



NCM CoTM

PROCLAMATION OF SALE

In exercise of the Rights and Powers conferred upon PUBLIC BANK BERHAD [196501000672 (6463-H)] / PUBLIC ISLAMIC BANK BERHAD [197301001433 (14328-V)], and the ASSIGNOR(S)/ BORROWER(S) under the MUSHARAKAH MUTANAQISAH MASTER AGREEMENT / FACILITIES / 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.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Monday, 19th October 2026, 3.30 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.)

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

Reserve Price : RM 600,000 LOT 1 RAWANG 2 AND HALF (2 1/2) STOREY SEMI-DETACHED HOUSE 2,800 SQ. FT. No. 9, Jalan SR 8/3F, Saujana Rawang, 48000 Rawang, Selangor. Assignor/Borrower : Sivaraman A/L M. Krishnan Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) Ref : KCCC/KLG/EYL2	 SELANGOR
Reserve Price : RM 18,000 LOT 2 KAMPAR LOW-COST APARTMENT UNIT 678 SQ. FT. Unit No. A2-15, Blok A, Rumah Pangsa, Taman Bandar Baru Selatan, 31900 Kampar, Perak. Assignor/Borrower : Chan Yoke Lin Solicitor : M/S Leong & Leong (Tel : 05-253 5885) Ref : ICCCK/KPR Note : (i) Although the strata/individual title for the property has been issued under Pajalan Negeri 327395, Lot 306404, Mukim and District of Kampar, State of Perak, it has not been transferred into the name of the Assignor/Customer, if required, the successful Purchaser shall be solely responsible for liaising with the Proprietor and/or the Developer/Vendor for the direct transfer of the property to himself/herself and shall solely bear all costs, payments, charges, fees and expenses for the same. (ii) The Bank will not be liable for any caveats filed and it is the duty of bidder/purchaser to remove the caveat if any.	 PERAK
Reserve Price : RM 420,000 LOT 3 SIBU 2 STOREY TERRACE HOUSE 2,018 SQ. FT. No. 5B, Lorong Ulu Sungai Merah 18D, Sibu, Sarawak. Assignor/Borrower : Su Pei Fong (f) Solicitor : M/S Kadir, Wong, Lin & Co (Sibu) (Tel : 084-320 996 / 320 997) Ref : JCL Note : The Successful bidder to bear all the outstanding charges (i.e. Maintenance Fee, Quit Rent, Assessment Fee and utilities bills as stated in the Conditions of Sale.	 SARAWAK

 = Public Bank Berhad

 = Public Islamic Bank Berhad

RESERVE PRICE : The subject properties will be sold on an “as is where is” basis, subject to the respective reserve price and **Conditions of Sale**. 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 **PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE 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. The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 8th October 2026.*

Visit www.ngchanmau.com for more attractive properties nationwide

NCM CoTM

Licensed Auctioneers:

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

NG CHAN MAU & CO. SDN. BHD.

200601018098 (737850-T)

Kuala Lumpur

No. 7, Ground Level, Block B, (B-0-7), Megan Avenue II,

No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,
80300 Johor Bahru

Contact Us (Mon-Fri)

Call : 03-2162 3333

Whatsapp : 012-295 1388

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



Scan to view
all lots

HOW TO BID AUCTION PROPERTY ONLINE?



Register as
User



Select
Property



Register to Bid
Online



Placement of Auction
Deposit
*Refer T&C



On the Auction Day, Log on via
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

DURING AUCTION



Don't use your device for
other apps that consume
internet bandwidth



Don't press the "back"
button of your browser
when auction started

WHY SHOULD I BID ONLINE?



Safe and
Convenient



Save Time
and Cost



Transparent
Bidding Process

Visit www.ngchanmau.com for more attractive properties nationwide

CALL **03-2162 3333** (EXT. 1023 / 2002 / 2008) or WHATSAPP **012-295 1388**