



NCM CoTM

PROCLAMATION OF SALE

In exercise of the Rights and Powers conferred upon PUBLIC BANK BERHAD [196501000672 (6463-H)] / PUBLIC ISLAMIC BANK BERHAD [197301001433 (14328-V)], and the ASSIGNOR(S)/ BORROWER(S) under the MUSHARAKAH MUTANAQISAH MASTER AGREEMENT / FACILITIES / 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.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Monday, 11th May 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.)

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.

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

Reserve Price : **RM 468,000**

LOT 1 BANGSAR

SERVICED APARTMENT UNIT
592 SQ. FT.

No. 10-11, 10th Floor, Residensi 38 Bangsar, No. 2, Jalan Bangsar Utama 1, 59000 Kuala Lumpur

Assignor/Borrower : Lee Tsui Mei
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

Ref : WCCC/RU/JRL/AJQ

KUALA LUMPUR

Reserve Price : **RM 165,000**

LOT 2 SERI KEMBANGAN

CORNER FLAT
772 SQ. FT.

Unit No. 315, Blok 5, Rumah Pangsa PKNS, Jalan 7/1, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : Tong Siew Sin
Solicitor : M/S The Lai & Lai Partnership
(Tel : 03-2163 3233)

Ref : WCCC/JUG/RU/MAA

SELANGOR

Reserve Price : **RM 360,000**

LOT 3 SERI KEMBANGAN

SERVICED APARTMENT
1,216 SQ. FT.

Unit No. E-11-06, Park Apartment, 1 South, Taman Serdang Perdana, Seksyen 6, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : Seet Soon Hock
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

Ref : WCCC/PJN/RU/NSA

SELANGOR

Reserve Price : **RM 144,000**

LOT 4 KAJANG

APARTMENT UNIT
1,063 SQ. FT.

Unit No. C2-08-11A, Jalan Anggerik Villa 2/2, Anggerik Villa II, Off Jalan Semenyih, 43000 Kajang, Selangor.

Assignors/Borrowers : Low Kim Ho & Wong Pei Har
Solicitor : M/S Iza Ng Yeoh & Kit
(Tel : 03-2182 8138)

Ref : WCCC/JRL/LU/Oid-IL/RRB

SELANGOR

Reserve Price : **RM 160,000**

LOT 5 KAJANG

SOHO UNIT
452 SQ. FT.

Unit No. B-08-3A, Blok B, Residensi Rimbung, Jalan Zamrud Utama, 43000 Kajang, Selangor.

Assignor/Customer : Norasikin Binti A Aziz
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

Ref : WCCC/KLC/RU/YHW
***PUBLIC ISLAMIC BANK BERHAD**

SELANGOR

Reserve Price : **RM 35,500**

LOT 6 PASIR PANJANG

2 BEDROOMS APARTMENT UNIT
592 SQ. FT.

Unit No. D-5-36, PD Tiara Bay Apartment (Tiara Beach Resort), Batu 13 Jalan Pantai, 71250 Pasir Panjang, Port Dickson, Negeri Sembilan.

Assignor/Borrower : Sum Yeow Keat
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

Ref : WCCC/LU/BSR/TIT

NEGERI SEMBILAN

Reserve Price : **RM 110,200**

LOT 7 AMPANG

APARTMENT UNIT
893 SQ. FT.

Unit No. 74, Blok A2 (Aida), Jalan Kosas Utama, Astaria Apartment, Taman Kosas, 68000 Ampang, Selangor.

Assignors/Borrowers : Phrasert Thongcharen @ Albert Kim & Rosezalila Binti Rusli
Solicitor : M/S Jeff Leong, Poon & Wong
(Tel : 03-2203 3388)

Ref : SCCC/APG/LU/PSN/TMY

KUALA LUMPUR

Reserve Price : **RM 312,000**

LOT 8 TAMAN SRI SINAR

CONDOMINIUM UNIT
(WITH 2 CARPARKS)
1,116 SQ. FT.

Unit No. 9-13, Kondominium Mulberi, Jalan 5/38E, Taman Sri Sinar, 51200 Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer : Nurul Aina Amanina Binti Saharuddin
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

Ref : SCCC/BSD/RU/TBA
***PUBLIC ISLAMIC BANK BERHAD**

KUALA LUMPUR

Reserve Price : **RM 340,000**

LOT 9 PUDU

SERVICED APARTMENT
(WITH 1 CARPARK)
484 SQ. FT.

Unit No. B-23A-01, Residensi Skyline, No. 3, Jalan San Peng, 52200 Pudu, Wilayah Persekutuan Kuala Lumpur.

Assignor/Borrower : Choo Sit Seong
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

Ref : SCCC/S14/RU/BMH

KUALA LUMPUR

Reserve Price : **RM 410,000**

LOT 10 TAMAN MELAWATI

SERVICED APARTMENT
(WITH 2 CARPARKS)
635 SQ. FT.

Unit No. M2-19-2, Menara 2, Seri Melawati, Taman Melawati, 53100 Kuala Lumpur.

Assignor/Customer : Mirna Balqies Binti Abu Bakar
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

Ref : SCCC/RU/SBH/SCH3
***PUBLIC ISLAMIC BANK BERHAD**

KUALA LUMPUR

Reserve Price : **RM 585,000**

LOT 11 JALAN ROBERTSON

1 + 1 BEDROOM SERVICE APARTMENT
(WITH A CAR PARKING BAY)
64 SQ. FT.

Unit No. S-12-11, Idaman Robertson, No. 2, Jalan Robertson, 50150 Kuala Lumpur.

Assignor/Borrower : Sim Bee Khim
Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners
(Tel : 03-7491 0748)

Ref : SCCC/TMI/LU/LCK

KUALA LUMPUR

Reserve Price : **RM 144,000**

LOT 12 PETALING JAYA

LOW COST APARTMENT UNIT
650 SQ. FT.

Unit No. H-119, Block H, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor.

Assignor/Customer : Mohd Fahmi Bin Nooranis
Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners (Tel : 03-7491 0748)

Ref : SCCC/RU/SBH/SCH3
***PUBLIC ISLAMIC BANK BERHAD**

SELANGOR

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PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD

Reserve Price : **RM 135,000**

**LOT 13
SHAH ALAM**

**CORNER LOW-COST APARTMENT
646 SQ. FT.**



Unit No. 10-401, Blok 10, Pangsapuri Daisy, Jalan Dinar U3/1, Taman Subang Perdana, Seksyen U3, 40150 Shah Alam, Selangor.
Assignors/Borrowers : Mohamad Bin Zainal Abidin & Zainon Binti Mohamad Siraj
Solicitor : M/S Dennis Nik & Wong
(Tel : 03-2284 7188)
Ref : SCCC/RU/SBH/SCH3

SELANGOR

Reserve Price : **RM 115,000**

**LOT 14
PUCHONG**

**CORNER APARTMENT
663 SQ. FT.**



Unit No. C-2-1, Pangsapuri Dahlia, Taman Putra Perdana, 47130 Puchong, Selangor.
Assignor/Customer : Alias Bin Bakeri
Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners
(Tel : 03-7491 0748)
Ref : SCCC/TTI/RU/HA2

***PUBLIC ISLAMIC BANK BERHAD**

SELANGOR

Reserve Price : **RM 117,000**

**LOT 15
PUCHONG**

**APARTMENT UNIT
1,168 SQ. FT.**



Unit No. 54C-3, 3rd Floor, Jalan Utama 2/1, Taman Perindustrian Puchong Utama, (Section 2), Batu 14, Jalan Puchong, 47100 Puchong, Selangor.
Assignor/Borrower : Ultimate Packaging Sdn Bhd
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Ref : SCCC/TTI/RU/HA2

SELANGOR

Reserve Price : **RM 144,000**

**LOT 16
PUCHONG**

**APARTMENT UNIT
905 SQ. FT.**



Unit No. 54B-2, 2nd Floor, Jalan Utama 2/1, Taman Perindustrian Puchong Utama, (Section 2), Batu 14, Jalan Puchong, 47100 Puchong, Selangor.
Assignor/Borrower : Ultimate Packaging Sdn Bhd
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Ref : SCCC/TTI/RU/HA2

SELANGOR

Reserve Price : **RM 702,000**

**LOT 17
PUCHONG**

**2 STOREY END TERRACE HOUSE
2,565 SQ. FT.**



No. 2, Jalan Prima 7/18, Aman Sara 3, Giardino Terrace, Taman Puchong Prima, 47150 Puchong, Selangor.
Assignor/Borrower : Chan Hong Fai
Solicitor : M/S Iza Ng Yeoh & Kit
(Tel : 03-2182 8138)
Ref : SCCC/PJO/RU/SZL

SELANGOR

Reserve Price : **RM 405,000**

**LOT 18
SERI KEMBANGAN**

**SERVICE APARTMENT UNIT
1,087 SQ. FT.**



Unit No. L20-03, Silk Sky, Jalan KB 2/15, Kampung Baharu Balakong, 43300 Seri Kembangan, Selangor.
Assignor/Borrower : Lim Kim Sing
Solicitor : M/S Albar & Partners
(Tel : 03-7890 3288)
Ref : SCCC/RU/PIH/ENA

***PUBLIC ISLAMIC BANK BERHAD**

SELANGOR

Reserve Price : **RM 181,500**

**LOT 19
CYBERJAYA**

**SERVICED APARTMENT UNIT
657 SQ. FT.**



Unit No. ET2-16-15, Menara Eclipse 2, Persiaran Multimedia, Cyber 11, 63000 Cyberjaya, Selangor.
Assignor/Customer : Roszeta Binti Kassim
Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners
(Tel : 03-7491 0748)
Ref : SCCC/KJG/RU/MSN

***PUBLIC ISLAMIC BANK BERHAD**

SELANGOR

Reserve Price : **RM 1,580,000**

**LOT 20
KAJANG**

**3 STOREY STRATIFIED SHOP
4,370 SQ. FT.**



Unit Nos. A-G-02 & A-1-02, Centrum Residences, Jalan Ikram-Uniten, Taman Unipark Suria, 43000 Kajang, Selangor.
Assignors/Borrowers : Azman Bin Mohd Salleh & Nor Ainna Binti Ibrahim
Solicitor : M/S Iza Ng Yeoh & Kit
(Tel : 03-2182 8138)
Ref : SCCC/OUG/RU/SZL

SELANGOR

Reserve Price : **RM 135,000**

**LOT 21
BANDAR BARU BANGI**

**APARTMENT
614 SQ. FT.**



Unit No. 312, Blok 2, Jalan 2/1, 43650 Bandar Baru Bangi, Selangor.
Assignor/Borrower : Jah Ratan Nor Binti Sulai
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)
Ref : SCCC/KJG/RU/MSN

BUMI QUOTA

SELANGOR

Reserve Price : **RM 300,000**

**LOT 22
JENJAROM**

**SERVICED APARTMENT UNIT
1,044 SQ. FT.**



No. B-17-03A, 17th Floor, Block B, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor.
Assignors : Yeong Pak Sheng & Beh Su Mei
Borrowers : Beh Hee Huat, Beh Su Mei & Yeong Pak Sheng
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)
Ref : SCCC/LU/BSY/TIT

SELANGOR

Reserve Price : **RM 405,000**

**LOT 23
GENTING HIGHLANDS**

**SERVICED APARTMENT (WITH 1
CARPARK)
775 SQ. FT.**



Unit No. WC-11-07, Windmill Upon Hills, Jalan Permai 2, 69000 Genting Highlands, Pahang.
Assignor/Borrower : Ho Ken How
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)
Ref : SCCC/S14/RU/BMH

PAHANG

Reserve Price : **RM 110,000**

**LOT 24
PETALING JAYA**

**LOW COST APARTMENT UNIT
650 SQ. FT.**



Unit No. F-306, Blok F, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damanasara Damai, 47830 Petaling Jaya, Selangor.
Assignor/Customer : Azlie Bin Ismail
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Ref : WSCCC/IKB/RU/MSN

***PUBLIC ISLAMIC BANK BERHAD**

SELANGOR

Reserve Price : **RM 110,200**

**LOT 25
PETALING JAYA**

**STUDIO OFFICE SUITE UNIT
354 SQ. FT.**



Unit No. B-33A-03, Blok Empire Studio, Empire Damansara, No. 2, Jalan PJU 8/8A, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor.
Assignor/Customer : Lim Yeow Chong
Solicitor : M/S Iza Ng Yeoh & Kit
(Tel : 03-2182 8138)
Ref : WSCCC/WMU/KLC/SPT/RU/MRR2

***PUBLIC ISLAMIC BANK BERHAD**

SELANGOR

Reserve Price : **RM 116,640**

**LOT 26
PETALING JAYA**

**APARTMENT UNIT
850 SQ. FT.**



No. H-15-03, 15th Floor, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.
Assignor/Customer : Mohammad Hakimi Bin Ismail
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Ref : WSCCC/TMI/LU/LCK

***PUBLIC ISLAMIC BANK BERHAD**

SELANGOR

Reserve Price : **RM 162,000**

**LOT 27
PETALING JAYA**

**APARTMENT UNIT
1,080 SQ. FT.**



No. F-06-22A, 6th Floor, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.
Assignor/Customer : Mohammad Hakimi Bin Ismail
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Ref : WSCCC/TMI/LU/LCK

***PUBLIC ISLAMIC BANK BERHAD**

SELANGOR

Reserve Price : **RM 225,000**

**LOT 28
PETALING JAYA**

**STUDIO OFFICE SUITE UNIT
451 SQ. FT.**



Unit No. A-08-03A, Menara Halo (Menara A), No. 8, Jalan Damansara, Empire City, PJU 8, 47820 Petaling Jaya, Selangor.
Assignor/Borrower : Lim Yeow Chong
Solicitor : M/S Iza Ng Yeoh & Kit
(Tel : 03-2182 8138)
Ref : WSCCC/WMU/KLC/SPT/RU/MRR2

SELANGOR

Reserve Price : **RM 225,000**

**LOT 29
PETALING JAYA**

**OFFICE SUITE UNIT
466 SQ. FT.**



Unit No. E-33-02A, Menara Crown (Blok E), No. 8, Jalan Damansara, Empire City Damansara, PJU 8, 47820 Petaling Jaya, Selangor.
Assignor/Borrower : Lim Yeow Chong
Solicitor : M/S Iza Ng Yeoh & Kit
(Tel : 03-2182 8138)
Ref : WSCCC/WMU/KLC/SPT/RU/MRR2

SELANGOR

Reserve Price : **RM 340,000**

**LOT 30
CYBERJAYA**

**CONDOMINIUM UNIT
1,249 SQ. FT.**



Unit No. 2-5, Blok Suria 2, Jalan Cyber Suria, Cyber Heights Villa, 63000 Cyberjaya, Selangor.
Assignor/Borrower : Sudev A/L Chandrasekaran
Solicitor : M/S Dennis Nik & Wong
(Tel : 03-2284 7188)
Ref : WSCCC/LU/BSR/TIT

SELANGOR

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PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD

Reserve Price : **RM 630,000**

LOT 31 PUCHONG

3 + 1 BEDROOM DUPLEX CONDOMINIUM WITH 2 CAR PARKING BAYS 2,519 SQ. FT.

Unit No. D-1-3, 280 Park Homes, Jalan Prima Utama 3, Taman Puchong Prima, 47150 Puchong, Selangor.
Assignor/Borrower : See Chee Hoong
Solicitor : M/S Tuan, Mohd Zain & Co.
(Tel : 03-6205 2002)
Ref : KCCC/TSM/EYL2



SELANGOR

Reserve Price : **RM 181,440**

LOT 32 KLANG

2 + 1 BEDROOM APARTMENT WITH A CAR PARKING BAY 1,847 SQ. FT.

Unit No. 3-17, Bukit Kuda Court, Jalan Landasan, 41300 Klang, Selangor.
Assignor/Borrower : Beverly Pamela Pereira
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Ref : KCCC/TCL/DYS/slc



SELANGOR

Reserve Price : **RM 350,000**

LOT 33 TELOK PANGLIMA GARANG

CONDOMINIUM UNIT WITH 2 CAR PARKING BAYS 1,001 SQ. FT.

Unit No. D-12-07, Block D, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor.
Assignor/Customer : Ahmad Norfaiz Bin Mohd Fawdzan
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Ref : KCCC/TSM/EYL2
***PUBLIC ISLAMIC BANK BERHAD**



BUMI LOT
SELANGOR

Reserve Price : **RM 65,000**

LOT 34 TAMAN MALIM JAYA

2 BEDROOM MEDIUM-COST WALK-UP FLAT 581 SQ. FT.

No. 1-8, 1st Floor, Blok Orkid 3, Jalan Murni 2, Taman Malim Jaya, 75250 Melaka.
Assignor/Borrower : Yeow Tee Meng
Solicitor : M/S Taye & Co.
(Tel : 06-284 0832)
Ref : MCCC/TKA/HNK



MELAKA

Reserve Price : **RM 260,000**

LOT 35 KOTA LAKSAMANA JAYA

CORNER 3 BEDROOMS SERVICED APARTMENT 1,131 SQ. FT.

No. B-18-10, 18th Floor, Kondo Kota Laksamana Jaya (also known as The Wave Residence) (on site Jalan KLJ 5), 75200 Melaka.
Assignor/Borrower : Goh Mean Fun
Solicitor : M/S Junaida Afuan & Quek
(Tel : 06-954 3798 / 954 3799)
Ref : MCCC/TMJ/ALS



MELAKA

Reserve Price : **RM 189,000**

LOT 36 KANGKAR PULAI

1-BEDROOM SUITES OF RESORT APARTMENT 603 SQ. FT.

#3A-59 (also known as #04-59), Cinta Ayu Suites, Pulau Spring Resort, 81110 Kangkar Pulai, Johor.
Assignors/Borrowers : Raja Azwane Bin Raja Ariff & Norleila Binti Abdul Rahman
Solicitor : M/S Azizuddin, Kwang & Co
(Tel : 07-224 0388)
Ref : JCCC/TPI/FMY



BUMI LOT
JOHOR

Reserve Price : **RM 555,000**

LOT 37 JOHOR BAHRU

GROUND FLOOR SHOP 1,668.42 SQ. FT.

Unit No. #11, Block C, Pangsapuri Putra Mewah (Platino Avenue), Jalan Segenting, Taman Bukit Mewah, 81200 Johor Bahru, Johor.
Assignor/Borrower : Nurul Aini Binti Muslim
Solicitor : M/S Arthur Lee & Company
(Tel : 07-335 1928 & 333 1911)
Ref : JCCC/TPG/LPS
***PUBLIC ISLAMIC BANK BERHAD**



BUMI LOT
JOHOR

Reserve Price : **RM 70,000**

LOT 38 GEORGETOWN

COMMERCIAL RETAIL UNIT 693 SQ. FT.

Unit No. 33-5-55, Jalan Dr. Lim Chwee Leong, Prangin Mall, 10100 Georgetown, Pulau Pinang.
Assignor/Borrower : Lam Loong Photo House Sdn. Bhd
Solicitor : M/S Wong-Chooi & Mohd. Nor
(Tel : 04-539 8855)
Ref : PCCC/JMR



PENANG

Reserve Price : **RM 125,000**

LOT 39 GLUGOR

2 BEDROOM LOW-COST FLAT 0 SQ. FT.

No. AQ-3-5, Taman Tun Sardon, Jalan Hilir Pemancar, 11700 Glugor, Pulau Pinang.
Assignor/Customer : Rodhiah Binti Awang Kechik
Solicitor : M/S Kumar & Co.
(Tel : 04-2627300)
Ref : PCCC/PPG
***PUBLIC ISLAMIC BANK BERHAD**



PENANG

Reserve Price : **RM 174,960**

LOT 40 GEORGE TOWN

SHOP LOT 570 SQ. FT.

2B 3.22, Jalan Penang, Komtar, 10000 George Town, Pulau Pinang.
Assignors/Borrowers : Tan Wei Joon & Chan Hong Ngan
Solicitor : M/S Wong-Chooi & Mohd. Nor
(Tel : 04-539 8855)
Ref : PCCC/PTS/SZP



PENANG

Reserve Price : **RM 189,000**

LOT 41 SRI SAUJANA

THREE-BEDROOM FLAT 646 SQ. FT.

No. 42B-15-29, Gat Lebuah Macallum, Sri Saujana, 10300 Pulau Pinang.
Assignors/Borrowers : Paruadi A/P Palanisamy & Saravanakumar
Solicitor : M/S Gooi & Associates
(Tel : 04-228 6011 / 228 6012)
Ref : PCCC/LMM/SZP



PENANG

Reserve Price : **RM 220,000**

LOT 42 AYER ITAM

3 BEDROOM FLAT 700 SQ. FT.

5-15-3A, Lengkok Angsana, Mukim 13, 11500 Ayer Itam, Pulau Pinang.
Assignors/Borrowers : Ooi Aik Chee, Chow Peng Kong & Loo Lay Chin
Solicitor : M/S Gooi & Associates
(Tel : 04-228 6011 / 228 6012)
Ref : PCCC/JAI



PENANG

Reserve Price : **RM 840,000**

LOT 43 BAYAN LEPAS

3.5 STOREY TOWNHOUSE UNIT 2,515 SQ. FT.

No. 1C-09, Halaman Relau, Iconic Skies, 11900 Bayan Lepas, Pulau Pinang.
Assignor : Ong Kok How
Borrowers : Ong Kok How & Lim Kooi June
Solicitor : M/S Hoe & Ahmad Zaki
(Tel : 04-731 1989)
Ref : CLN/BBA/SIS



PENANG

Reserve Price : **RM 180,000**

LOT 44 IPOH

CONDOMINIUM UNIT 958 SQ. FT.

Unit No. A-G-3A, Jalan Meru Idaman 1, Taman Meru Idaman, 30020 Ipoh, Perak.
Assignor/Customer : Mohamad Kholib Bin Abdul Hamid
Solicitor : M/S Lalchand & Nawawi
(Tel : 05-2494 600)
Ref : ICC/IMO
Note : (i) Although the individual title for the property has been issued under Strata Title, it has not been transferred into the name of the Assignor/Customer. If required, the successful Purchaser shall be solely responsible for liaising with the Proprietor and/or the Developer/Vendor for the direct transfer of the property to himself/herself and shall solely bear all costs, payments, charges, fees and expenses for the same. (ii) The Bank will not be liable for any covenants filed and it is the duty of bidder/purchaser to remove the covenants if any.
***PUBLIC ISLAMIC BANK BERHAD**



PERAK

Reserve Price : **RM 540,000**

LOT 45 IPOH

2 STOREY SHOPOFFICE WITH BASEMENT 1,399 SQ. FT.

No. 42 & 42A, Gerbang Rapat 1, Gerbang Maju Rapat, 31350 Ipoh, Perak.
Assignor/Borrower : Tan Soon Hong
Solicitor : M/S Wong & Loh
(Tel : 04-2286989)
Ref : PCCC/PRA/VNS



PERAK

Reserve Price : **RM 307,800**

LOT 46 BETONG

1 STOREY CORNER TERRACE HOUSE 4,581 SQ. FT.

Lot 2495, Teo Tze Hian Garden, Jalan Teo Tze Hian, off Jalan Orang Kaya Pemancar Nanang, 95700 Betong, Sarawak.
Assignor/Borrower : Hafiz Fiqrie Abdullah
Solicitor : M/S Tiong, Lim, Wong & Co. Advocates (Sibu)
(Tel : 084-331234, 01110965177)
Ref : SRK/CRD
Note : The Successful bidder to bear all the outstanding charges (i.e. Maintenance Fee, Quit Rent, Assessment Fee and utilities bills as stated in the Conditions of Sale)



SARAWAK

Reserve Price : **RM 340,000**

LOT 47 SIBUJAYA

2 STOREY TERRACE HOUSE 1,981 SQ. FT.

Lot 1624, Lorong Sibujaya 20I, Off Jalan Sibujaya, Sibujaya, Sarawak
Assignor/Borrower : Ellevenson William Duedee
Solicitor : M/S Tang & Partners Advocates (Sibu) (Tel : 084-340 833 / 084-346833)
Ref : LHA/2132328806
Note : The Successful bidder to bear all the outstanding charges (i.e. Maintenance Fee, Quit Rent, Assessment Fee and utilities bills as stated in the Conditions of Sale)



SARAWAK

Reserve Price : **RM 297,000**

LOT 48 PUCHONG

SERVICED APARTMENT (WITH 2 CARPARKS) 1,281 SQ. FT.

Unit No. A-10-5, Residensi Lot 8, Jalan Puchong South 1, Bandar Puchong South, 47100 Puchong, Selangor.
Assignor/Borrower : Kong Seng Yong
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)
Ref : SCCC/KJG/RU/MSN



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RESERVE PRICE : The subject properties will be **sold on an “as is where is” basis**, subject to the **respective reserve price and Conditions of Sale**. All intending bidders are required to deposit with the Auctioneer the sum equivalent to **10%** of the fixed reserve price for the property by **bank draft** in favour of **PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE 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**. The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 30th April 2026.*

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