

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **MALAYAN BANKING BERHAD (196001000142/3813-K)/ MAYBANK ISLAMIC BERHAD (200701029411/787435-M)**, the **ASSIGNEE/BANK** by the **ASSIGNOR(S)/ BORROWER(S)/CUSTOMER(S)**, it is hereby proclaimed that the said **ASSIGNEE/BANK** with the assistance of the **UNDERMENTIONED AUCTIONEER(S)**

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Wednesday, 10th June 2026, Time : 3.30 p.m.
at WWW.NGCHANMAU.COM

Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working 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



Prospective bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual Titles/Strata Titles (ii) obtain a copy of the Proclamation Of Sale together with the Conditions of Sale and seek independent legal advice (iii) conduct official Parent Master Titles/Individual Titles search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras or Malay only and with the relevant authorities on the terms of consent to the sale prior to the auction sale.

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.



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

Commercial Properties (LOT 1 - LOT 2)

LOT 1
CYBERJAYA

Reserve Price **RM 281,000**

SOHO Unit
657 sq. ft. / 61 sq. mtr.

No. A1-30-01, Blok A, Kenwingston Residence, Kenwingston Square Garden, Persiaran Kreatif, Cyber 9, 63000 Cyberjaya, Selangor.

Assignor/Borrower : Chong Zhen Fei
Solicitor : M/S Hisham, Chong & Co.
(Tel : 03-2161 5733)
Bank Ref : 019633/NIL/RO2

COMMERCIAL
SELANGOR

LOT 2
CHERAS

Reserve Price **RM 344,000**

Service Apartment
660 sq. ft. / 61.32 sq. mtr.

Unit No. 32-9, Residensi Nexus Taman Pertama (Nexus Taman Pertama), No. 1, Jalan Selangat, Cheras, 56100 Kuala Lumpur.

Assignor/Customer : Roszakri Bin Razali
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : 164191/NIL/RO2

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Residential Properties (LOT 3 - LOT 5)

LOT 3
JALAN ROBERTSON

Reserve Price **RM 530,000**

Service Apartment
624 sq. ft. / 58 sq. mtr.

Unit No. 5-35-03, Idaman Robertson, Jalan Robertson, 50150 Kuala Lumpur.

Assignor/Borrower :
Danny Sashideran A/L K Vasudhevan
Solicitor : M/S Hisham, Chong & Co.
(Tel : 03-2161 5733)
Bank Ref : 021476/NIL/RO2

RESIDENTIAL
KUALA LUMPUR

LOT 4
KAMPUNG BHARU

Reserve Price **RM 560,000**

3 Bedroom Apartment Unit With A Car Park Bay
947 sq. ft. / 88 sq. mtr.

Unit No. A-33-12, Legasi Kampung Bharu, Jalan Raja Muda Musa, Kampung Bharu, 50300 Kuala Lumpur.

Assignors/Customers :
Wan Azmir Faiz B Wan Mohamad Nor Ariff & Wan Mohamad Nor Ariff Bin Wan Yusuf
Solicitor : M/S Mohd Anuar & Co.
(Tel : 04-441 1471)
Bank Ref : 190925/628831/REG PKP/RO2

RESIDENTIAL
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LOT 5
KAJANG

Reserve Price **RM 208,000**

Apartment Unit
958 sq. ft. / 89 sq. mtr.

No. P4-B-03A-03, Off Jalan Pasir Mas, Taman Sepakat Indah Sungai Chua (R/P), 43000 Kajang, Selangor.

Assignors/Borrowers : Matthew EP MC
Lean & Lam Kim Len @ Margret Mary Lam
Solicitor : M/S Hisham, Chong & Co.
(Tel : 03-2161 5733)
Bank Ref : 308010/NIL/RO2

RESIDENTIAL
SELANGOR

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RESERVED PRICE : The subject properties will be **sold on an “as is where is” basis**, to the respective reserve price and to the Conditions of Sale. The Assignee/Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount as follows :-

- **50% of the reserve price for Commercial property.**
- **100% of the reserve price for Residential property.**

Note: the conditions is subject to change from time to time as advice by the Bank. (Applicable for Maybank Islamic Berhad only)

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, sinking fund, quit rent and assessment by way of original receipt(s) and/or copy of the original receipt(s) duly certified by issuer of the said receipt(s) and itemized billing of the respective charges to the Assignee / Bank within ninety (90) days from the date of the auction sale. All outstanding charges incurred after the date of successful auction shall be borne by the Successful Purchaser. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made there under will not be entertained by the Assignee / Bank. 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 **MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE.** The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitor(s)** or the respective **Auctioneer(s)**. The images here are for illustration purpose only. The measurement listed are shown in approximate figure only.



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Licensed Auctioneers :

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

NCM CoTM

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

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