

10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 12th June 2026 / Friday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1318

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Cammy Siew : 012-254 4463



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / Property 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.

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 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.

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Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via www.ngchanmau.com.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Friday, 12th June 2026, 3.00 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.)

Reserve Price : **RM 950,000**

**LOT 1
CYBERJAYA**

STRATIFIED 2 STOREY TERRACED HOUSE + GATED AND GUARDED SCHEME
1,873 SQ. FT. / 174 SQ.MTR

No. 80, Maple Residence, Jalan MR 1, Laman View, Cyber 9, 63000 Cyberjaya, Selangor.

Assignor/Borrower :
Muhammad Khafidz Bin Khalil
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR

Reserve Price : **RM 600,000**

**LOT 2
PUCHONG**

CONDOMINIUM UNIT + AIR CONDITIONER LEDGE, 1 CAR PARK BAY & 1 TANDEM CAR PARK BAY
2,411 SQ. FT. / 224 SQ.MTR

Unit No. A-22-3A, Block A, X2 Residency, Jalan Putra Prima Utama, Taman Putra Prima, 47130 Puchong, Selangor.

Assignor/Borrower : Loo Lai Yong
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR

Reserve Price : **RM 600,000**

**LOT 3
JALAN WANGSA MELAWATI**

3+1 BEDROOM CONDOMINIUM UNIT
1,001 SQ. FT. / 93 SQ.MTR

Unit No. B-18-07, 18th Floor, Block B, Residensi M Adora Wangsa, Jalan Wangsa Melawati 1, 53300 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer : Aizat Bin Arshad
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

***AMBANK ISLAMIC BERHAD**

KUALA LUMPUR

Reserve Price : **RM 600,000**

**LOT 4
PETALING JAYA**

4 BEDROOM SERVICED APARTMENT
1,100 SQ. FT. / 102.19 SQ.MTR

Unit No. 08-05, Residensi Kosmos Sentral Damansara, Jalan PJU 8/8, Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower :
Jasmine Ellyshia A/P Eruthia Nathan
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

Reserve Price : **RM 554,400**

**LOT 5
JALAN TUN RAZAK**

1+1 BEDROOM SERVICED APARTMENT
883 SQ. FT. / 82 SQ.MTR

Unit No. A-26-02, 26th Floor, Block A, Menara Inspirasi (Expressionz Professional Suites), Jalan 1/65A, off Jalan Tun Razak, 50400 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignor/Borrower : Lim Peh Wun
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

KUALA LUMPUR

Reserve Price : **RM 500,000**

**LOT 6
KAJANG**

CONDOMINIUM UNIT + 2 CAR PARK BAYS & AIR CONDITIONER LEDGE
1,625 SQ. FT. / 150.97 SQ.MTR

Unit No. 19-01, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor.

Assignors : Ruzain Bin Zainudin & Mas Widayu Binti Abu Bakar
Customer : Ruzain Bin Zainudin
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 468,000**

**LOT 7
PUCHONG**

3 + 1 BEDROOM CONDOMINIUM
2,411 SQ. FT. / 224 SQ.MTR

Unit No. A-12-03, Blok A, Tasik Residensi, Taman Putra Prima, 47130 Puchong, Selangor.

Assignors/Borrowers : Naviindran A/L Kolendaisamy & Jeanthi A/P Kanesan
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

Reserve Price : **RM 460,000**

**LOT 8
KAJANG**

2 STOREY TERRACE HOUSE
1,500 SQ. FT. / 139.4 SQ.MTR

No. 8, Jalan Cheras Prima 8, Taman Cheras Prima, 43000 Kajang, Selangor.

Assignors/Borrowers :
Chandran A/L Samykannu & Vijayaletchumi A/P Vengadasamy
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

SELANGOR

Reserve Price : **RM 456,000**

**LOT 9
JALAN SULTAN HAJI AHMAD SHAH**

2 BEDROOM DUPLEX SERVICED APARTMENT
861 SQ. FT. / 80 SQ.MTR

Unit No. MK3-32-08, 32nd Floor, Tower MK3, Arte Mont Kiara, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignor/Borrower : Tan Shern Nien Geoffrey
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
(Tel : 03-2698 7533)

KUALA LUMPUR

Reserve Price : **RM 410,000**

**LOT 10
SETAPAK**

3 BEDROOM CONDOMINIUM
850 SQ. FT. / 79 SQ.MTR

Unit No. B-17-09, Residensi M Centura, No. 17, Jalan Sentul Perdana, 51000 Setapak, Kuala Lumpur.

Assignor/Customer :
Mohamad Fauzi Bin Abdul Mutalib
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBANK ISLAMIC BERHAD**

KUALA LUMPUR

Reserve Price : **RM 400,000**

**LOT 11
OFF JALAN GOMBAK**

SERVICED APARTMENT UNIT + 2 CAR PARK BAYS AS ACCESSORY PARCELS
1,119 SQ. FT. / 104 SQ.MTR

Unit No. 09-03A, Diamond Regency, Jalan 3/50, Off Jalan Gombak, 53300 Kuala Lumpur.

Assignor/Borrower :
Mohd Zanizam Bin Mohd Salleh
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

KUALA LUMPUR

Reserve Price : **RM 400,000**

**LOT 12
PETALING JAYA**

SERVICED APARTMENT UNIT + 2 CAR PARK BAYS & AIR CONDITIONER LEDGE
1,098 SQ. FT. / 102 SQ.MTR

Unit No. C-05-02A, Block C, Metropolitan Square, No. 2, Jalan PJU 8/1, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor. BUMI LOT.

Assignor/Borrower : Noor Hazlina Binti Rosli
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

Reserve Price : **RM 360,000**

**LOT 13
KEPONG**

**SERVICED APARTMENT UNIT +
2 CAR PARK BAYS
1,001 SQ. FT. / 93 SQ.MTR**

Unit No. A-7-7, Blok Amani @ Amanja,
Jalan Desa 2/2, Desa Aman Puri, 52100
Kepong, Kuala Lumpur.
Assignor/Borrower : Wong Tian Hong
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)



KUALA LUMPUR

Reserve Price : **RM 330,000**

**LOT 14
SERI KEMBANGAN**

**3 BEDROOM SERVICED APARTMENT
1,000 SQ. FT. / 92.9 SQ.MTR**

Unit No. C-07-03, Menara C, City Of Green,
Jalan PBS 14/2 Seksyen 13, Taman Bukit
Serdang, 43300 Seri Kembangan, Selangor.
Assignor/Borrower :
Nithia Selvam A/L C Arumugam
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)



SELANGOR

Reserve Price : **RM 324,000**

**LOT 15
SETAPAK**

**3 BEDROOM SERVICE APARTMENT
918 SQ. FT. / 85.29 SQ.MTR**

No. C-28-3, KLTS, No. 99, Jalan Gombak,
Setapak, 53000 Kuala Lumpur. BUMI LOT.
Assignor/Customer :
Mohd Kamil Bin Abdul Rahman @ Mohamad
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)



***AMBANK ISLAMIC BERHAD**

KUALA LUMPUR

Reserve Price : **RM 320,000**

**LOT 16
CYBERJAYA**

**APARTMENT UNIT + 2 CAR PARK BAYS &
AIR CONDITIONER LEDGE
900 SQ. FT. / 83.6 SQ.MTR**

Unit No. 1-21-09, Block 1, Aspire Residence,
Jalan Aspire 1, Cyber 10, 63000 Cyberjaya,
Selangor.
Assignor/Borrower : Arvind A/L Krishnan
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)



SELANGOR

Reserve Price : **RM 320,000**

**LOT 17
JENJAROM**

**3 BEDROOM SERVICED APARTMENT
1,044 SQ. FT. / 97 SQ.MTR**

Unit No. G-06-07, BSP 21, Persiaran Saujana
Putra Utama, Bandar Saujana Putra, 42610
Jenjarom, Selangor. BUMI LOT.
Assignors/Customers :
Ashimah Binti Mohamad Noor &
Sharifah Nur Sabrina Binti
Syed Mohd Rizal Barakbah
Solicitor : M/S Vas & Co (Tel : 03-3324 5050)



***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 288,000**

**LOT 18
PUCHONG**

**CONDOMINIUM UNIT
1,647 SQ. FT. / 153.01 SQ.MTR**

Unit No. B-7-1, Block B, Vision Residence,
47120 Puchong, Selangor.
Assignor/Borrower : Ng Hon Hoong
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)



SELANGOR

Reserve Price : **RM 270,000**

**LOT 19
CYBERJAYA**

**CONDOMINIUM UNIT + 2 CAR PARK
BAYS & AIR CONDITIONER LEDGE
947 SQ. FT. / 88 SQ.MTR**

Unit No. T6-18-3A, Lakefront Residence,
Persiaran Semarak Api, Cyber 11, 63000
Cyberjaya, Selangor.
Assignor/Borrower : Tan Jun Kwong
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel : 03-2698 7533)



SELANGOR

Reserve Price : **RM 170,000**

**LOT 20
BANDAR BARU
SENTUL**

**2 BEDROOM WALK-UP APARTMENT
560 SQ. FT. / 52 SQ.MTR**

No. 25-04-27, Bandar Baru Sentul,
51000 Kuala Lumpur.
Assignors/Borrowers : Gunalan A/L Rajagopal &
Uma A/P K Subramaniam
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)



KUALA LUMPUR

Reserve Price : **RM 160,380**

**LOT 21
SHAH ALAM**

**SERVICED APARTMENT UNIT
570 SQ. FT. / 52.95 SQ.MTR**

Unit No. B-16-09, Block B, Denai 128 (Habitus),
No. 17, Persiaran Metafasa, Denai Alam,
Section U16, 40160 Shah Alam, Selangor.
Assignors/Customers :
Erny Asnirawati Binti Muhlis &
Mohamad Firdaus Bin Samsun Majdi
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)



***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 100,657**

**LOT 22
LORONG
HAJI TAIB LIMA**

**RETAIL LOT
129 SQ. FT. / 12 SQ.MTR**

Unit No. 3A-06, Plaza Haji Taib, 42, Lorong
Haji Taib Lima, 50350 Wilayah Persekutuan
Kuala Lumpur.
Assignor/Borrower :
TSL Franchise (M) Sdn. Bhd.
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)



KUALA LUMPUR

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On Friday, 12th June 2026, 3.30 p.m. at www.ngchanmau.com**

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Reserve Price : **RM 680,000**

**LOT 1
JOHOR BAHRU**

**SERVICE APARTMENT
1,561 SQ. FT. / 145 SQ.MTR**

No. #23-05, Block C, Pangsapuri Seri Bayu,
Jalan Bayu Puteri 2, Taman Bayu Puteri,
81750 Johor Bahru, Johor.
Assignor/Customer : Ang Mae-Li (F)
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)



***AMBANK ISLAMIC BERHAD**

JOHOR

Reserve Price : **RM 360,000**

**LOT 2
JOHOR BAHRU**

**SERVICE APARTMENT
850 SQ. FT. / 78.98 SQ.MTR**

Unit No. 21-02, Menara B, Residensi Mutiara
Indah, Jalan Indah, Kawasan Perniagaan
Indah, 81200 Johor Bahru, Johor.
Assignor/Borrower : Ng Wei Loon
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)



JOHOR

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