

FULL ONLINE PROPERTY AUCTION FAIR

- **Public Auction Via Online Bidding**
On Thursday, 16th July 2026
Time : 10.30 a.m.
at WWW.NGCHANMAU.COM



ORGANISED BY :

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

No. 7, Ground Level, Block B, (B-0-7), Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Call : 03-2162 3333
Whatsapp : 012-295 1388
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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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Thursday, 16th July 2026, 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 Proclamation of Sale;
- 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 terms and 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.

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

LOT 1	TAMAN METROPOLITAN	LOT 2	TAMAN OUG PARKLANE	LOT 3	KAJANG
Reserve Price	RM 194,400	Reserve Price	RM 224,387	Reserve Price	RM 170,586
	<p>Apartment 807 sq. ft. Unit No. B-32-11, Residensi KepongMas, Jalan Metro Perdana Barat, Taman Metropolitan, 52100 Kuala Lumpur. Assignor/Customer : Nur Hidayah Binti Ghazali Solicitor : M/S Paizah & Nazira (Tel : 03-9283 3399)</p>		<p>Service Apartment 950 sq. ft. Unit No. A2-19-06, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur. Assignor/Customer : Maha Letchumey A/P Kalaselvam Solicitor : M/S Frances, Hazlina & Partners (Tel : 03-2691 4259)</p>		<p>Apartment With 2 Car Park 859 sq. ft. Unit No. C-23-3, Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, 43000 Kajang, Selangor. Assignors/Customers : Abdul Aziz Bin Mohd Hassan & Farhana Nabilah Binti Rafek Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p>
LOT 4	SEPANG				
Reserve Price	RM 196,830				
	<p>2+1 Bedroom Serviced Apartment 700 sq. ft. Unit No. 02-32, Tangerine Suites, Persiaran Sunsuria, Bandar Sunsuria, 43900 Sepang, Selangor. Assignor/Customer : Rais Shahmi Bin Redwan Solicitor : M/S Frances, Hazlina & Partners (Tel : 03-2691 4259)</p>				

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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.

*Publication as dated 6th July 2026.

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

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

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User



Select
Property



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Online



Placement of Auction
Deposit
*Refer T&C



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www.ngchanmau.com
and Start to Bid

Visit www.ngchanmau.com/hybrid/guide-to-bid for more info

DEVICE TIPS

BEFORE AUCTION



1. Make sure your device is in good running condition



2. Make sure your device has sufficient power



3. Make sure your internet connection is stable with strong signal



4. Disable the screensaver of your device



5. Use latest version of internet browser (Google Chrome, Apple Safari, Firefox or Internet Explorer)



6. Test your audio and visual compatibility on www.ngchanmau.com

WHY SHOULD I BID ONLINE?



Safe and
Convenient



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and Cost



Transparent
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Note :