

PROPERTY AUCTION FAIR

► **Public Auction**

On Monday, 30 March 2026

Time : 10.30 a.m.

Venue: Auction Room Of Ng Chan Mau & Co Sdn Bhd
No. 7, Ground Level, Block B, Megan Avenue II, No. 12,
Jalan Yap Kwan Seng, 50450 Kuala Lumpur.



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

NCM Co TM

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 Monday, 30 March 2026, Time : 10.30 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 :

- a) Read and fully understand all the terms and conditions of sale herein;
- b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- c) Inspect the subject property;
- d) Verify pertinent particulars of Proclamation of Sale;
- e) Verify the postal address of the subject property with the developer;
- f) Check on the issuance of separate individual title for the subject property with the Developer;
- g) Seek independent legal advice on the terms and conditions of sale herein;
- h) 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
- i) The subject property is sold on "as is where is" basis.
- j) 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

<p>LOT 1 Reserve Price RM 162,000</p> <p>OFF JINJANG UTARA</p>  <p>Apartment 721 sq. ft.</p> <p>Unit No. E-9-4, Blok E, Jalan Aman Putra, Taman Aman Putra, Off Jinjang Utara, 52000 Kuala Lumpur.</p> <p>Assignors/Customers : Husain Bin Abdul Wahab & Mohd Halmi Bin Husain Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p>	<p>LOT 2 Reserve Price RM 522,000</p> <p>JALN SERI UTARA 3</p>  <p>Serviced Apartment 1,301 sq. ft.</p> <p>Unit No. A-11-08, Block A, Residensi 99, No. 3, Jalan Seri Utara 3, 68100 Kuala Lumpur.</p> <p>Assignor/Customer : Hema A/P Thanabalalan Solicitor : M/S Sabarudin Othman & Ho (Tel : 03- 2162 1324)</p>	<p>LOT 3 Reserve Price RM 600,000</p> <p>CHERAS</p>  <p>Service Apartment 753 sq. ft.</p> <p>Unit No. C-23A-07, Block C, Residensi Lavile, No. 5, Lorong Peel, Taman Maluri, Cheras, 55100 Kuala Lumpur.</p> <p>Assignor/Customer : Lee Kim Fah Solicitor : M/S J. Lee & Associates (Tel : 03-2288 1699)</p>
<p>LOT 4 Reserve Price RM 171,000</p> <p>PETALING JAYA</p>  <p>Low Cost Apartment 667 sq. ft.</p> <p>Unit No. B-14-10, Block B, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor.</p> <p>Assignors : Ridzalman Bin Abu Bakar & Rosnani Binti Mokhtar Customer : Ridzalman Bin Abu Bakar Solicitor : M/S Paizah & Nazira (Tel : 03-9283 3399)</p> <p>BUMI LOT</p>	<p>LOT 5 Reserve Price RM 180,000</p> <p>PETALING JAYA</p>  <p>3 Bedroom Low Cost Apartment Unit 667 sq. ft.</p> <p>Unit No. E-06-11, 6th Floor, Block E, Taman Medan Cahaya, No. 49, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor.</p> <p>Assignors : Kunamani A/P P. Arulappan, Clarence A/L David & Leonard A/L David Customer : Kunamani A/P P. Arulappan Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)</p>	<p>LOT 6 Reserve Price RM 333,000</p> <p>PETALING JAYA</p>  <p>Service Apartment 1,076 sq. ft.</p> <p>Unit No. B-15-11, Blok B, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.</p> <p>Assignor/Customer : Mohd Ariff Shafiq Bin Husin Solicitor : M/S J. Lee & Associates (Tel : 03-2288 1699)</p>
<p>LOT 7 Reserve Price RM 1,900,000</p> <p>SUBANG JAYA</p>  <p>Unit Three Storey Terrace House 2,411 sq. ft.</p> <p>No. 11, Jalan Putra Perdana 12, The Glades, Putra Heights, 47650 Subang Jaya, Selangor.</p> <p>Assignors/Customers : Ernie Fadzleena Binti Mustapa & Fuziah Binti Mohd Nor Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>	<p>LOT 8 Reserve Price RM 88,574</p> <p>SERI KEMBANGAN</p>  <p>3 Bedroom Apartment 700 sq. ft.</p> <p>Unit No. B2-01-14, Pangsapuri Kuang, Jalan SB Indah 5/1, Taman Sungai Besi Indah, 43300 Seri Kembangan, Selangor.</p> <p>Assignor : Rahmah Binti Kawi Customers : Rahmah Binti Kawi & Harna Azren Bin Md Haris Solicitor : M/S Hisham, Fatimah Clio & Co. (Tel : 03-4149 9469/ 4143 0763)</p> <p>BUMI QUOTA</p>	<p>LOT 9 Reserve Price RM 190,000</p> <p>BANDAR PUCHONG UTAMA</p>  <p>Low Cost Flat 785 sq. ft.</p> <p>Unit No. D-2-4, Block D, Puchong Utama Court 1, Jalan Puchong Utama 7, 47100 Bandar Puchong Utama, Puchong, Selangor.</p> <p>Assignor/Customer : Zaimie Bin Nordin Solicitor : M/S T. Rajagopal & Co. (Tel : 03-2284 1708)</p>

LOT 10 Reserve Price **RM 279,000** **CYBERJAYA**



Apartment Unit With 2 Car Parks
900 sq. ft.

Unit No. 3-24-03, Blok 3, Jalan Aspire 1, Aspire Residence, Cyber 10, 63000 Cyberjaya, Selangor.

Assignors/Customers :
Muhammad Amir Amirul Bin Abd Wahab & Abd Wahab Bin Abd Majid
Solicitor : M/S Nashili & Co.
(Tel : 03-4293 7180)

LOT 11 Reserve Price **RM 260,000** **KAJANG**



Apartment With 2 Car Park
859 sq. ft.

Unit No. C-23-3, Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, 43000 Kajang, Selangor.

Assignors/Customers :
Abdul Aziz Bin Mohd Hassan & Farhana Nabilah Binti Rafek
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

LOT 12 Reserve Price **RM 430,000** **SUNGAI BULOH**




Unit Double Storey Terrace House
1,399 sq. ft.

No. 41, Jalan BS 1/4, Bukit Saujana, 47000 Sungai Buloh, Selangor.

Assignors/Customers :
Ahmad Faisal Bin Mohamed Fiah & Nor Baizura Binti Osman
Solicitor : M/S Khamdan & Co
(Tel : 03-33413511)

LOT 13 Reserve Price **RM 120,000** **KLANG**



Low Cost Apartment
650 sq. ft.

Unit No. C-3-15, Pangsapuri Seri Perantau, Persiaran Sireh Junjung KS4, 42000 Klang, Selangor.

Assignor/Customer :
Muhamad Amirul Bin Ilias
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

LOT 14 Reserve Price **RM 40,500** **PULAU INDAH**



3 Bedroom Walk-up Shop-apartment Unit
832 sq. ft.

Unit No. 16-2B, Pangsapuri Samudera, Jalan Sungai Chandong 19, Bandar Armada Putra, 42920 Pulau Indah, Selangor.

Assignor/Customer : Azlina Binti Azizan
Solicitor : M/S S. Ravichandaran & Anuar
(Tel : 03-6211 9188)

LOT 15 Reserve Price **RM 387,000** **BATANG KALI**



Unit Double Storey Terrace House
1,300 sq. ft.

No. 38, Jalan Belian 1/9, Taman Ion Belian, 43300 Batang Kali, Selangor.

Assignors/Customers :
Melania Mojina & Jerryca Mojina
Solicitor : M/S Tawfeek Badjenid & Partners
(Tel : 03-7960 0582)

LOT 16

CALLLED OFF

LOT 17 Reserve Price **RM 280,000** **RAWANG**




Townhouse Unit (upper Level)
980 sq. ft.

Unit No. 43-1, Jalan DM3, Taman Desa Mutiara, 48000 Rawang, Selangor.

Assignor/Customer :
Nurulhuda Binti Tajuddin
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)

LOT 18 Reserve Price **RM 252,000** **SEREMBAN**



Apartment
1,206 sq. ft.

Unit No. M2-25-2, Blok M2, Prima Seremban Sentral, Jalan Prima 1, 70000 Seremban, Negeri Sembilan.

Assignor/Customer :
Yoga Iswara A/L Ramakrishnan
Solicitor : M/S Andrew T S Goh & Khairil
(Tel : 06-284 7788)

LOT 19 Reserve Price **RM 76,500** **HANG TUAH JAYA**



3 Bedroom Apartment
700 sq. ft.

No. D-3-16, 3rd Floor, Block D, Pangsapuri Rakyat Sungai Putat, Batu Berendam, 75350 Hang Tuah Jaya, Melaka.

Assignor/Customer :
Mohd Harilussudin Bin Rani
Solicitor : M/S Go Tiong Siew & Associates
(Tel : 06-286 2201)

LOT 20 Reserve Price **RM 200,952** **TAMAN BANDARAYA**



3 Bedroom Apartment
1,000 sq. ft.

C-06-11, Storey No. 06, Block C, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka.

Assignor/Customer :
Muhammad Nor Hafiz Bin Rosli
Solicitor : M/S Abdul Aziz Rahim & Co.
(Tel : 06-2826781 / 2849322 / 2849323)

LOT 21 Reserve Price **RM 204,120** **JALAN KLJ W**




3 Bedroom Condominium With 2 Car Parking Bays
1,066 sq. ft.

Unit No. C-12-07, Tingkat 12, Admiral Residences, Jalan KLJ 2, 75200 Melaka.

Assignors/Customers : Mohd Syamim Maula Mohd Zulzailee Lau & Suhana Binti Zainal
Solicitor : M/S Andrew T S Goh & Khairil
(Tel : 06-284 7788)

LOT 22 Reserve Price **RM 207,000** **SKUDAI**



Low Medium Cost Apartment
893 sq. ft.


Unit No. A-2-13, Pangsapuri Seri Mutiara Mas, Persiaran Mutiara Mas, Taman Mutiara Mas, 81300 Skudai, Johor.

Assignors/Customers : Ahmad Norrafizal Bin Omar & Ruzini Binti Zainol
Solicitor : M/S Hazelin & Associates
(Tel : 07-221 7828)

LOT 23

CALLLED OFF

LOT 24 Reserve Price **RM 420,000** **KUANTAN**



1 Storey Terrace House-end Unit
2,293 sq. ft.

No. 14, Jalan KS 10/6, Kota Sultan Ahmad Shah, 25200 Kuantan, Pahang.

Assignor/Customer :
Siti Mahani Binti Mohamed
Solicitor : M/S Noorhuda & Partners
(Tel : 09-514 3796)

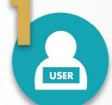
<p>LOT 25 Reserve Price RM 162,000</p> <p>SITIAWAN</p>  <p>Stratified 1-storey Terrace House 1,399 sq. ft.</p> <p>No. 59, Jalan PR1MA 5, PR1MA @ Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak.</p> <p>Assignor/Customer : Azlinda Binti Rohman Solicitor : M/S Leong & Tan (Tel : 05-545 9903 / 545 5908 / 541 6334)</p>	<p>LOT 26 Reserve Price RM 262,440</p> <p>PERMATANG PAUH</p>  <p>Apartment 900 sq. ft.</p> <p>No. A-32-10, Residensi Pauh Permai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.</p> <p>Assignor/Customer : Leong Xy Beng Solicitor : M/S Mohd Anuar & Co (Tel : 04-397 8373)</p>	<p>LOT 27 Reserve Price RM 110,000</p> <p>WILAYAH PERSEKUTUAN LABUAN</p>  <p>4 Bedroom Apartment 623 sq. ft.</p> <p>Unit L1-3002, Third Floor, Taman Mutiara, Kampung Sungai Bedaun, 87000 Wilayah Persekutuan Labuan.</p> <p>Assignors/Customers : Kadarun Bin Kanun & Noor Haliza Bt Saleh Solicitor : M/S LCZ Law Firm (Tel : 088-221270 / 273670)</p>
<p>LOT 28 Reserve Price RM 145,800</p> <p>TELIPOK</p>  <p>Apartment Unit 647 sq. ft.</p> <p>Unit No. E13, Block LB, 4th Floor, Seraya Apartments, Taman Putera Jaya, Mile 13, Jalan Tuaran, 88450 Telipok, Sabah.</p> <p>Assignor/Customer : Nuraini Binti Danti Solicitor : M/S Zainal & Associates (Tel : 088-201041)</p>	<p>LOT 29 Reserve Price RM 228,000</p> <p>KOTA KINABALU</p>  <p>An Unit Apartment-Type B1(M) 850 sq. ft.</p> <p>Lot No. E-12-5, Block E, Level 12, Pr1ma @ Menggatal, off Jalan Sepanggar, 88450 Kota Kinabalu, Sabah.</p> <p>Assignors/Customers : Selurah Binti Ogol & Norhaina Binti Ogul Solicitor : M/S Zainal & Associates (Tel : 088-201041)</p>	<p>LOT 30 Reserve Price RM 300,000</p> <p>KOTA KINABALU</p>  <p>Apartment Unit 850 sq. ft.</p> <p>Lot No. F-8-10, Block F, Level 8, Type B1, PR1MA @ Menggatal, off Jalan Sepanggar, 88450 Kota Kinabalu, Sabah.</p> <p>Assignor/Customer : Florence Binti Longpin Solicitor : M/S LCZ Law Firm (Tel : 088-221270 / 273670)</p>
<p>LOT 31 Reserve Price RM 321,300</p> <p>KOTA KINABALU</p>  <p>3 Room Residential Unit 797 sq. ft.</p> <p>Unit No. AC/J/01/05, Level 01, Block J, Residensi Acacia Phase 3, Menggatal, 88450 Kota Kinabalu, Sabah.</p> <p>Assignor/Customer : Georgius Bin Simon Solicitor : M/S Luping & Co (Tel : 088-487 790)</p>		

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 12 March 2026

HOW TO BID AUCTION PROPERTY ONLINE?


- 1**




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- 2**



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- 3**



Register to Bid Online
- 4**



Placement of Auction Deposit
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- 5**



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1. Make sure your device is in good running condition



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 :

