000**


3 Storey Terrace Shophouse
1,400 sq. ft.
**No. 81, Jalan Rambutan, Bandar
Kluang, 86000 Kluang, Johor.**

Assignor/Customer :
Mohd Izal Bin Jamaludin
Solicitor : M/S Hazelin & Associates
(Tel : 07-221 7828)

MALAY RESERVE
JOHOR
LOT 30 Reserve Price **RM 342,000**


Apartment
1,200 sq. ft.
**Unit No. C-15-3, Menara C, Residensi
Larkin Indah, Jalan Larkin Indah, 80350
Johor Bahru, Johor.**

Assignors/Customers :
Girhana A/P N Velavan &
Mugunthan A/L Karthikeyan
Solicitor : M/S Hazelin & Associates
(Tel : 07-221 7828)

JOHOR
LOT 31 Reserve Price **RM 300,000**


2 Storey Terrace House
960 sq. ft.
**No. 930, Jalan Scientex 21, Taman
Scientex, 81030 Kelapa Sawit, Johor.**

Assignors/Customers :
Nik Azhar Bin Nik Omar &
Suhaniza Binti Labintah
Solicitor : M/S Syed Alwi, Ng & Co
(Tel : 07-224 9128)

BUMI LOT
JOHOR
LOT 32 Reserve Price **RM 120,000**


Unit Of Low Medium Cost Flat
753 sq. ft.
**Unit No. C-04-06, Block C, Jalan Flora,
Taman Pulau Flora, 81300 Johor Bahru,
Johor.**

Assignor : Thilaga A/P Sollai
Customers : Thilaga A/P Sollai &
Robert A/L Nadaraja@Nadarajan
Solicitor : M/S Shahinuddin & Ranjit
(Tel : 07-221 6755)

PAHANG
LOT 33 Reserve Price **RM 230,000**


1 Storey Terrace House
1,540 sq. ft.
**No. 25, Lorong Pinggiran Putra 3/82,
(formerly known as Lorong Kempadang
Sejahtera 13), Taman Kuantan Jaya,
26060 Kuantan, Pahang.**

Assignor/Customer :
Amir Ridwan Bin Noor Azlan Shah
Solicitor : M/S Abdul Razak, Zulkifli &
Partners
(Tel : 09-513 5171 / 013-337 5626)

PAHANG
LOT 34 Reserve Price **RM 165,000**

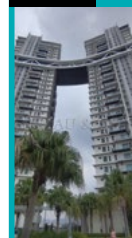

1 Storey Terrace House
1,195 sq. ft.
**No. 17, Lorong Gambang Damai 1/9,
Taman Gambang Damai 1, 26300
Kuantan, Pahang.**

Assignor/Customer :
Mohd Waliuddin Bin Shah Abdullah
Solicitor : M/S Hamidah Rosmawati &
Associates
(Tel : 09- 517 3400, 517 3555, 517 3386)

PAHANG
LOT 35 Reserve Price **RM 155,000**

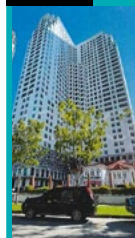

1 Storey Medium Low Cost Terrace House
1,098 sq. ft.
**No. 4, Lorong GD 13, Perumahan
Gambang Damai, 26300 Kuantan,
Pahang.**

Assignors/Customers :
Muhammad Nurul Azy Bin Ramli &
Norbaizura Binti Mohamad Radzi
Solicitor : M/S Abdul Razak, Zulkifli &
Partners
(Tel : 09-513 5171 / 013-337 5626)

PENANG
LOT 36 Reserve Price **RM 504,000**


Condominium
1,528 sq. ft.
**Unit No. A-15-06, Kondominium
Prominence, Lorong Perda Utama 3,
Taman Prominence, 14000
Bukit Mertajam, Pulau Pinang.**

Assignor/Customer :
Mohamad Faizd Bin Maidin
Solicitor : M/S Tawfeek Badjenid &
Partners
(Tel : 04-227 7142)

PENANG
LOT 37 Reserve Price **RM 480,000**


1 Bedroom Executive Suite
618 sq. ft.
**Unit No. 57-18-3A, Jalan Sultan
Ahmad Shah, Mansion One, 10050
Georgetown, Pulau Pinang.**

Assignor/Customer : Yeoh Sang Ju
Solicitor : M/S Mohd Anuar & Co.
(Tel : 04-441 1471)

PENANG
LOT 38 Reserve Price **RM 300,000**


3 Bedroom Apartment
936 sq. ft.
**Unit No. 1-16, Blok B, Pangsapuri Vista
Perdana, Taman Bagan Jermal, Jalan
Kampong Gajah, , 12200 Butterworth,
Pulau Pinang.**

Assignors :
Tong Seow Yin & Koay Bee Guat
Customer : Tong Seow Yin
Solicitor : M/S Rosidi Mustafa & Harryzan
(Tel : 04-5756577 / 5756578 / 5759578)

PENANG
LOT 39 Reserve Price **RM 118,098**


3 Bedroom Flat + 1 Car Parking Bay
659 sq. ft.
**Unit No. 1-9-7, Halaman Sungai Air
Putih, Sri Akasia, 11000 Balik Pulau,
Pulau Pinang.**

Assignors :
Muhamad Yusrizan Bin Jahaya &
Norzaini Binti Abdul Jalil
Customer : Norzaini Binti Abdul Jalil
Solicitor : M/S Shariful Azhar & Partners
(Tel : 04-578 0041 / 42)

LOT 40 **SABAH**
Reserve Price **RM 165,000**



Low Cost Residential Apartment
605 sq. ft.
Lot No. B205-05-11, 3rd Floor, Corner,
Seri Maju Apartment, Jalan Sepanggar,
Kuala Menggatal, 88450 Kota Kinabalu,
Sabah.
Assignors/Customers :
Norzila Bte Rosin & Azlan Shah Mat Zailan
Solicitor : M/S Luping & Co
(Tel : 088-487 790)

LOT 41 **SABAH**
Reserve Price **RM 164,025**



3 Room Residential
976 sq. ft.
Unit No. B-9-2, Pr1ma @ Borneo Cove,
Jalan Buli Sim Sim, 90000 Sandakan,
Sabah.
Assignor/Customer :
Mohd Nafisahazhar Bin Abdul Manaf
Solicitor : M/S LCZ Law Firm
(Tel : 088-221270 / 273670)

Freshly Shortlisted
Below Market Price
Auction Listings



www.ngchanmau.com

RESERVE PRICE : The property will be sold on an “as is where is basis”, separately at the respective Reserve Price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum equivalent to **10%** of the reserve price by **BANK DRAFT** in favour of **BANK SIMPANAN NASIONAL** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money is to be settled within **120 days from the auction date**. For further particulars, please contact the respective **Solicitors** or the **undermentioned Auctioneers**. 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 15 May 2025.

HOW TO BID AUCTION PROPERTY ONLINE?

www.ngchanmau.com/hybrid/guide-to-bid



STEP 1
Register As User



STEP 2
Select Property with E-Bidding Option



STEP 3
Register To Bid Online



STEP 4
Placement Of Auction Deposit *Refer T&C



STEP 5
On The Auction Day, Log On Via www.ngchanmau.com And Start To Bid

WHY SHOULD I BID ONLINE?

-  Safe and Convenient
-  Save Time and Cost
-  Transparent Bidding Process

DEVICE TIPS BEFORE AUCTION

-  MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION
-  MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER
-  MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL
-  DISABLE THE SCREENSAVER OF YOUR DEVICE
-  USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)
-  TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON www.ngchanmau.com

DURING AUCTION

-  DON'T USE YOUR DEVICE FOR OTHER APPS THAT CONSUME INTERNET BANDWIDTH
-  DON'T PRESS BACK BUTTON OF YOUR BROWSER WHEN AUCTION STARTED