



## 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, 8th June 2026, 3.30 p.m.**

**at [www.ngchanmau.com](http://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.

# NCM Co<sup>TM</sup>

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**Reserve Price : RM 25,000**

**LOT 1 RAWANG**

**CORNER APARTMENT UNIT 650 SQ. FT.**

Unit No. M-2-44, Apartment Kenanga, Persiaran Bunga Raya, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor.  
Assignors/Borrowers : Yusof Sutan Bagindo @ Mat Yusop Bin Maulana & Isnel Bin Yusof  
Solicitor : M/S Zairina Loh & Wong  
(Tel : 03-2710 8283)  
Ref : WCCC/JJG/RU/RRB

**SELANGOR**

**Reserve Price : RM 504,000**

**LOT 2 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 280,000**

**LOT 3 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 140,000**

**LOT 4 PORT KLANG**

**3 BEDROOM LOW-COST FLAT 678 SQ. FT.**

Unit No. C-2-29, Lebu Damar Merah, Taman Pendamar Indah 2, 42000 Port Klang, Selangor.  
Assignor/Borrower : Murthi A/L Muniyandy  
Solicitor : M/S Rastam Singa & Co  
(Tel : 03-3342 2467)  
Ref : KCCC/PDA/EYL2

**SELANGOR**

**Reserve Price : RM 97,200**

**LOT 5 BANDAR HILIR**

**RETAIL UNIT 117 SQ. FT.**

Unit No. E070, Dataran Pahlawan Melaka Megamall, Jalan Merdeka, Bandar Hilir, 75000 Melaka.  
Assignor/Borrower : Za'ba Bin Hasrin  
Solicitor : M/S Chee Siah Le Kee & Partners (Tel : 06-2833 423)  
Ref : MCCC/TMR/WMS

**MELAKA**

**Reserve Price : RM 576,000**

**LOT 6 KLEBANG UTAMA**

**UNIT 3 STOREY SEMI-DETACHED HOUSE 3,197 SQ. FT.**

No. 7, Jalan KU 10, Taman Klebang Utama, 75200 Melaka.  
Assignor : Sarah Anne Schwartz Dejong  
Borrowers : Sarah Anne Schwartz Dejong & Roy Guido Hans Dejong  
Solicitor : M/S Chee Siah Le Kee & Partners (Tel : 06-2833 423)  
Ref : MCCC/MLK/AMU

**BUMI LOT MELAKA**

**Reserve Price : RM 20,000**

**LOT 7 KAMPAR**

**LOW-COST APARTMENT UNIT 678 SQ. FT.**

Unit No. A2-15, Blok A, Rumah Pangsa, Taman Bandar Baru Selatan, 31900 Kampar, Perak.  
Assignor/Borrower : Chan Yoke Lin  
Solicitor : M/S Leong & Leong  
(Tel : 05-253 5885)  
Ref : ICC/CKPR

*Note : The Bank will not be liable for any caveats filed and it is the duty of bidder/purchaser to remove the caveat if any.*

**PERAK**

**Reserve Price : RM 62,000**

**LOT 8 KAMPAR**

**SOHO UNIT 624 SQ. FT.**

Unit No. 23-1B, Blok E-57-F2, Jalan Putra Permata 2, Kampar Putra, 31900 Kampar, Perak.  
Assignors : Lee Why Chung, Lee Why Loong & Lee Why Tong  
Borrowers : Lee Why Chung & Lee Why Loong  
Solicitor : M/S Maxwell, Kenion, Cowdy & Jones (Tel : 05-255 1225)  
Ref : ICC/CKSI

*Note : The Bank will not be liable for any caveats filed and it is the duty of bidder/purchaser to remove the caveat if any.*

**PERAK**

**Reserve Price : RM 350,000**

**LOT 9 IPOH**

**3 BEDROOM CONDOMINIUM UNIT 1,163 SQ. FT.**

Unit No. A-2-7, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak.  
Assignors/Customers : Lee Thien Soong & Kong Yee Ling  
Solicitor : M/S Maxwell, Kenion, Cowdy & Jones (Tel : 05-255 1225)  
Ref : ICC/CKSI

*Note : The Bank will not be liable for any caveats filed and it is the duty of bidder/purchaser to remove the caveat if any.*

**\*PUBLIC ISLAMIC BANK BERHAD PERAK**

# PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD

**Reserve Price : RM 90,000**

**LOT 10 Kuantan**

**3 BEDROOM WALK-UP APARTMENT 1,130 SQ. FT.**

Unit No. 212, Second Floor, Block A, Medan Warisan, Lorong Seri Teruntum 1, 25150 Kuantan, Pahang.

Assignors/Borrowers : Mohammed Hissham Bin Ramdhan & Norzimah Binti Kasran

Solicitor : M/S Tay & Chua  
(Tel : 09-5141 933)

Ref : KTN



**PAHANG**

**Reserve Price : RM 252,000**

**LOT 11 HANG TUAH JAYA**

**3 BEDROOM SERVICE APARTMENT WITH A CAR PARKING BAY 850 SQ. FT.**

Unit No. D-17-8, Blok D, Puncak Muzaffar, Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.

Assignor : Chuo Ai Ley

Borrowers : Chuo Ai Ley & Lau Lik Yee

Solicitor : M/S H S Chew & Co.  
(Tel : 06-283 8293)

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).



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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](http://www.ngchanmau.com). The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

*\*Publication as dated 28th May 2026.*

**NCM Co<sup>TM</sup>**

Licensed Auctioneers:  
**MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI**

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

**Kuala Lumpur**

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

**Johor**

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,  
80300 Johor Bahru

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