

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

# NG CHAN MAU & CO SDN BHD ONLINE AUCTION

**Date/Day : 13th August 2026 / Thursday**

**Time : 3.00 pm | 3.30 pm**

**Via Online : [www.ngchanmau.com](http://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](http://ambank.com.my)



# NCM Co<sup>TM</sup>

## 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 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](http://www.ngchanmau.com/live-auction)

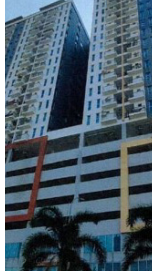
Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via [www.ngchanmau.com](http://www.ngchanmau.com).

### WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Thursday, 13th August 2026, 3.00 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.)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Reserve Price : <b>RM 550,000</b></p> <p><b>LOT 1</b><br/>JALAN SEMBILANG</p> <p><b>J DUPION</b></p> <p><b>END SERVICED APARTMENT UNIT TOGETHER WITH 2 CAR PARK BAYS AS ACCESSORY PARCELS</b><br/>1,119 SQ. FT./ 103.96 SQ.MTR.</p> <p>Unit No. A-26-01, Tower A, Apartment Servis J Dupion, Jalan Sembilang, 56000 Kuala Lumpur.</p> <p>Assignor/Customer : Azhar Bin Saad</p> <p>Solicitor : M/S Goh &amp; Partners<br/>(Tel : 03-2166 8300)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>KUALA LUMPUR</b></p> | <p>Reserve Price : <b>RM 500,000</b></p> <p><b>LOT 2</b><br/>SHAH ALAM</p> <p><b>3 BEDROOM SERVICED APARTMENT</b><br/>926 SQ. FT./ 86.03 SQ.MTR.</p> <p>Unit No. A-26-07, Residensi Sini, No. 2, Jalan Setia Perdana AZ U13/AZ, Seksyen U13, Setia Alam, 40170 Shah Alam, Selangor.</p> <p>Assignors/Borrowers : Syafiq Bin Szali &amp; Amalina Binti Abd Mutalib</p> <p>Solicitor : M/S A Rahim &amp; Co<br/>(Tel : 03-2282 4922)</p> <p><b>SELANGOR</b></p> | <p>Reserve Price : <b>RM 500,000</b></p> <p><b>LOT 3</b><br/>PETALING JAYA</p> <p><b>3 BEDROOM CONDOMINIUM</b><br/>850 SQ. FT./ 78.97 SQ.MTR.</p> <p>Unit No. B-10-08, Blok B, Pangsapuri Boulevard, Jalan Kenanga PJU 6A, 47400 Petaling Jaya, Selangor.</p> <p>Assignor/Borrower : Tay Wei Chin</p> <p>Solicitor : M/S Sidek Teoh Wong &amp; Dennis<br/>(Tel : 03-2692 3000)</p> <p><b>SELANGOR</b></p>                                                                                             |
| <p>Reserve Price : <b>RM 490,000</b></p> <p><b>LOT 4</b><br/>KOTA SYAHBANDAR</p> <p><b>2 BEDROOM SERVICED APARTMENT</b><br/>932 SQ. FT./ 86.59 SQ.MTR.</p> <p>No. B-31-01, Storey No. 31, Tower B, Kondominium Kota Syahbandar, Kota Syahbandar, 75200 Melaka.</p> <p>Assignor/Customer : Chang Kek Heong</p> <p>Solicitor : M/S Ibrahim Nik Junainah &amp; Associates (Tel : 06-521 6272)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>MELAKA</b></p>                                                              | <p>Reserve Price : <b>RM 450,000</b></p> <p><b>LOT 5</b><br/>CHERAS</p> <p><b>END OF CONDOMINIUM UNIT</b><br/>1,216 SQ. FT./ 112.97 SQ.MTR.</p> <p>Unit A-23-06, Block A, Residensi Sembilan Cheras, Jalan Suria Residen, 43200 Cheras, Selangor.</p> <p>Assignor/Borrower : Tan Shao Wun</p> <p>Solicitor : M/S Nik Hisham, Fakhiah &amp; Co<br/>(Tel : 03-4101 2399)</p> <p><b>SELANGOR</b></p>                                                             | <p>Reserve Price : <b>RM 420,000</b></p> <p><b>LOT 6</b><br/>SENTUL</p> <p><b>3-BEDROOM APARTMENT</b><br/>947 SQ. FT./ 87.98 SQ.MTR.</p> <p>Unit No. C-23-08, Block C, Laman Seri Harmoni (LSH 33), No. 3, Jalan Batu Muda Tambahan 3, 51100 Sentul, Kuala Lumpur.</p> <p>Assignors/Customers : Muhammad Firdaus Bin Ramli &amp; Siti Nur Aliyah Binti Mohamad Akher</p> <p>Solicitor : M/S Vas &amp; Co<br/>(Tel : 03-3324 5050)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>KUALA LUMPUR</b></p> |
| <p>Reserve Price : <b>RM 415,000</b></p> <p><b>LOT 7</b><br/>JALAN CHERAS</p> <p><b>OFFICE SUITE WITH MEZZANINE FLOOR</b><br/>570 SQ. FT./ 52.95 SQ.MTR.</p> <p>Unit No. C 1-12-02, 12th Floor, Block C 1, Menara Seni Cheras (Arte Cheras), Jalan Cheras, Taman Midah, 56000 Kuala Lumpur.</p> <p>Assignor/Borrower : Chin Chi Seng</p> <p>Solicitor : M/S Zain Megat &amp; Murad<br/>(Tel : 03-6207 9331)</p> <p><b>KUALA LUMPUR</b></p>                                                                            | <p>Reserve Price : <b>RM 390,000</b></p> <p><b>LOT 8</b><br/>SHAH ALAM</p> <p><b>1-BEDROOM SERVICED APARTMENT</b><br/>700 SQ. FT./ 65.03 SQ.MTR.</p> <p>No. F-03-3A, Block F, Residensi Radia, No. 3, Persiaran Singgahsana Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.</p> <p>Assignor/Borrower : Wong Yeu Chuan</p> <p>Solicitor : M/S Nik Hisham, Fakhiah &amp; Co<br/>(Tel : 03-4101 2399)</p> <p><b>SELANGOR</b></p>                          | <p>Reserve Price : <b>RM 380,000</b></p> <p><b>LOT 9</b><br/>SENTUL</p> <p><b>3-BEDROOM APARTMENT</b><br/>947 SQ. FT./ 87.98 SQ.MTR.</p> <p>No. C-08-02, Laman Seri Harmoni (LSH33) No. 3, Jalan Batu Muda Tambahan 3, 51100 Sentul, Kuala Lumpur.</p> <p>Assignor/Borrower : Yamunaa A/P Munusamy</p> <p>Solicitor : M/S Zain Megat &amp; Murad<br/>(Tel : 03-6207 9331)</p> <p><b>KUALA LUMPUR</b></p>                                                                                              |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                     |
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| <p>Reserve Price : <b>RM 350,000</b></p> <p><b>2 BEDROOM SERVICED APARTMENT</b><br/>893 SQ. FT./ 82.96 SQ.MTR.</p> <p>Unit No. A-16-17, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor.</p> <p>Assignor/Borrower :<br/>Nehemiah Chan Yew Leong<br/>Solicitor : M/S Azhar &amp; Wong<br/>(Tel : 03-2602 3898)</p> <p><b>SELANGOR</b></p>                                                                                                  | <p><b>LOT 10</b><br/><b>SERI KEMBANGAN</b></p>           | <p>Reserve Price : <b>RM 328,000</b></p> <p><b>3 BEDROOM CONDOMINIUM</b><br/>1,023 SQ. FT./ 95.04 SQ.MTR.</p> <p>Unit No. T2-5-10, Tower 2, Skyvilla, Persiaran Utara, D'Island Residence, 47130 Puchong, Selangor.</p> <p>Assignor/Borrower :<br/>Nurhasniza Binti Kumaruzaman<br/>Solicitor : M/S Sidek Teoh Wong &amp; Dennis<br/>(Tel : 03-2692 3000)</p> <p><b>SELANGOR</b></p>                                                                                           | <p><b>LOT 11</b><br/><b>PUCHONG</b></p>          | <p>Reserve Price : <b>RM 320,000</b></p> <p><b>3-BEDROOM SERVICED APARTMENT</b><br/>990 SQ. FT./ 91.97 SQ.MTR.</p> <p>No. A-13-16, Blok A, Jalan Zamrud Utama, Residensi Zamrud, Sungai Tangkas, 43000 Kajang, Selangor.</p> <p>Assignors/Borrowers :<br/>Benny Lim Yung Kong &amp; Pang Ka Wang<br/>Solicitor : M/S A Rahim &amp; Co<br/>(Tel : 03-2282 4922)</p> <p><b>SELANGOR</b></p>                                                                                                                   | <p><b>LOT 12</b><br/><b>KAJANG</b></p>           |
| <p>Reserve Price : <b>RM 320,000</b></p> <p><b>3-BEDROOM CONDOMINIUM</b><br/>980 SQ. FT./ 91.04 SQ.MTR.</p> <p>No. 2-18-11, Blok 2, Prima U1, Jalan kerjaya, Seksyen U1, 40150 Shah Alam, Selangor.</p> <p>Assignor/Borrower : Ishar Bin Ismail<br/>Solicitor : M/S Vas &amp; Co<br/>(Tel : 03-3324 5050)</p> <p><b>SELANGOR</b></p>                                                                                                                                | <p><b>LOT 13</b><br/><b>SHAH ALAM</b></p>                | <p>Reserve Price : <b>RM 300,000</b></p> <p><b>2+1 BEDROOM SERVICED APARTMENT</b><br/>915 SQ. FT./ 85.01 SQ.MTR.</p> <p>Unit No. B-22-13, Tower B, Amerin Residence, Persiaran Impian Indah, 43300 Seri Kembangan, Selangor.</p> <p>Assignor/Borrower : Kok Zhen Ye<br/>Solicitor : M/S Nik Hisham, Fakhiah &amp; Co<br/>(Tel : 03-4101 2399)</p> <p><b>SELANGOR</b></p>                                                                                                       | <p><b>LOT 14</b><br/><b>SERI KEMBANGAN</b></p>   | <p>Reserve Price : <b>RM 300,000</b></p> <p><b>APARTMENT UNIT TOGETHER WITH 2 CAR PARK BAYS AS ACCESSORY PARCELS</b><br/>900 SQ. FT./ 83.61 SQ.MTR.</p> <p>Unit No. 1-24-03, Block 1, Aspire Residence, Jalan Aspire 1, Cyber 10, 63000 Cyberjaya, Selangor.</p> <p>Assignors/Customers :<br/>Muhammad Adib Bin Abdul Aziz &amp; Nureen Shahira Binti Mohd Sharif<br/>Solicitor : M/S Sidek Teoh Wong &amp; Dennis<br/>(Tel : 03-2692 3000)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p> | <p><b>LOT 15</b><br/><b>CYBERJAYA</b></p>        |
| <p>Reserve Price : <b>RM 300,000</b></p> <p><b>APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL</b><br/>904 SQ. FT./ 83.98 SQ.MTR.</p> <p>Unit No. A-13A-12, Block A, Residensi Max Kolam Air, Jalan Kolam Air 6, Kasipillay, 51200 Kuala Lumpur.</p> <p>Assignors/Borrowers :<br/>Murale A/L Parthiban &amp; Komala A/P Gopal<br/>Solicitor : M/S Nik Hisham, Fakhiah &amp; Co<br/>(Tel : 03-4101 2399)</p> <p><b>KUALA LUMPUR</b></p>           | <p><b>LOT 16</b><br/><b>JALAN KOLAM AIR 6</b></p>       | <p>Reserve Price : <b>RM 290,000</b></p> <p><b>5-BEDROOM APARTMENT</b><br/>1,216 SQ. FT./ 112.97 SQ.MTR.</p> <p>Unit No. 9-14-07, Block Chengal, Taman Desaminium, Jalan Rimba, Lestari Perdana, 43300 Seri Kembangan, Selangor.</p> <p>Assignor : Azizul Haqem Bin Aminuddin<br/>Customers : Azizul Haqem Bin Aminuddin &amp; Aminuddin Bin Ali<br/>Solicitor : M/S Azhar &amp; Wong<br/>(Tel : 03-2602 3898)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p> | <p><b>LOT 17</b><br/><b>SERI KEMBANGAN</b></p>  | <p>Reserve Price : <b>RM 280,000</b></p> <p><b>3-BEDROOM SERVICED APARTMENT</b><br/>980 SQ. FT./ 91.04 SQ.MTR.</p> <p>Unit No. B-20-02, Block B, Ascotte Boulevard, Jalan Bandar Rinchng 6/1, Bandar Rinchng, 43500 Semenyih, Selangor.</p> <p>Assignor/Borrower :<br/>Ja'far Sadik Bin Kamarudeen<br/>Solicitor : M/S B.H. Gan, Nor &amp; Kim<br/>(Tel : 03-2142 9393)</p> <p><b>SELANGOR</b></p>                                                                                                          | <p><b>LOT 18</b><br/><b>SEMENYIH</b></p>        |
| <p>Reserve Price : <b>RM 270,000</b></p> <p><b>3 BEDROOM APARTMENT</b><br/>883 SQ. FT./ 82.03 SQ.MTR.</p> <p>Unit No. D-11-03, 11th floor, Block D, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka.</p> <p>Assignors/Customers :<br/>Mohammad Aidil Bin Mohammad Jafri &amp; Siti Izzwana Binti Razak<br/>Solicitor : M/S Ibrahim Nik Junainah &amp; Associates (Tel : 06-521 6272)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>MELAKA</b></p>     | <p><b>LOT 19</b><br/><b>JALAN TAMAN BANDARAYA</b></p>  | <p>Reserve Price : <b>RM 260,000</b></p> <p><b>3 BEDROOM SERVICED APARTMENT</b><br/>990 SQ. FT./ 91.97 SQ.MTR.</p> <p>Unit No. B-03-11, 3rd Floor, Block B, Pangsapuri Casa Embun, Jalan CE1, Cybersouth, 43800 Dengkil, Selangor.</p> <p>Assignor/Customer :<br/>Siti Khadijah binti Mohd Nasir<br/>Solicitor : M/S B.H. Gan, Nor &amp; Kim<br/>(Tel : 03-2142 9393)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>                                          | <p><b>LOT 20</b><br/><b>DENGKIL</b></p>        | <p>Reserve Price : <b>RM 260,000</b></p> <p><b>3 BEDROOM APARTMENT</b><br/>1,080 SQ. FT./ 100.34 SQ.MTR.</p> <p>Unit No. E-19-01, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.</p> <p>Assignors/Customers :<br/>Muhammad Syamil Sufri Bin Jefri &amp; Sheila Ann Binti Kamaruzaman<br/>Solicitor : M/S Vas &amp; Co<br/>(Tel : 03-3324 5050)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>                                    | <p><b>LOT 21</b><br/><b>PETALING JAYA</b></p>  |
| <p>Reserve Price : <b>RM 250,000</b></p> <p><b>SMALL OFFICE HOME OFFICE (SOHO)</b><br/>441 SQ. FT./ 40.97 SQ.MTR.</p> <p>No. 22-03, Alinea Suites, No. 1, Presint 2.8, Jalan Perdagangan 14/4, Seksyen 14, 40000 Shah Alam, Selangor.</p> <p>Assignors/Customers :<br/>Muhammad Faiq Bin Saidin &amp; Nur Shahirah Binti Saidin<br/>Solicitor : M/S Zain Megat &amp; Murad<br/>(Tel : 03-6207 9331)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p> | <p><b>LOT 22</b><br/><b>SHAH ALAM</b></p>              | <p>Reserve Price : <b>RM 240,000</b></p> <p><b>SERVICED APARTMENT WITH 2 CAR PARK BAYS AND 2 AIR CONDITIONER</b><br/>1,066 SQ. FT./ 99.03 SQ.MTR.</p> <p>Unit No. A-30-02, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor.</p> <p>Assignor/Borrower : Tan Thiam Heng<br/>Solicitor : M/S B.H. Gan, Nor &amp; Kim<br/>(Tel : 03-2142 9393)</p> <p><b>SELANGOR</b></p>                                                                                           | <p><b>LOT 23</b><br/><b>SEMENYIH</b></p>       | <p>Reserve Price : <b>RM 240,000</b></p> <p><b>3-BEDROOM SERVICED APARTMENT</b><br/>1,044 SQ. FT./ 96.99 SQ.MTR.</p> <p>No. B-11-08, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor.</p> <p>Assignor/Borrower : Looi Siew Lee<br/>Solicitor : M/S Vas &amp; Co<br/>(Tel : 03-3324 5050)</p> <p><b>SELANGOR</b></p>                                                                                                                                                   | <p><b>LOT 24</b><br/><b>JENJAROM</b></p>       |

Reserve Price : **RM 220,000**

**LOT 25 DENGKIL**

**3-BEDROOM SERVICED APARTMENT UNIT**  
850 SQ. FT./ 78.97 SQ.MTR.

KSA-G-18, Pangsapuri Kita Sejati, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor .

Assignors/Customers :  
Muhammad Imran Bin Ibrahim &  
Ku Nur Hidayah Binti Ku Ismail  
Solicitor : M/S Goh & Partners  
(Tel : 03-2166 8300)

**\*AMBANK ISLAMIC BERHAD**

**SELANGOR**



Reserve Price : **RM 213,840**

**LOT 26 TAMAN OUG PARKLANE**

**3 BEDROOM SERVICED APARTMENT**  
958 SQ. FT./ 89.00 SQ.MTR.

Unit No. B1-20-7, Block B1, Parklane OUG

Service Apartment, No. 1, Jalan 1/152,  
Taman OUG Parklane, 58200 Kuala Lumpur.

Assignor/Borrower : Yong Cheok Kin

Solicitor : M/S Goh & Partners  
(Tel : 03-2166 8300)

**KUALA LUMPUR**



Reserve Price : **RM 210,600**

**LOT 27 DENGKIL**

**3-BEDROOM SERVICED APARTMENT**  
990 SQ. FT./ 91.97 SQ.MTR.

Unit No. A-3A-08, Level 3A, Block A, Casa Embun, Jalan CE 1, 43800 Dengkil, Selangor.

Assignors/Customers :  
Rahwani Binti Abdul Rahman &  
Raihanah Binti Abdul Rahman  
Solicitor : M/S Manjit Singh Sachdev,  
Mohammad Radzi & Partners  
(Tel : 03-2698 7533)

**\*AMBANK ISLAMIC BERHAD**

**SELANGOR**



Reserve Price : **RM 182,250**

**LOT 28 SEMENYIH**

**APARTMENT UNIT**  
818 SQ. FT./ 75.99 SQ.MTR.

Unit No. 5-15, Residensi Damai, Jalan Damai, BandarTeknologi Kajang, 43500 Semenyih, Selangor.

Assignor/Customer :  
Tuan Norasikim Binti Tuan Yahya  
Solicitor : M/S Zain Megat & Murad  
(Tel : 03-6207 9331)

**\*AMBANK ISLAMIC BERHAD**

**SELANGOR**



Reserve Price : **RM 150,000**

**LOT 29 SHAH ALAM**

**2+1 BEDROOM LOW-COST WALK-UP APARTMENT UNIT**  
635 SQ. FT./ 58.99 SQ.MTR.

Unit No. 108, Tingkat 1, Blok 1, Pangsapuri Anggerik, Jalan Sungai Limau 26/36, Seksyen 26, 40400 Shah Alam, Selangor.

Assignor/Borrower : Murugan A/L Krishnan

Solicitor : M/S Azhar & Wong  
(Tel : 03-2602 3898)

**SELANGOR**



Reserve Price : **RM 140,000**

**LOT 30 PETALING JAYA**

**3-BEDROOM LOW-MEDIUM COST APARTMENT**  
750 SQ. FT./ 69.68 SQ.MTR.

No. D-03-08, Block D, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Customer :  
Muhammad Iqmal Azrie Bin Badlisam  
Solicitor : M/S A Rahim & Co  
(Tel : 03-2282 4922)

**\*AMBANK ISLAMIC BERHAD**

**SELANGOR**



Reserve Price : **RM 130,000**

**LOT 31 PUCHONG**

**3-BEDROOM LOW-COST WALK-UP APARTMENT**  
657 SQ. FT./ 61.04 SQ.MTR.

Unit No. D-5-12, Rumah Pangsa Bandar Bukit Puchong, Jalan BP 1/2, Bandar Bukit Puchong, 47120 Puchong, Selangor.

Assignor/Borrower :  
S Sumithra Devi A/P S Santrewarman  
Solicitor : M/S B.H. Gan, Nor & Kim  
(Tel : 03-2142 9393)

**SELANGOR**



Reserve Price : **RM 96,000**

**LOT 32 SHAH ALAM**

**3-BEDROOM LOW-COST WALK-UP FLAT UNIT**  
650 SQ. FT./ 60.39 SQ.MTR.

Unit No. 12-6-11, Pangsapuri Subang Hijauan, Jalan Bintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor.

Assignor/Borrower :  
Muhamad Shahrul Bin Ramli  
Solicitor : M/S Vas & Co  
(Tel : 03-3324 5050)

**SELANGOR**



Reserve Price : **RM 90,000**

**LOT 33 SUNGAI BULOH**

**3-BEDROOM LOW-COST APARTMENT**  
657 SQ. FT./ 61.04 SQ.MTR.

No. K7-L4-8, Rumah Pangsa Seri Kristana 7, Persiaran Seri Pristana 1, Seri Pristana, 47000 Sungai Buloh, Selangor.

Assignors/Borrowers :  
Mamat Nazri Bin Kostor & Rolizan Binti Kadir  
Solicitor : M/S B.H. Gan, Nor & Kim  
(Tel : 03-2142 9393)

**SELANGOR**



Reserve Price : **RM 130,000**

**LOT 34 PELABUHAN KLANG**

**LOW COST APARTMENT**  
650 SQ.FT/ 60.42SQ.MTR.

Unit No. A-5-2, Block A, Pangsapuri Seri Perantau, Persiaran Sireh Junjung/KS4, 42000 Pelabuhan Klang, Selangor.

Assignors/Borrowers :  
Jamil Bin Abdul Aziz  
Solicitor : BH Gan, Nor & Kim  
(Tel : 03-21429393)

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**WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING**  
**On Thursday, 13th August 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.)

Reserve Price : **RM 1,050,000**

**LOT 1 JOHOR BAHRU**

**STRATA 2 STOREY TERRACE HOUSE**  
1,800 SQ. FT./ 167.23 SQ.MTR.

No. 11, Jalan Ekoflora 3/7, Taman Ekoflora, 81100 Johor Bahru, Johor.

Assignor/Borrower : Ng Yee Lui

Solicitor : M/S Nor Ding & Co.  
(Tel : 07- 335 7277)

**JOHOR**



Reserve Price : **RM 464,000**

**LOT 2 JOHOR BAHRU**

**SERVICE APARTMENT**  
786 SQ. FT./ 73.02 SQ.MTR.

Unit No. #31-09, Menara A, Pangsapuri Vistana Tropika, Jalan Harimau, Taman Abad, 80250 Johor Bahru, Johor.

Assignor/Borrower : Wong Fei Thong

Solicitor : M/S Nor Ding & Co.  
(Tel : 07- 335 7277)

**JOHOR**



Reserve Price : **RM 450,000**

**LOT 3 JOHOR BAHRU**

**3-BEDROOM SERVICED APARTMENT UNIT**  
1,399 SQ. FT./ 129.97 SQ.MTR.

Unit No. B-22-12, Block B, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.

Assignor/Borrower : Loh Han Xin

Solicitor : M/S A. Rahim & Co  
(Tel : 07-2440001)

**JOHOR**





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| <p>Reserve Price : <b>RM 440,000</b></p> <p><b>LOT 4 PASIR GUDANG</b></p> <p><b>2 STOREY TERRACE HOUSE</b><br/>1,604 SQ. FT./ 149.02 SQ.MTR.</p> <p>No. 85, Jalan Eko Tropika 3/15, Taman Kota Masai, 81700 Pasir Gudang, Johor.</p> <p>Assignor/Borrower : Viknesperan A/L Simon</p> <p>Solicitor : M/S Ibrahim Nik Junainah &amp; Associates (Tel : 07-226 8272)</p> <p><b>JOHOR</b></p> | <p>Reserve Price : <b>RM 368,000</b></p> <p><b>LOT 5 SKUDAI</b></p> <p><b>3 BEDROOM SERVICED APARTMENT UNIT</b><br/>1,076 SQ. FT./ 99.96 SQ.MTR.</p> <p>Unit No. A-18-6, Inspira Bestari (also known as D'Inspire Residence), Jalan Bestari 15/2, Taman Nusa Bestari, 81300 Skudai, Johor.</p> <p>Assignor/Borrower : Mustafa Tirmizey</p> <p>Solicitor : M/S A. Rahim &amp; Co (Tel : 07-2440001)</p> <p><b>JOHOR</b></p>                     | <p>Reserve Price : <b>RM 230,000</b></p> <p><b>LOT 6 JOHOR BAHRU</b></p> <p><b>STUDIO SERVICE APARTMENT</b><br/>517 SQ. FT./ 48.03 SQ.MTR.</p> <p>Unit No. 14-07, Blok B, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor.</p> <p>Assignor/Borrower : Muhammad Khalif Bin Yasak</p> <p>Solicitor : M/S A. Rahim &amp; Co (Tel : 07-2440001)</p> <p><b>JOHOR</b></p> |
| <p>Reserve Price : <b>RM 190,000</b></p> <p><b>LOT 7 JOHOR BAHRU</b></p> <p><b>SERVICE APARTMENT</b><br/>463 SQ. FT./ 43.01 SQ.MTR.</p> <p>Unit No. 13-07, Menara B, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor.</p> <p>Assignor/Borrower : Lau Kar Wai</p> <p>Solicitor : M/S Nor Ding &amp; Co. (Tel : 07-335 7277)</p> <p><b>JOHOR</b></p>                     | <p>Reserve Price : <b>RM 750,000</b></p> <p><b>LOT 8 JOHOR BAHRU</b></p> <p><b>SERVICED APARTMENT UNIT</b><br/>1,744 SQ. FT./ 162 SQ.MTR.</p> <p>Unit No. B-17-08, Menara B, Residensi Southkey Mozek, Persiaran Southkey Utama, Kota Southkey, 80150 Johor Bahru, Johor.</p> <p>Assignor/Customer : Quek Ting Chin</p> <p>Solicitor : M/S Nor Ding &amp; Co. (Tel : 07-335 7277)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>JOHOR</b></p> | <p>Reserve Price : <b>RM 345,600</b></p> <p><b>LOT 9 JOHOR BAHRU</b></p> <p><b>SERVICE APARTMENT</b><br/>1,636 SQ. FT./ 151 SQ.MTR.</p> <p>Unit No. D-06-02, Pangsapuri Amara Larkin, Jalan Larkin, 80350, Johor Bahru, Johor.</p> <p>Assignor/Borrower : Chew Wee Siong</p> <p>Solicitor : M/S A. Rahim &amp; Co. (Tel : 07-771 7888)</p> <p><b>JOHOR</b></p>                                                |



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**RESERVE PRICE** : The subject properties will be sold subject to the reserve price as **mentioned above** and the **Conditions of Sale** and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

**DEPOSIT** : All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten percent (10%)** of the reserve price OR a **minimum of RM2,000.00** whichever is higher by **Bank Draft** or **Cashier's Order** only in favour of **AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD** for the account (**CUSTOMER NAME**) or **remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day**. 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**.

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

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