

Proclamation of Sale

In the exercise of the rights and powers conferred upon the Assignee(s)/Financier(s)/Lender(s) under Loan Agreement and/or Deed of Assignment entered into between the Assignee(s)/Financier(s)/Lender(s) and the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee(s)/Financier(s)/Lender(s) with the assistance of the undermentioned Auctioneer will sell the property(ies) by public auction.



Public Auction Via Online Bidding On Thursday, 17th September 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 auction date; otherwise the Auctioneer has the right to reject the registration. All bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)

Licensed Auctioneers : **LOW CHEE HIAN & ROSEMAINI BINTI AHMAD RADZI**

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/Whatsapp : 03-2162 3333 Website : www.ngchanmau.com

5%

Deposit (Five percent of the reserve price)



Visit our website, www.ngchanmau.com, for more information or call **03-2162 3333** for assistance. View Live Auction at www.ngchanmau.com/live-auction



RM131,300 | Shop Unit

Ref : DC10053653 • Size : 242 sq. ft.
Unit No. F 80, First Floor, Kuantan Parade, Jalan Haji Abdul Rahman, 25000 Kuantan, Pahang.



RM249,400 | Condominium Unit With 2 Car Park Bays

Ref : DC10071049 • Size : 1,000 sq. ft.
Unit No. A-20-9, Block A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, Bandar Damai Perdana, 56000 Kuala Lumpur.



RM450,000 | 3-bedroom Condominium Unit

Ref : DC10072890 • Size : 1,033 sq. ft.
Unit No. 2-13-01, Kondominium Alam Saujana, No.9, Jalan 1/12D, Off Batu 4 1/2, Jalan Ipoh, 51100 Kuala Lumpur.



RM460,000 | Condominium Unit

Ref : DC10063847 • Size : 1,195 sq. ft.
Unit No. A-27-3A, Residensi Ascenda, Jalan Arena 1, Setapak, 53200 Kuala Lumpur.



RM430,000 | Service Apartment

Ref : DC10066026 • Size : 1,141 sq. ft.
Blok D3-37-12, Residensi Bandar Razak, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.



RM500,000 | Service Suite

Ref : DC10071620 • Size : 560 sq. ft.
Unit No. 10-17, Menara Teguh Bangsar (Establishment Bangsar), Jalan Ang Seng, 50470 Kuala Lumpur.



RM388,800 | Apartment

Ref : DC10070677 • Size : 1,001 sq. ft.
Unit No. C-L22-05, Block C, Residensi Hijauan Bukit Jalil, Jalan Jalil Perwira 2, Bukit Jalil, 58200 Kuala Lumpur.



RM600,000 | Office Lot

Ref : DC10070746 • Size : 1,754 sq. ft.
Unit No. 8-3, Block 3E, Jalan Wangsa Delima 11, Wangsa Maju, 53300 Kuala Lumpur.



RM1,200,000 | 2 And A Half-storey Semi-detached House

Ref : DC10015163 • Size : 3,638 sq. ft.
No. 78, Jalan Plumbum 7/103, Seksyen 7, 40000 Shah Alam, Selangor.



RM1,591,800 | 3-storey Detached House

Ref : DC10070019 • Size : 7,039 sq. ft.
No. 13, Jalan Kemuning Mutiara 33/158B, Mutiara 33, Seksyen 33, 40400 Shah Alam, Selangor.



RM526,500 | Stratified 2-storey Terrace House

Ref : DC10067652 • Size : 1,539 sq. ft.
No. 48, Jalan Eco Majestic 8/2C, Eco Majestic, 43500 Semenyih, Selangor.



RM1,400,000 | 2 (2) Storey Bungalow House

Ref : DC10071433 • Size : 3,456 sq. ft.
No. 22, Jalan Diamond B5/5, Diamond Residence, 43500 Semenyih, Selangor.



RM2,200,000 | Stratified 2-storey Semi-detached House

Ref : DC10072898 • Size : 4,402 sq. ft.
No. 7, Jalan Aman Hana 3, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Kuala Langat, Selangor.



RM259,900 | Stratified 2 Storey Mid Terrace House

Ref : DC10071291 • Size : 1,195 sq. ft.
No. 61, Jalan Irama 9, Irama Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.



RM292,700 | Stratified 2 Storey Terraced House

Ref : DC10057120 • Size : 1,195 sq. ft.
No. 13, Jalan Irama 9, Irama Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.



RM420,000 | 2 Storey Terraced House

Ref : DC10072671 • Size : 1,200 sq. ft.
No. 68, Jalan Rentak 1/3, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.

note

Bumiputera Lot CIMB Islamic Bank Berhad Malay Reserve Land Malaysian Citizen

Click [HERE](#) for more information about this auction fair



RM421,200

Stratified 2 Storey Mid Terraced House

Ref : DC10067308 • Size : 1,399 sq. ft.

No. 32, Jalan MG 4, Taman Myra Gardens, 48050 Rawang, Selangor.

i



RM500,000

Stratified 2-storey Terraced House

Ref : DC10064521 • Size : 1,302 sq. ft.

No. 3, Jalan KH 6, Kita Harmoni, Cybersouth, 43800 Dengkil, Selangor.

m

i



RM687,700

Corner Townhouse (upper Unit)

Ref : DC10063056 • Size : 3,154 sq. ft.

No. 40-A, Jalan Ariza, Taman Raintree, 68100 Batu Caves, Selangor.



RM607,500

Townhouse Unit

Ref : DC10061339 • Size : 2,422 sq. ft.

No. 3-2, Jalan Tropicana Heights 3/3, Tropicana Heights, 43000 Kajang, Selangor.

i



RM610,000

Condominium

Ref : DC10072458 • Size : 1,349 sq. ft.

Unit No. A-3A-3A, Blok Alstonia, Residency Bayu 1, Jalan Bayu Utama, Bukit Ampang Permai, 68000 Ampang, Selangor.

b

i



RM255,200

Service Apartment Unit With A Carpark

Ref : DC10071970 • Size : 561 sq. ft.

Unit No. C-01-02, Block C, Cascades Residency, No. 13A, Jalan PJU 5/1, Kota Damansara, PJU 5, 47810 Petaling Jaya, Selangor.



RM612,000

Serviced Apartment

Ref : DC10072451 • Size : 818 sq. ft.

Unit No. B-06-17, Residensi Ryan & Miho, No. 74, Jalan Profesor Diraja Ungku Aziz (Jalan Universiti), Seksyen 13, 46200 Petaling Jaya, Selangor.



RM194,400

3 Bedroom Service Apartment

Ref : DC10056790 • Size : 678 sq. ft.

Unit No. 14 12, 14th Floor, Pangsapuri Servis Brunsfield, No. 3, Jalan Yoga 13/42, Seksyen 13, 40100 Shah Alam, Selangor.

i



RM175,700

Serviced Apartment Unit

Ref : DC10072030 • Size : 646 sq. ft.

Unit No. 20-18, 20th Floor, Saville @ D'Lake Puchong, Jalan Saville, 47130 Puchong, Selangor.



RM226,000

2-bedroom Service Apartment Unit

Ref : DC10071763 • Size : 753 sq. ft.

Unit No. A-20-2, Block A, KR7 Residences, Jalan TPP 5, Taman Mas Langat, 47130 Puchong, Selangor.



RM501,500

Service Apartment

Ref : DC10072325 • Size : 958 sq. ft.

Unit No. B-08-03, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor.

i



RM436,500

2 Storey Terrace House Within A Gated And Guarded Scheme

Ref : DC10070370 • Size : 1,560 sq. ft.

No. 56, Jalan M Panora 1/3, Taman M-Residensi, 48020 Rawang, Selangor.

i



RM282,200

Lower Unit - One And Half (1 1/2) Storey Townhouse

Ref : DC10065319 • Size : 1,141 sq. ft.

Unit No. 35-1, Jalan Elegan 1, Elegan Residensi, Taman Putra Perdana, 47130 Puchong, Selangor.



RM405,000

Townhouse (lower Unit)

Ref : DC10071131 • Size : 1,507 sq. ft.

Unit No 17, Jalan Puteri 5D/2, Bandar Puteri Bangi, 43000 Kajang, Selangor.

i



RM324,000

Condominium

Ref : DC10072061 • Size : 1,130 sq. ft.

No. 6-22, Emerald Residence, Jalan Mutiara Cheras 1, 43200 Cheras, Selangor.



RM200,000

3 Bedroom Serviced Apartment

Ref : DC10072166 • Size : 750 sq. ft.

Unit No. D-06-03, Blok D, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

b



RM490,000

Service Apartment

Ref : DC10056447 • Size : 850 sq. ft.

Unit No. B-25-11, Block B, Aera Servis Residensi, Jalan PJS 5/28A, 46300 Petaling Jaya, Selangor.

b

i



RM1,200,000

Service Apartment

Ref : DC10053161 • Size : 1,905 sq. ft.

Unit No. A-12-03, Block A, Azelia Residence, No. 3, Jalan PJU 9/1, Damansara Avenue, Bandar Sri Damansara, PJU 9, 47830 Petaling Jaya, Selangor.



RM510,000

Service Apartment

Ref : DC10071873 • Size : 1,119 sq. ft.

Unit No. SA2-25-01, Dsara Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.

i



RM202,500

3-bedroom Service Apartment

Ref : DC10071656 • Size : 955 sq. ft.

Unit No. D-10-24, Block D, Kompleks Suria Kinrara, Persiaran Kinrara Seksyen 3, 47190 Puchong, Selangor.



RM380,700

Corner 3+1 Serviced Apartment With 2 Car Park Bays

Ref : DC10071215 • Size : 1,130 sq. ft.

Unit No. B-05-02, Blok B, Twin Residences, Jalan Pipit, Bukit Tandang, 47170 Puchong, Selangor.



RM595,000

Service Apartment

Ref : DC10070893 • Size : 1,216 sq. ft.

Unit No. B-07-3A, Block B, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor.

note

- b

Bumiputera Lot
- i

CIMB Islamic Bank Berhad
- m

Malay Reserve Land
- w

Malaysian Citizen

Click [HERE](#) for more information about this auction fair



39

RM440,000

3 Bedroom Serviced Apartment

Ref : DC10072452 • Size : 990 sq. ft.

Unit No. ET2-26-14, Menara Eclipse 2, Persiaran Multimedia, Cyber 11 63000 Cyberjaya, Selangor.



40

RM212,100

Service Apartment

Ref : DC10071287 • Size : 850 sq. ft.

Unit No. A-16-18, Blok A, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor.



41

RM212,500

Service Apartment

Ref : DC10072522 • Size : 657 sq. ft.

Unit No. 2-23A-13A, Bayu Residensi @ Seri Temenggung, Jalan Temenggung, 68100 Batu Caves, Selangor.



42

RM283,500

One-bedroom Service Apartment

Ref : DC10071574 • Size : 618 sq. ft.

Unit No. B-15-2, The Mark @ Cheras, Jalan Cheras Hartamas, Taman Bukit Segar, 43200 Cheras, Selangor.



43

RM585,000

3 Bedroom Serviced Apartment

Ref : DC10072440 • Size : 1,259 sq. ft.

Unit No. A-15-1, Block A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor.



45

RM245,700

Service Apartment

Ref : DC10066072 • Size : 947 sq. ft.

Unit No. AR1-17-03, Almera Residensi, Laman Puteri 3, Bandar Puteri Bangi, 43000 Kajang, Selangor.



44

RM146,700

Service Apartment Unit

Ref : DC10044757 • Size : 728 sq. ft.

Unit No. A-10-20, Pangsapuri Servis Springvilla, Jalan UP 1/1A, Taman Ukay Perdana, 68000 Ampang, Selangor.



46

RM260,100

3 Bedroom Serviced Apartment

Ref : DC10071680 • Size : 947 sq. ft.

Unit No. AR1-15-06, Almera Residensi (on site is Block AR1 Almyra Residence), Laman Puteri 3, Bandar Puteri Bangi (R/P), 43000 Kajang, Selangor.



47

RM300,000

Service Apartment Unit

Ref : DC10070876 • Size : 904 sq. ft.

Unit No. A-34-22, Blok A, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor.



48

RM380,000

Service Apartment

Ref : DC10072507 • Size : 689 sq. ft.

Unit No. B-19-02, Pangsapuri Maya, Jalan Cove Sentral 1, Bandar Gamuda Cove, 42700 Banting, Selangor.



49

RM178,700

3 Bedroom Service Apartment

Ref : DC10051265 • Size : 1,044 sq. ft.

No. B-01-03A, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor.



50

RM195,100

Service Apartment Unit

Ref : DC10058279 • Size : 1,044 sq. ft.

Unit No. H-06-05, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor.



51

RM200,000

3-bedroom Serviced Apartment Unit

Ref : DC10071727 • Size : 901 sq. ft.

Unit No. A-G-20, Blok A, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor.



52

RM200,000

Corner 3-bedroom Serviced Apartment

Ref : DC10072751 • Size : 904 sq. ft.

Unit No. B-16-02, Blok B, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor.



53

RM225,000

Service Apartment

Ref : DC10064063 • Size : 635 sq. ft.

Unit No. A-28-02, Cerrado (Block A), Jalan Southville 1, Southville City, 43800 Dengkil, Selangor.



54

RM230,000

Service Apartment Unit With 2 Carpark Bays

Ref : DC10070956 • Size : 635 sq. ft.

Unit No. 16-03, Tangerine Suites, Persiaran Sunsuria, Bandar Sunsuria, 43900 Sepang, Selangor.



55

RM146,300

3 Bedroom Apartment

Ref : DC10063597 • Size : 678 sq. ft.

Unit No. H-331, Block H, Permai Apartment, No. 13, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.



57

RM200,000

Medium Cost Apartment

Ref : DC10072614 • Size : 992 sq. ft.

Unit No. 2-15-12, Pangsapuri Lagoon Perdana, Jalan PJS 9/1, Bandar Sunway, 46150 Petaling Jaya, Selangor.



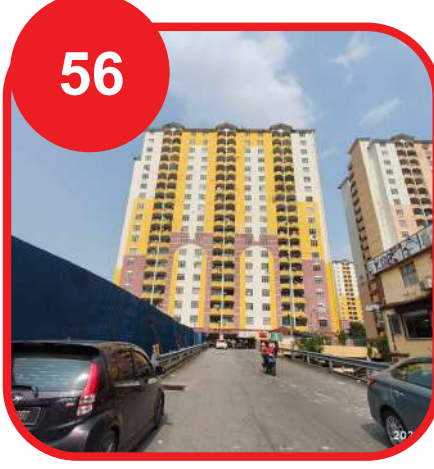
59

RM262,500

Apartment (with One Carpark)

Ref : DC10043227 • Size : 1,001 sq. ft.

Unit No. D-2-17, Pangsapuri D'Rimba, No. 11, Jalan Kenyalang 11/14, Seksyen 11, Kota Damansara, 47810 Petaling Jaya, Selangor.



56

RM170,000

Medium Cost Apartment

Ref : DC10072605 • Size : 850 sq. ft.

Unit No. 6-09-20, Pangsapuri Lagoon Perdana, Jalan PJS 9/1, Bandar Sunway, 46150 Petaling Jaya, Selangor.



58

RM220,000

3-bedroom Apartment

Ref : DC10061939 • Size : 850 sq. ft.

Unit No. F-11-10, Blok F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

There is an outstanding sum of RM 2,500.00 due to Developer under the Original Sale & Purchase Agreement.



60

RM127,500

3 Bedroom Apartment

Ref : DC10016430 • Size : 657 sq. ft.

No. E-08-02, Block E, Pangsapuri Angsana, Persiaran Mewah, USJ 1, 47620 Subang Jaya, Selangor.



note



Bumiputra Lot



CIMB Islamic Bank Berhad



Malay Reserve Land



Malaysian Citizen

Click [HERE](#) for more information about this auction fair



61

RM336,700

Apartment Unit Together With 2 Car Parks

Ref : DC10071102 • Size : 904 sq. ft.
Unit No. A-01-05, Rimbun Sanctuary, Jalan Birai U8/54, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.



63

RM380,000

3-bedroom Apartment With 3 Car Parking Bays (affordable Home)

Ref : DC10072056 • Size : 1,045 sq. ft.
Unit No. A-28-4, Pangsapuri Seri Topaz, Jalan Intan 2, Taman Puchong Intan, 47150 Puchong, Selangor.



65

RM127,700

Apartment Unit

Ref : DC10066402 • Size : 775 sq. ft.
Unit No. P8-C-03-10, Sri Ros Apartment, Jalan Sepakat Indah 6, Taman Sepakat Indah, Sungai Chua, 43000 Kajang, Selangor.



67

RM291,600

3 Bedroom Apartment

Ref : DC10071797 • Size : 1,044 sq. ft.
Unit No. A-08-01, Residensi Opal, Jalan Mutiara 2, Mutiara Heights, 43000 Kajang, Selangor.



69

RM211,500

Apartment Unit

Ref : DC10072066 • Size : 1,023 sq. ft.
Unit No. E-25-9, Block E, Pangsapuri Idaman Abadi, Persiaran Tropicana Heights, 43500 Semenyih, Selangor.



71

RM41,400

2+1 Bedroom Medium-cost Apartment

Ref : DC10029613 • Size : 810 sq. ft.
Unit No. B-L4-02, Lengkungan Taman Sri Nelayan, 42000 Pelabuhan Klang, Selangor.



73

RM226,800

3-bedroom Apartment

Ref : DC10068243 • Size : 901 sq. ft.
No. MPD-01-04, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor.



75

RM333,000

1+1 SOHO Unit

Ref : DC10072175 • Size : 452 sq. ft.
Unit No. B-13A-03A, Residensi 1, Plaza @ Kelana Jaya, No. 9, Jalan SS 7/13B, 47301 Petaling Jaya, Selangor.



77

RM194,200

Small Office Versatile Office (SOVO)

Ref : DC10071148 • Size : 656 sq. ft.
Unit No. 1-06-07, Block 1, No. 2A, Jalan Tukul Besi 13/41, TTDI Sentralis, 40100 Shah Alam, Selangor.



79

RM231,200

1-bedroom Small Office Home Office (SOHO)

Ref : DC10063545 • Size : 570 sq. ft.
Unit No. B-08-17, Block B, i-Soho @ i-City (I-suite), No. 2, Persiaran Multimedia, I-City, Seksyen 7, 40000 Shah Alam, Selangor.



81

RM119,000

3-bedroom Low Cost Flat

Ref : DC10071558 • Size : 700 sq. ft.
Unit No. Q-G-13, Blok Q, Pangsapuri Baiduri, Bandar Tasik Kesuma, 43700 Beranang, Selangor.



62

RM204,200

Apartment Unit

Ref : DC10067735 • Size : 1,022 sq. ft.
Unit No. B-19-14, Pangsapuri Idaman BSP, Jalan SP 11/1, Bandar Saujana Putra 1, 47130 Puchong, Selangor.



64

RM226,800

Apartment (with 2 Carparks)

Ref : DC10072004 • Size : 904 sq. ft.
Unit No A-2-4, Blok A, Residensi Bukit Tiara, Jalan Karunmas 10, 43300 Seri Kembangan, Selangor.



66

RM255,200

Apartment (with 2 Carparks)

Ref : DC10072109 • Size : 1,045 sq. ft.
Unit No. B-10-1, Block B, Residensi Adelia 4, Jalan Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor.



68

RM300,000

Apartment

Ref : DC10072290 • Size : 1,044 sq. ft.
Unit no. C-14-1, Residensi Adelia 3, Jalan Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor.



70

RM226,800

Medium Cost Apartment Unit

Ref : DC10071904 • Size : 904 sq. ft.
Unit No. H02-05-16, Pangsapuri Harmoni, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor.



72

RM195,100

Apartment Unit

Ref : DC10071629 • Size : 901 sq. ft.
Unit No. MPC-13-07, Jalan Perdana 1, Pangsapuri Melodi Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.



74

RM234,900

Apartment Unit

Ref : DC10068466 • Size : 850 sq. ft.
Unit No. B-04-11, Pangsapuri Duta Perintis, Persiaran Puncak Alam 12, 42300 Bandar Puncak Alam, Selangor.



76

RM180,000

Small Office Flexible Office (SOFO)

Ref : DC10071030 • Size : 431 sq. ft.
Unit No. 18-05, Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor.



78

RM218,300

Small Office Flexible Office (SOFO)

Ref : DC10071301 • Size : 830 sq. ft.
Unit No. 16-09, Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor.



80

RM231,200

One-bedroom Small Office Home Office (SOHO) Unit With A Study Room

Ref : DC10061293 • Size : 567 sq. ft.
Unit No. B-08-18, Block B, i-Soho @ i-City (I-suite), No. 2, Persiaran Multimedia, I-City, Seksyen 7, 40000 Shah Alam, Selangor.



82

RM354,400

Stratified Retail Lot

Ref : DC10071139 • Size : 1,345 sq. ft.
Unit No. L1-16, Cova Square, Jalan Teknologi, Kota Damansara, 47810 Petaling Jaya, Selangor.

note



Bumiputra Lot



CIMB Islamic Bank Berhad



Malay Reserve Land



Malaysian Citizen

Click [HERE](#) for more information about this auction fair



Office Premise

**Unit No. A-08-03, Blok A, Tropicana Avenue, No.12, Persiaran
Tropicana, Tropicana Golf & Country Resort, PJU 3, 47410
Petaling Jaya, Selangor.**



3 Storey Corner Terraced Shop-office

**No. 35, Jalan Bola Jaring 13/15, Seksyen 13, 40100 Shah Alam,
Selangor.**

Step 1 : Register as Bidder @ www.ngchanmau.com
Step 2 : Remit auction deposit via FPX online payment gateway
Step 3 : Receive approval via SMS
Step 4 : Bid at live auction

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

NCM CoTM

 03 - 2635 2088  auctionenquiry@cimb.com  cimb.com.my/propauction

b Bumiputra Lot **i** CIMB Islamic Bank Berhad **m** Malay Reserve Land **w** Malaysian Citizen

5. Nor Jihan (H/P: 012-202 0846)
6. Cavan Lum Wei Cong (H/P : 017- 419 3668)

b Bumiputra Lot **i** CIMB Islamic Bank Berhad **m** Malay Reserve Land **w** Malaysian Citizen

Click [HERE](#) for more information about this auction fair