

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

PUBLIC AUCTION VIA ONLINE BIDDING On Tuesday, 30th July 2024 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 the subject property;
- 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 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.

<p>LOT 1 Reserve Price RM 880,000 KUALA LUMPUR</p> <p>Service Apartment 1,496 sq. ft. Unit No. M2-20-03, Menara 2, Serini Melawati, Jalan Melawati 1, Taman Melawati, 53100 Kuala Lumpur.</p> <p>Assignor/Customer : Jailani Bin Johari Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)</p>	<p>LOT 2 Reserve Price RM 180,000 PETALING JAYA</p> <p>Low Cost Apartment 650 sq. ft. No. B-12-06, Blok B, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor.</p> <p>Assignor/Customer : Jumhari Bin Said Solicitor : M/S J. Lee & Associates (Tel : 03-2288 1699)</p>	<p>LOT 3 Reserve Price RM 200,000 PETALING JAYA</p> <p>3 Bedroom Apartment 700 sq. ft. No. H-116, Block H, Apartment Saujana, No. 1, Jalan PJU 10/1C, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor.</p> <p>Assignor/Customer : Ahmad Bin Abd Jalil Solicitor : M/S Khamdan & Co (Tel : 03-33413511)</p>	<p>LOT 4 Reserve Price RM 240,000 PETALING JAYA</p> <p>3 Rooms Low Medium Cost Apartment 793 sq. ft. Unit No. D-13-07, Block D, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor.</p> <p>Assignor/Customer : Muhammad Syah Rizal Bin Maktar Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>	<p>LOT 5 Reserve Price RM 171,000 SHAH ALAM</p> <p>Apartment 876 sq. ft. Unit No. 2-11, Block 3, Andorra Apartment, Jalan Mulia 25/73, Taman Sri Muda, 40400 Shah Alam, Selangor.</p> <p>Assignors/Customers : Mohd Hafiz Bin Nor Abidin & Nurul Husna Binti Muzaini Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)</p>	
<p>LOT 6 Reserve Price RM 200,000 SHAH ALAM</p> <p>3 Bedroom Low Medium Cost Apartment 743 sq. ft. Unit No. 2-10-1008, 10th Floor, Block 2, Pangsapuri Anggerik Indah, Jalan Sempadan 16/7, Seksyen 16, 40200 Shah Alam, Selangor. BUMI LOT</p> <p>Assignors/Customers : Mohd Azrin Bin Ab Aziz & Azni Binti Shahrar Solicitor : M/S Khamdan & Co (Tel : 03-33413511)</p>	CALLLED OFF		<p>LOT 8 Reserve Price RM 306,180 SHAH ALAM</p> <p>1 Storey Terrace House 1,378 sq. ft. No. 18, Jalan Tanjung Balai 30/132, Taman Amir Shafiqah, Seksyen 30, 40460 Shah Alam, Selangor. MALAY RESERVE</p> <p>Assignors/Customers : Amirulnizam Bin Md Idris & Siti Salmah Binti Shamsuddin Solicitor : M/S Rashidah Shahrman (Tel : 03-2181 0559)</p>	<p>LOT 9 Reserve Price RM 320,000 SHAH ALAM</p> <p style="text-align: center;">CALLLED OFF</p>	<p>LOT 10 Reserve Price RM 340,000 SHAH ALAM</p> <p>Apartment 1,008 sq. ft. Unit No. P5-11-08, Pangsapuri Indah, Persiaran Jubli Perak, Seksyen 22, 40300 Shah Alam, Selangor.</p> <p>Assignors/Customers : Aris Fauzee Bin Ahmad & Azilawati Binti Othman Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>
<p>LOT 11 Reserve Price RM 1,850,000 CYBERJAYA</p> <p>Stratified 3 Storey Bungalow 4,801 sq. ft. No. 22A, Jalan GR 3/5, Jacaranda, Garden Residensi, Cyber 3, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Sheikh Annuar Bin Shaik Abdul Rahim Solicitor : M/S Sofia Darmindr & Associates (Tel : 03-6257 4163)</p>	<p>LOT 12 Reserve Price RM 166,500 HULU LANGAT</p> <p>Apartment 775 sq. ft. Unit No. C-13-3 (Developer Parcel), Block C, Taman Impian Langat, 43100 Hulu Langat, Selangor. MALAY RESERVE</p> <p>Assignor/Customer : Norazman Bin Yahaya Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p>	<p>LOT 13 Reserve Price RM 195,000 KLANG</p> <p>Apartment 861 sq. ft. Unit No. B05-16, 5th Floor, Pangsapuri Permai, Bukit Kuda, 41300 Klang, Selangor. MALAY RESERVE</p> <p>Assignor/Customer : Qaeerol Adhan Bin Mohamed Szali Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>	<p>LOT 14 Reserve Price RM 300,000 KUALA SELANGOR</p> <p>Townhouse 1,011 sq. ft. Unit No. B8-2-03, Blok B8, Persiaran Seri Pristana 1, Seri Perista, 47000 Kuala Selangor, Selangor. BUMI LOT</p> <p>Assignors/Customers : Muhammad Faridzul Anuar B Abdul Rahim & Siti Noraini Binti Yusoff Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)</p>	<p>LOT 15 Reserve Price RM 180,000 BANTING</p> <p>Duplex 3 Bedroom High Medium Cost Apartment 1,099 sq. ft. Unit No. D-4-6, Sepang Utama Apartment, Jalan Prangara, Pangsapuri Langat Utama, Taman Langat Utama, 42700 Banting, Selangor.</p> <p>Assignor/Customer : Juraimi Bin Jumahiril Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>	
<p>LOT 16 Reserve Price RM 225,000 RAWANG</p> <p>3 Bedroom Apartment 850 sq. ft. Unit No. C-14-02, Laguna Biru 2, Jalan Tasik Biru 2, Taman Tasik Biru, 48050 Rawang, Selangor.</p> <p>Assignor/Customer : Ahmad Syazwan Bin Sharudin Solicitor : M/S Sofia Darmindr & Associates (Tel : 03-6257 4163)</p>	<p>LOT 17 Reserve Price RM 108,257 DENGKIL</p> <p>Apartment 814 sq. ft. Unit No. B-6F-18, 6th Floor, Block B, Taman Topaz, 43800 Dengkil, Selangor.</p> <p>Assignor/Customer : Zurina Binti Omar Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)</p>	<p>LOT 18 Reserve Price RM 182,250 NEGERI SEMBILAN</p> <p>Condominium 900 sq. ft. Unit No. A-3-5, Block Aster, Bayu Temiang, Jalan Bayu, 70200 Seremban, Negeri Sembilan.</p> <p>Assignor/Customer : Tan Jing Hong Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)</p>	<p>LOT 19 Reserve Price RM 186,989 NEGERI SEMBILAN</p> <p>Serviced Apartment 528 sq. ft. Unit No. C 15/12, Bandar Belia@ Bandar Wawasan, 71800 Nilai, Negeri Sembilan.</p> <p>Assignor/Customer : Mohamad Affendi Bin Bahrom Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>	<p>LOT 20 Reserve Price RM 220,000 NEGERI SEMBILAN</p> <p>Ground Floor Townhouse Unit 738 sq. ft. No. 10-G, Jalan 1A/2, Bandar Ainsdale, 70200 Seremban, Negeri Sembilan.</p> <p>Assignor/Customer : Nurul Ain Bahyah Binti Baharuddin Solicitor : M/S T. Rajagopalu & Co. (Tel : 06-761 3710 / 761 3440)</p>	
<p>LOT 21 Reserve Price RM 235,000 NEGERI SEMBILAN</p> <p>2 Bedroom Serviced Apartment 735 sq. ft. Unit No. A-35-23, Menara A (Akasia), Youth City @ Vision City @ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan.</p> <p>Assignor/Customer : Mohd Farhan Bin Minhad Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)</p>	<p>LOT 22 Reserve Price RM 255,150 NEGERI SEMBILAN</p> <p>3 Rooms Apartment 900 sq. ft. Unit No. C-4-14, Block Camelia, Bayu Temiang Residensi, Jalan Bayu, 70200 Seremban, Negeri Sembilan.</p> <p>Assignor/Customer : Ngai Soong Chan Solicitor : M/S Rashidah Shahrman (Tel : 03-2181 0559)</p>	<p>LOT 23 Reserve Price RM 310,000 NEGERI SEMBILAN</p> <p>Service Apartment 754 sq. ft. Unit No. C-L6-21, Menara C (Camelia), Youth City Residence @ Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan.</p> <p>Assignors/Customers : Muhammad Syamil Bin Ahamad Azahari & Syarifah Nur Safira Binti Sayed Baharom Solicitor : M/S Adnan Rahim & Co. (Tel : 03-5511 9975 / 03-5511 9976)</p>	<p>LOT 24 Reserve Price RM 120,285 MELAKA</p> <p>Corner Unit 3 Bedroom Apartment 1,050 sq. ft. Parcel No. A-3A-7, Block A, Residensi PRIMA A' Famosa, 78000 Alor Gajah, Melaka.</p> <p>Assignor/Customer : Siti Norbaeyah Binti Mahadi Solicitor : M/S Go Tiong Siew & Associates (Tel : 06-286 2201)</p>	<p>LOT 25 Reserve Price RM 290,000 MELAKA</p> <p>1 Storey Terrace House With Restriction For Sale To Malay 1,647 sq. ft. No. 28, Jalan BRP 6, Taman Bukit Rambai Putra, 75260 Melaka. KOD A</p> <p>Assignors/Customers : Nurul Khasikin Binti Ramali & Muhammad Azreen Bin Jaya Solicitor : M/S Abdul Aziz Rahim & Co. (Tel : 06-2826781 / 2849322 / 2849323)</p>	
<p>LOT 26 Reserve Price RM 530,000 MELAKA</p> <p>1 1/2 Storey Bungalow 4,004 sq. ft. No. 14, Jalan KP 36, Taman Krubong Perdana, 75260 Melaka. KOD A</p> <p>Assignor/Customer : Azizul Bin Abdul Aziz Solicitor : M/S Zailan & Co (Tel : 06-763 7278)</p>	<p>LOT 27 Reserve Price RM 100,000 JOHOR</p> <p>Low Cost Flat 689 sq. ft. Unit No. I-02-10, Block I, Jalan Impian Emas 18, Taman Impian Emas, 81300 Johor Bahru, Johor.</p> <p>Assignors : Mohd Ruzaimi Bin Mohd Agil & Ponia Binti Dan Customer : Mohd Ruzaimi Bin Mohd Agil Solicitor : M/S Azharudin & Associates (Tel : 07-235 9909)</p>	<p>LOT 28 Reserve Price RM 280,000 JOHOR</p> <p>Serviced Apartment 1,346 sq. ft. Unit No. E-22-02, Residensi PRIMA Tabrau, Jalan Tabrau, Kampung Dato Sulaiman Menteri, 81100 Johor Bahru, Johor. MALAY RESERVE</p> <p>Assignors/Customers : Mohd Noor Azrin Bin Mukri & Nurulnadia Binti Shahrudin Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 07-221 3445)</p>	<p>LOT 29 Reserve Price RM 320,000 JOHOR</p> <p>Serviced Apartment 667 sq. ft. Unit No. E-24-03, Midas @ Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.</p> <p>Assignor/Customer : Senthen A/L Subramaniam Solicitor : M/S Shahinuddin & Ranjit (Tel : 07-221 6755)</p>	CALLLED OFF	
<p>LOT 31 Reserve Price RM 70,000 PERAK</p> <p>3 Bedroom Walk-up Apartment 821 sq. ft. No. A-1-12, Ground Floor, Block A, Laluan PP 18, Taman Pusing Perdana, 31550 Pusing, Perak.</p> <p>Assignor : Jamaludin Bin Che Mat Customers : Mohd Farid Bin Jamaludin & Jamaludin Bin Che Mat Solicitor : M/S Leong & Tan (Tel : 05-545 9903 / 545 5908 / 541 6334)</p>	CALLLED OFF		CALLLED OFF		

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.

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.
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