

# FULL ONLINE PROPERTY AUCTION FAIR

► **Public Auction Via Online Bidding**  
**On Thursday, 27 August 2026**  
**Time : 10.30 a.m.**  
**at WWW.NGCHANMAU.COM**



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## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

**On Thursday, 27 August 2026, Time : 10.30 a.m.  
at [WWW.NGCHANMAU.COM](http://WWW.NGCHANMAU.COM)**

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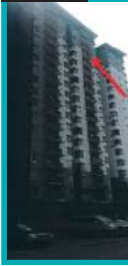


### ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE :

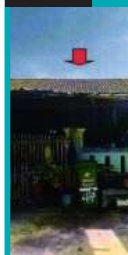
- Read and fully understand all the terms and conditions of sale herein;
- Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- Inspect the subject property;
- Verify pertinent particulars of Proclamation of Sale;
- 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
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- 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.

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| <b>LOT 1</b><br><b>PETALING JAYA</b><br><b>Reserve Price RM 150,000</b><br><br><b>3 Rooms Apartment</b><br><b>657 sq. ft.</b><br><b>No. C-3A-11, Jalan PJU 1A/5, Pangsapuri Seri Jati, Ara Damansara. 47301 Petaling Jaya, Selangor.</b><br><b>Assignor/Customer :</b><br>Seger A/L Shanmugam @<br>Muhammad Razi Bin Abdullah<br><b>Solicitor : M/S Nashili &amp; Co.</b><br>(Tel : 03-4293 7180)                                                            | <b>LOT 2</b><br><b>PETALING JAYA</b><br><b>Reserve Price RM 180,000</b><br><br><b>Low Cost Apartment</b><br><b>646 sq. ft.</b><br><b>Unit No. G-05-09, Blok G, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor.</b><br><b>Assignor/Customer :</b><br>Saharudin Bin Yahaya<br><b>Solicitor : M/S Khamdan &amp; Co</b><br>(Tel : 03-33413511)                                 | <b>LOT 3</b><br><b>PETALING JAYA</b><br><b>Reserve Price RM 207,000</b><br><br><b>3 Bedroom Medium Cost Apartment</b><br><b>850 sq. ft.</b><br><b>Unit No. E-17-21, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.</b><br><b>Assignors/Customers :</b><br>Muhammad Syamil Bin Mohd Hatta &<br>Shazwani Rizqin Binti Sabaran<br><b>Solicitor : M/S Sofia Darmindr &amp; Associates (Tel : 03-6257 4163)</b> |
| <b>LOT 4</b><br><b>SHAH ALAM</b><br><b>Reserve Price RM 153,090</b><br><br><b>Apartment Unit</b><br><b>740 sq. ft.</b><br><b>Unit No. 2-10-1008, Pangsapuri Anggerik Indah, Jalan Sempadan 16/7, Seksyen 16, 40200 Shah Alam, Selangor .</b><br><b>Assignors : Saamah Binti Yaacob &amp; Mohd Azrin Bin Ab Aziz</b><br><b>Customers : Mohd Azrin Bin Ab Aziz &amp; Azni Binti Shaharon</b><br><b>Solicitor : M/S Khamdan &amp; Co</b><br>(Tel : 03-33413511) | <b>LOT 5</b><br><b>SHAH ALAM</b><br><b>Reserve Price RM 194,400</b><br><br><b>Apartment</b><br><b>1,001 sq. ft.</b><br><b>Unit No. A-9-02, Pangsapuri Harmoni Elmina 1, Jalan Casuarina U17/56, Elmina West, Seksyen U17, 40170 Shah Alam, Selangor.</b><br><b>Assignor/Customer :</b><br>Abu 'Ubaidah Bin Shahrul Bashah<br><b>Solicitor : M/S Nashili &amp; Co.</b><br>(Tel : 03-4293 7180) | <b>LOT 6</b><br><b>SHAH ALAM</b><br><b>Reserve Price RM 233,280</b><br><br><b>Apartment</b><br><b>818 sq. ft.</b><br><b>Unit No. 4-7-807, Pangsapuri Danaumas, Jalan Platinum 7/58, Seksyen 7, 40000 Shah Alam, Selangor.</b><br><b>Assignor/Customer :</b><br>Fauziah Binti Mohd Sapri<br><b>Solicitor : M/S Nashili &amp; Co.</b><br>(Tel : 03-4293 7180)                                                                                                          |
| <b>LOT 7</b><br><b>SHAH ALAM</b><br><b>Reserve Price RM 300,000</b><br><br><b>Apartment</b><br><b>904 sq. ft.</b><br><b>Unit No. A-11-04, Block A, Pangsapuri Harmoni Elmina 1, Jalan Casuarina U17/56, Seksyen U17, 40160 Shah Alam, Selangor.</b><br><b>Assignors : Mohd Saifull Bin Shahrudin &amp; Norfaezah Binti Roslan</b><br><b>Customer : Mohd Saifull Bin Shahrudin</b><br><b>Solicitor : M/S Khamdan &amp; Co</b><br>(Tel : 03-33413511)          | <b>LOT 8</b><br><b>SHAH ALAM</b><br><b>Reserve Price RM 364,500</b><br><br><b>Condominium</b><br><b>1,166 sq. ft.</b><br><b>Unit No. 08-01, Tingkat 8, Puncak 7 Residences, Jalan Ferum 7/31A, 40000 Shah Alam, Selangor.</b><br><b>Assignor/Customer :</b><br>Aladin @ Mohd Nazri Bin Mohd Nor<br><b>Solicitor : M/S Adnan Rahim &amp; Co.</b><br>(Tel : 03-5511 9975 / 03-5511 9976)        | <b>LOT 9</b><br><b>SHAH ALAM</b><br><b>Reserve Price RM 405,000</b><br><br><b>Service Apartment</b><br><b>616 sq. ft.</b><br><b>Unit No. F-27-07, Level 27, Block F, BeCentral, i-City, Seksyen 7, 40000 Shah Alam, Selangor.</b><br><b>Assignor/Customer :</b><br>Syaripah Adibah Binti Syed Abdullah<br><b>Solicitor : M/S Sabarudin Othman &amp; Ho</b><br>(Tel : 03- 2162 1324)                                                                                  |

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| <b>LOT 10</b> <b>AMPANG</b><br>Reserve Price <b>RM 170,000</b><br><br><b>Low Cost Apartment</b><br>657 sq. ft.<br>Unit No. B2-08-14, Blok 2, Jalan Permai 8, Desa Lembah Permai, 68000 Ampang, Selangor.<br>Assignor/Customer : Razali Bin Mustapa<br>Solicitor : M/S J. Lee & Associates<br>(Tel : 03-2288 1699)                                                                                                                            | <b>LOT 11</b><br><div style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">CALLED OFF</div>                                                                                                                                                                                                                                                                                                                                                 | <b>LOT 12</b> <b>KAJANG</b><br>Reserve Price <b>RM 330,000</b><br><br><b>4 Bedroom Serviced Apartment</b><br>1,109 sq. ft.<br>Unit No. C-16-6, Persiaran Mahkota 1, Residensi Bandar Bukit Mahkota, 43000 Kajang, Selangor.<br>Assignor :<br>Minang Flora Malindo Binti Nurlin Allan<br>Customers : Minang Flora Malindo Binti Nurlin Allan & Putra Nor Firdaus Alias<br>Solicitor : M/S S. Ravichandaran & Anuar<br>(Tel : 03-6211 9188) |
| <b>LOT 13</b> <b>KAJANG</b><br>Reserve Price <b>RM 1,053,000</b><br><br><b>3 Storey Semi-detached House</b><br>3,197 sq. ft.<br>No. 32A, Jalan Residence 1, 1080 Residence@Puncak Saujana Kajang, 43000 Kajang, Selangor.<br>Assignor/Customer :<br>Wan Inez Ebriza Binti Othman<br>Solicitor : M/S Frances, Hazlina & Partners (Tel : 03-2691 4259)                                                                                         | <b>LOT 14</b> <b>CYBERJAYA</b><br>Reserve Price <b>RM 340,000</b><br><br><b>Apartment (corner Unit)</b><br>850 sq. ft.<br>Unit No. B-03-13A, Block B, Masreca 19, Persiaran Rimba Permai, Cyber 10, 63200 Cyberjaya, Selangor.<br>Assignors/Customers :<br>Siti Mariam Binti Mohd Fuat & Mohammad Adif Bin Amat Kamisan<br>Solicitor : M/S Paizah & Nazira<br>(Tel : 03-9283 3399) | <b>LOT 15</b> <b>BANTING</b><br>Reserve Price <b>RM 60,000</b><br><br><b>Studio Serviced Apartment Unit</b><br>612 sq. ft.<br>Unit No. C1-3-11, Block C1, Gold Coast Morib Resort, Morib, 42700 Banting, Selangor.<br>Assignors/Customers :<br>Abd Halim Bin Abdul Gani & Zawayah Binti Dzulkifli<br>Solicitor : M/S Che Mokhtar & Ling<br>(Tel : 03-2274 0413)                                                                           |
| <b>LOT 16</b> <b>RAWANG</b><br>Reserve Price <b>RM 225,000</b><br><br><b>Medium Cost Apartment</b><br>850 sq. ft.<br>Unit No. F-15-10, Pangsapuri Laguna Biru 2, Jalan Tasik Biru 2, Taman Tasik Biru, 48050 Rawang, Selangor.<br>Assignor/Customer :<br>Mohd Akrami Bin Samsudin<br>Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)                                                                                      | <b>LOT 17</b><br><div style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">CALLED OFF</div>                                                                                                                                                                                                                                                                                                                                                 | <b>LOT 18</b> <b>RAWANG</b><br>Reserve Price <b>RM 250,000</b><br><br><b>3 Bedroom Apartment</b><br>850 sq. ft.<br>A-4-1, Jalan Tasik Biru 17, Laguna Biru, 48050 Rawang, Selangor.<br>Assignors :<br>Mohd Hazrol Hisham Bin Osman & Norehan Binti Muhammad<br>Customer :<br>Mohd Hazrol Hisham Bin Osman<br>Solicitor : M/S Mozni Sham & Co<br>(Tel : 03-27790514)                                                                     |
| <b>LOT 19</b> <b>SEPANG</b><br>Reserve Price <b>RM 111,537</b><br><br><b>Low Cost Apartment</b><br>689 sq. ft.<br>Unit No. G-3-15, Blok G, Megah Villa Apartment, Jalan Warisan Megah 1/6, Kota Warisan, 43900 Sepang, Selangor.<br>Assignors :<br>Hamimah Binti Mohd Redzuan & Mohd Redzuan Bin Johari<br>Customer :<br>Hamimah Binti Mohd Redzuan<br>Solicitor : M/S Sofia Darmindr & Associates (Tel : 03-6257 4163)<br><b>BUMI LOT</b> | <b>LOT 20</b> <b>BATU ARANG</b><br>Reserve Price <b>RM 480,000</b><br><br><b>2 Storey Terrace House</b><br>1,399 sq. ft.<br>No. 23, Jalan Kota Puteri 5/16, Seksyen 5, Kota Puteri, 48100 Batu Arang, Selangor.<br>Assignors/Customers :<br>Jegan A/L Munusamy & Vasanthi A/P Paramasivam<br>Solicitor : M/S Nashili & Co.<br>(Tel : 03-4293 7180)                               | <b>LOT 21</b> <b>NILAI</b><br>Reserve Price <b>RM 364,500</b><br><br><b>Service Apartment</b><br>1,008 sq. ft.<br>Unit No. B-21-10, Block B, Youth City, Bandar Belia Bandar Wawasan, 71800 Nilai, Negeri Sembilan.<br>Assignor/Customer : Grace Anyi<br>Solicitor : M/S Zulpadli & Edham<br>(Tel : 03-2694 6979)                                                                                                                       |
| <b>LOT 22</b> <b>PR1MA @ POKOK MANGGA</b><br>Reserve Price <b>RM 129,600</b><br><br><b>3 Bedroom Apartment</b><br>850 sq. ft.<br>Unit No. T1-12-3, Level 12, Tower 1, PR1MA @ Pokok Mangga, 75250 Melaka.<br>Assignor/Customer :<br>Muhammad Tajuzzaman Bin Mazlee<br>Solicitor : M/S Abdul Aziz Rahim & Co.<br>(Tel : 06-2826781 / 2849322 / 2849323)                                                                                     | <b>LOT 23</b> <b>PULAU GADONG</b><br>Reserve Price <b>RM 144,342</b><br><br><b>Apartment</b><br>688 sq. ft.<br>Unit No. A-07-05, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.<br>Assignor/Customer :<br>Steven Tan Heng Lun<br>Solicitor : M/S Abdul Aziz Rahim & Co.<br>(Tel : 06-2826781 / 2849322 / 2849323)                             | <b>LOT 24</b> <b>PR1MA @ POKOK MANGGA</b><br>Reserve Price <b>RM 193,500</b><br><br><b>3 Bedroom Apartment</b><br>1,000 sq. ft.<br>Unit No. T5-12-8, Jalan PR1MA PM 1, PR1MA @ Pokok Mangga, 75250 Melaka.<br>Assignor/Customer :<br>Hairiwan Bin Supangat<br>Solicitor : M/S Go Tiong Siew & Associates<br>(Tel : 06-286 2201)                                                                                                         |



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| <b>LOT 25</b><br><b>PULAU GADONG</b><br><b>Reserve Price RM 220,000</b><br><br><b>Apartment</b><br><b>689 sq. ft.</b><br><b>Unit No. A-12-32, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.</b><br><b>Assignors/Customers :</b><br>Muhammad Arif Hakimi Bin Zulkifli & Nazatul Najihah Binti Haszare<br><b>Solicitor : M/S Abdul Aziz Rahim &amp; Co.</b><br>(Tel : 06-2826781 / 2849322 / 2849323) | <b>LOT 26</b><br><b>KOTA LAKSAMANA</b><br><b>Reserve Price RM 291,600</b><br><br><b>3 Bedroom Condominium</b><br><b>1,069 sq. ft.</b><br><b>B-23-13A, 23rd Floor, Block B, Admiral Residences @ Kota Laksamana, 75200 Melaka.</b><br><b>Assignor/Customer :</b><br>Feliscia Dion Pavanaris<br><b>Solicitor : M/S Abdul Aziz Rahim &amp; Co.</b><br>(Tel : 06-2826781 / 2849322 / 2849323)                   | <b>LOT 27</b><br><b>SKUDAI</b><br><b>Reserve Price RM 150,000</b><br><br><b>Low Cost Flat Unit</b><br><b>689 sq. ft.</b><br><b>Unit No. A-04-16, Jalan Seri Orkid 34, Taman Seri Orkid, 81300 Skudai, Johor Bahru, Johor.</b><br><b>Assignor/Customer :</b><br>Ibrahim Bin Md Yasin @ Langkong<br><b>Solicitor : M/S Hazelin &amp; Associates</b><br>(Tel : 07-221 7828)                                                 |
| <b>LOT 28</b><br><b>CALLLED OFF</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>LOT 29</b><br><b>JOHOR BAHRU</b><br><b>Reserve Price RM 310,500</b><br><br><b>Service Apartment</b><br><b>753 sq. ft.</b><br><b>Unit No. 20-11, Residensi Puncak Selatan (Vida Heights), Jalan Muafakat, 81200 Johor Bahru, Johor.</b><br><b>Assignor/Customer :</b><br>Mohd Zahiruddin Bin Abdul Hamid<br><b>Solicitor : M/S Azharudin &amp; Associates</b><br>(Tel : 07-235 9909)                      | <b>LOT 30</b><br><b>PASIR GUDANG</b><br><b>Reserve Price RM 420,000</b><br><br><b>End Unit 2 Storey Terrace House</b><br><b>958 sq. ft.</b><br><b>No. 30, Jalan Merak 6, Taman Scientex, 81700 Pasir Gudang, Johor.</b><br><b>Assignors : Tajuddin Bin Yahya &amp; Noor Afni Binti Yahya</b><br><b>Customer : Tajuddin Bin Yahya</b><br><b>Solicitor : M/S Azharudin &amp; Associates</b><br>(Tel : 07-235 9909)         |
| <b>LOT 31</b><br><b>KLUANG</b><br><b>Reserve Price RM 656,100</b><br><br><b>An Unit Storey Terrace Shopoffice</b><br><b>1,400 sq. ft.</b><br><b>No. 81, Jalan Rambutan, Bandar Kluang, 86000 Kluang, Johor.</b><br><b>Assignor/Customer :</b><br>Mohd Izal Bin Jamaludin<br><b>Solicitor : M/S Hazelin &amp; Associates</b><br>(Tel : 07-221 7828)                                                                                    | <b>LOT 32</b><br><b>KUANTAN</b><br><b>Reserve Price RM 190,000</b><br><br><b>Single-storey Terraced House</b><br><b>1,023 sq. ft.</b><br><b>No. 9, Lorong Kg. Padang 47, Perumahan Kg. Padang, 25200 Kuantan, Pahang.</b><br><b>Assignors/Customers :</b><br>Rohana Binti Hamzah & Johari Bin Ismail<br><b>Solicitor : M/S Abdul Razak, Zulkifli &amp; Partners</b><br>(Tel : 09-513 5171 / 013-337 5626) | <b>LOT 33</b><br><b>SITIawan</b><br><b>Reserve Price RM 270,000</b><br><br><b>Stratified 2-storey Terraced House</b><br><b>1,399 sq. ft.</b><br><b>No. 1063, Jalan PR1MA 3, PR1MA @ Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak.</b><br><b>Assignors/Customers :</b><br>Nurul Islah Binti Osman Naidin & Asfarizal Bin Aziz<br><b>Solicitor : M/S Tawfeek Badjenid &amp; Partners</b><br>(Tel : 05-242 1544) |
| <b>LOT 34</b><br><b>CALLLED OFF</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>LOT 35</b><br><b>CALLLED OFF</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>LOT 36</b><br><b>BAYAN LEPAS</b><br><b>Reserve Price RM 185,000</b><br><br><b>2 Bedroom Walk-up Flat</b><br><b>463 sq. ft.</b><br><b>Unit No. 2-2-23, Lintang Sungai Batu, Taman Teluk Kumbar, 11920 Bayan Lepas, Pulau Pinang.</b><br><b>Assignor/Customer : Zariza Binti Saad</b><br><b>Solicitor : M/S San Law Chambers</b><br>(Tel : 04-228 8616)                                                               |
| <b>LOT 37</b><br><b>SOLOK TENGGU</b><br><b>Reserve Price RM 186,989</b><br><br><b>3 Bedroom Flat With 1 Car Parking Bay</b><br><b>635 sq. ft.</b><br><b>Unit No. 1B-6-8, Solok Tengku, 11600 Pulau Pinang.</b><br><b>Assignors/Customers :</b><br>Muhammad Ashraf Bin Ahmad & Siti Aisah binti Ibrahim<br><b>Solicitor : M/S Khairil Sani, Gobal &amp; Beng Tatt</b><br>(Tel : 04-398 3240)                                           | <b>LOT 38</b><br><b>TAWAU</b><br><b>Reserve Price RM 162,000</b><br><br><b>Apartment</b><br><b>898 sq. ft.</b><br><b>Unit No. D-04-7, Type B, Level 4, Apartment Villa Sri Indah, Phase 1, 91000 Tawau, Sabah. BUMI LOT.</b><br><b>Assignor/Customer : Asrul bin Ahmad</b><br><b>Solicitor : M/S Zainal &amp; Associates</b><br>(Tel : 088-201041)                                                        | <b>LOT 39</b><br><b>KOTA KINABALU</b><br><b>Reserve Price RM 325,000</b><br><br><b>Apartment</b><br><b>797 sq. ft.</b><br><b>Developer Lot No. AC/D/01/12, Block D, Level 01, Type B, Residensi Acacia Phase 1, Menggatal, Off Jalan Tuaran, 88450 Kota Kinabalu.</b><br><b>Assignor/Customer :</b><br>Mohd Rozaimi Bin Japar<br><b>Solicitor : M/S LCZ Law Firm</b><br>(Tel : 088-221270 / 273670)                    |

**LOT 40**  
Reserve Price

**TAWAU**  
RM **346,680**



**2 Storey Terraced House**  
**1,353 sq. ft.**  
**Lot 1869, TB 488, Bandar Sri Indah**  
**Phase 5I, Km 16 (Mile 10), Jalan Apas,**  
**91000 Tawau.**  
  
Assignor/Customer : Chea Mei Ha  
Solicitor : M/S Zainal & Associates  
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*\*Publication as dated 13 August 2026.*

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