

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 Wednesday, 17th April 2024, Time : 12.00 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. 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. 6 & 7, Level 1, Block B, Megan Avenue II, No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

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001  **RM380,000** | 2 Storey Terrace House
Ref : DC10060347 • Size : 1,873 sq. ft.
No. 5, Lorong Pinggiran Putra 3/120, Pinggiran Putra 3, (formerly known as No. 5, Lorong K.S 2/15, Taman Kuantan Jaya), 26060 Kuantan, Pahang. **i**

002  **RM404,000** | 2+1 Bedroom Townhouse
Ref : DC10058611 • Size : 1,539 sq. ft.
No. 1, Jalan P16D/5, Presint 16, 62150 Putrajaya. **i**

003  **RM226,000** | 4 Bedroom Service Apartment
Ref : DC10060098 • Size : 947 sq. ft.
Unit No. B1-12-10, Beverly Tower, Plaza Medan Putra, Jalan Medan Putra, 6, Medan Putra Business Centre, Bandar Sri Menjalara, 52200 Kuala Lumpur. **i**

004  **RM289,000** | Service Apartment
Ref : DC10061111 • Size : 657 sq. ft.
Unit No. A1-20-07, Residensi Henna, No. 2, Jalan Wangsa Kuarza, Wangsa Maju, 53300 Kuala Lumpur. **b**

005  **RM325,600** | Service Apartment
Ref : DC10060807 • Size : 1,119 sq. ft.
Unit No. 16-05, Suite Enesta Kepong, No. 201, Pintasan Segambut, Kepong, 52000 Kuala Lumpur. **b**

006  **RM350,000** | Service Apartment
Ref : DC10061472 • Size : 950 sq. ft.
Unit No. E1-26-1, Block E1, Parklane OUG Service Apartment, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur. **i**

007  **RM357,300** | Service Apartment
Ref : DC10060746 • Size : 850 sq. ft.
Unit No. A-09-08, Block A, Residensi Kenwingston Petaling, No. 368, Lebuhraya Besraya, Taman Salak Selatan, 57000 Kuala Lumpur. **i**

008  **RM399,300** | Service Apartment
Ref : DC10053226 • Size : 1,195 sq. ft.
Unit No. B-23-05, Block B, Residensi Lakeville, Jalan Sibul, Taman Wahyu, 68100 Kuala Lumpur. **i**

009  **RM97,200** | Apartment
Ref : DC10037055 • Size : 468 sq. ft.
Unit No. 27-1B, Jalan Perdana 6/6, Pandan Perdana, 55300 Kuala Lumpur. **i**

010  **RM243,000** | 3 Bedroom Medium Cost Apartment
Ref : DC10058658 • Size : 851 sq. ft.
Unit No. C-3A-9, Menara Delima, Tasik Heights Apartments, Jalan Liku Tasik Selatan, Bandar Tasik Selatan, 57000 Kuala Lumpur. **i**

011  **Called Off**

012  **RM1,040,000** | 3 Bedroom Apartment
Ref : DC10061565 • Size : 1,679 sq. ft.
Unit No. A-29-14, Legasi Kampung Bharu, No. 25, Jalan Raja Muda Musa, Kampung Baru, 50300 Kuala Lumpur. **i**

013  **RM1,850,000** | Stratified 3 Storey Semi-Detached House
Ref : DC10060422 • Size : 3,961 sq. ft.
No. 47, Jalan Sejati 1, Sejati Residences, Cyber 9, 63000 Cyberjaya, Selangor. **i**

014  **RM430,000** | Extended And Renovated 2 Storey Mid Terraced House
Ref : DC10049688 • Size : 1,195 sq. ft.
No. 40, Jalan BM 5/29, Seksyen 5, Bandar Bukit Mahkota, 43000 Kajang, Selangor. **i**

015  **RM530,000** | Renovated And Extended 2 Storey Cluster Semi-detached House
Ref : DC10059800 • Size : 2,809 sq. ft.
No. 8, Jalan 6/21, Bandar Tasik Puteri, 48020 Rawang, Selangor. **b**


016  **RM585,000** | 2 Storey Cluster Home
Ref : DC10059322 • Size : 2,080 sq. ft.
No. 6, Jalan MR 2/10, Taman M-Residensi 2, 48020 Rawang, Selangor. **i**

017  **RM500,000** | Stratified 2 Storey Linked House
Ref : DC10056079 • Size : 1,206 sq. ft.
No. 18, Jalan CW 1/1C, Casa Wood, Cybersouth, 43800 Dengkil, Selangor. **i**


018  **RM530,000** | Lower Level Townhouse Unit
Ref : DC10061495 • Size : 1,507 sq. ft.
Unit No. 50, Jalan Puteri 5D/4, Bandar Puteri Bangi, 43000 Kajang, Selangor. **i**

019  **RM520,000** | Stratified 4 Bedroom Townhouse (Upper Level)
Ref : DC10061592 • Size : 1,927 sq. ft.
Unit No. 14A, Jalan SP 2/17, Bandar Saujana Putra, Lebuhraya ELITE, 42610 Jenjarom, Selangor. **i**

020  **RM280,500** | Townhouse Unit
Ref : DC10055002 • Size : 1,256 sq. ft.
Unit No. 36-2, Jalan Amansiara 2/2, Taman Amansiara, 48000 Rawang, Selangor. **i**

021  **RM866,700** | 3 Bedroom Duplex Condominium
Ref : DC10053894 • Size : 2,987 sq. ft.
Unit No. B-2-C08, Block B, Armanee Terrace Condominium, No. 8, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor. **i**


022  **RM199,800** | 2 Bedroom Serviced Condominium
Ref : DC10014804 • Size : 850 sq. ft.
Unit No. D-20-15, Block D (Taisho), Koi Tropika Condominium, Jalan Puchong Batu 13 1/2, 47100 Puchong, Selangor. **i**


023  **RM360,000** | Condominium
Ref : DC10035731 • Size : 1,044 sq. ft.
Unit No. A-18-03, Block A, Desa Impiana Condominium, Jalan Prima Utama 2, Taman Puchong Prima, 47150 Puchong, Selangor. **i**

024  **RM399,500** | Condominium
Ref : DC10056627 • Size : 1,185 sq. ft.
Unit No. A-14-05, Springville Residence, Persiaran Dr. George Lim Ah Soo, Taman Equine, 43300 Seri Kembangan, Selangor. **i**


025  **RM265,800** | Condominium
Ref : DC10059616 • Size : 1,141 sq. ft.
Unit No. B-G-03, Kondominium Bukit Bayu, Jalan Bukit Pandan Bistari 5, Cheras Baru, Taman Bukit Pandan, 56100 Cheras, Selangor. **i**


026  **RM652,500** | Condominium Unit With A Private Garden
Ref : DC10060455 • Size : 2,002 sq. ft.
Unit No. C-7-2A, Block C, Green Residence, Jalan Sayang 1, 43200 Cheras, Selangor. **i**

027  **RM331,500** | 1 + 1 Bedroom Serviced Apartment
Ref : DC10060659 • Size : 549 sq. ft.
Unit No. B-39-9, Level 39, Block B, Aera Servis Residensi, Jalan PJS 5/28A, 46150 Petaling Jaya, Selangor. **i**

028  **RM450,500** | Service Apartment
Ref : DC10060355 • Size : 764 sq. ft.
Unit No. A-25-09, Emporis Residences, Persiaran Surian, Kota Damansara, 47810 Petaling Jaya, Selangor. **b**

029  **Called Off**

030  **RM350,000** | 2 Bedroom Serviced Apartment
Ref : DC10061661 • Size : 883 sq. ft.
Unit No. A-14-03A, Block A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor. **b**

031  **RM350,000** | 2 Bedroom Serviced Apartment
Ref : DC10061658 • Size : 883 sq. ft.
Unit No. B-17-12, Block B, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor. **b**

032  **RM351,000** | 3 Bedroom Service Apartment
Ref : DC10061326 • Size : 1,147 sq. ft.
No. 8-19-9, The Wharf Residence, Jalan Tasik Prima 6/2, Taman Tasik Prima, 47150 Puchong, Selangor. **i**

033  **RM459,000** | 3 Bedroom Service Apartment
Ref : DC10056747 • Size : 990 sq. ft.
Unit No. A-07-06, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor. **i**

note

b Bumiputra Lot

i CIMB Islamic Bank Berhad



m Malay Reserve Land

w Malaysian Citizen

034  **RM550,000** | 3 Bedroom Service Apartment
 Ref : DC10061215 • Size : 958 sq. ft.
 No. A-15-10, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor. 

035  **RM323,000** | 3 Bedroom Duplex Service Apartment
 Ref : DC10061065 • Size : 947 sq. ft.
 Unit No. ET2-32-08, Menara Eclipse 2, Persiaran Multimedia, Cyber 11, 63000 Cyberjaya, Selangor.

 **Called Off**



037  **RM270,000** | Serviced Apartment
 Ref : DC10061492 • Size : 549 sq. ft.
 Unit No. 12-8, MKH Boulevard II, Jalan Bukit, 43000 Kajang, Selangor. 

038  **RM255,000** | Service Apartment
 Ref : DC10061299 • Size : 842 sq. ft.
 Unit No. 1-11-12A, Apartment Servis Sentrovue A, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Kuala Selangor, Selangor. 

039  **RM225,000** | Serviced Apartment
 Ref : DC10061370 • Size : 635 sq. ft.
 Unit No. 01-11, Tangerine Suites, Persiaran Sunsuria, Bandar Sunsuria, 43900 Sepang, Selangor. 

040  **RM212,500** | Serviced Apartment
 Ref : DC10061312 • Size : 901 sq. ft.
 Unit No. KR-17-01, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, Cyberjaya, 43800 Dengkil, Selangor. 


041  **RM250,000** | Serviced Apartment
 Ref : DC10061310 • Size : 901 sq. ft.
 Unit No. KR-03-10, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor. 


042  **RM280,500** | Corner Serviced Apartment With 2 Car Parks
 Ref : DC10057329 • Size : 797 sq. ft.
 Unit No. A-17-13A, Cerrado (Blok A), Southville City, 43800 Dengkil, Selangor. 


043  **RM280,500** | Service Apartment
 Ref : DC10061285 • Size : 901 sq. ft.
 Unit No. KR-09-17, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor. 



 **Called Off**

045  **RM220,000** | 3 Bedroom Low Medium Cost Apartment
 Ref : DC10060213 • Size : 793 sq. ft.
 Unit No. F-14-03, Blok F, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor.

046  **RM255,000** | Apartment
 Ref : DC10045745 • Size : 1,001 sq. ft.
 Unit No. 1102, Pangsapuri Seri Setia, No. 72, Jalan SS9A/19, 47300 Petaling Jaya, Selangor. 

047  **RM255,000** | Apartment
 Ref : DC10044396 • Size : 1,033 sq. ft.
 Unit No. C7-06, Block C, PJS One Apartment, No. 2, Jalan PJS 1/35, Taman Petaling Utama, 46000 Petaling Jaya, Selangor. 

048  **RM170,000** | Low Cost Apartment
 Ref : DC10061625 • Size : 657 sq. ft.
 Unit No. 412, Tingkat 3, Block 42, Seksyen 7, 40000 Shah Alam, Selangor.

049  **RM200,000** | Apartment
 Ref : DC10061704 • Size : 893 sq. ft.
 Unit No. 402, 3rd Floor, Block A4, Pangsapuri Alora/Mediterranean 1(A), Jalan Damai 25/60, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor.

050  **RM226,000** | A Corner Unit 3-bedroom Medium-Cost Apartment With 2 Car Parking Bays
 Ref : DC10060510 • Size : 827 sq. ft.
 Unit No. 2-3-301, Pangsapuri Sri Kejora, No. 2, Jalan Nova U5/71A, Seksyen U5, 40150 Shah Alam, Selangor.

051  **RM260,000** | 3 Bedroom Apartment
 Ref : DC10061458 • Size : 1,017 sq. ft.
 Unit No. F-04-01, Pangsapuri Vista Lavender, Persiaran Kinrara, Seksyen 3, 47190 Puchong, Selangor.

052  **RM306,000** | Apartment
 Ref : DC10022749 • Size : 1,281 sq. ft.
 Unit No. A-13-01, Pangsapuri Sri Bayu, Jalan Pipit, Bandar Puchong Jaya, 47100 Puchong, Selangor.

 **Called Off**

054  **RM360,000** | Apartment With 2 Carparks
 Ref : DC10061509 • Size : 904 sq. ft.
 Unit No. C-01-12, Vina Residency, Jalan Seri Taming 2A, 43200 Cheras, Selangor. 


055  **RM240,600** | Corner Apartment Unit Together With Car Park Bays
 Ref : DC10055575 • Size : 1,000 sq. ft.
 B-11-01, Pangsapuri Gapura Bayu, Jalan Puncak Utama 2/7, Jade Hills, 43000 Kajang, Selangor. 

056  **RM243,000** | 3 Bedroom Apartment
 Ref : DC10061037 • Size : 1,087 sq. ft.
 Unit No. C-24-3, Block C, Residensi Adelia, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor. 

057  **RM330,000** | 3 Bedroom Apartment
 Ref : DC10061566 • Size : 1,087 sq. ft.
 Unit No. E-23-11, Block E, Residensi Adelia, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor. 

058  **RM330,000** | 3 Bedroom Apartment With 2 Car Parking Bays
 Ref : DC10061687 • Size : 1,045 sq. ft.
 No. B-24-16, Block B, Residensi Adelia 2, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor. 

059  **RM162,000** | 3 Bedroom Apartment
 Ref : DC10059218 • Size : 705 sq. ft.
 Unit No. 1-7, Apartment Impiana, Jalan Tanjung Utama 1, Laman Semanggi, 43500 Semenyih, Selangor. 

060  **RM314,500** | Corner 3 Bedroom Apartment
 Ref : DC10061463 • Size : 1,119 sq. ft.
 No. 10-01, Residensi Anggerik Wira, Jalan Sungai Tekali, 43100 Hulu Langat, Selangor. 

061  **RM50,400** | Apartment
 Ref : DC10029601 • Size : 650 sq. ft.
 Unit No. G-L2-02, Block G, Lengkungan Kampung Nelayan, Taman Seri Nelayan, 42000 Klang, Selangor.
There is an outstanding sum of RM1,000.00 due to Developer under the Original Sale & Purchase Agreement. 

062  **RM297,500** | Apartment
 Ref : DC10061206 • Size : 872 sq. ft.
 Unit No. A-16-11, Blok A, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor.




063  **RM323,000** | 3 Bedroom Apartment
 Ref : DC10055195 • Size : 1,001 sq. ft.
 Unit No. A-03-07, Block A, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Kuala Langat, Selangor.

064  **RM272,000** | Apartment
 Ref : DC10060352 • Size : 893 sq. ft.
 No. A-1-04, Pangsapuri Danau Perintis, Persiaran Puncak Alam 12, 42300 Bandar Puncak Alam, Selangor.

065  **RM36,000** | Medium Cost Apartment
 Ref : DC10060928 • Size : 650 sq. ft.
 Unit No. SBG-2-08, Jalan Bakawali 2, Pangsapuri Seri Bakawali, Bukit Sentosa, 48300 Rawang, Selangor.

066  **RM50,000** | Low Cost Apartment
 Ref : DC10026462 • Size : 650 sq. ft.
 Unit No. G-2-04, Block G, Jalan Bunga Raya 3, Apartment Teratai, Taman Bunga Raya, 48300 Rawang, Selangor.

067  **RM78,100** | Apartment
 Ref : DC10007957 • Size : 688 sq. ft.
 Unit No. A-G-02, Block A, Apartment Cempaka, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor.

068  **RM90,000** | Apartment
 Ref : DC10061366 • Size : 719 sq. ft.
 Unit No. O2-04-03A, Oakwood Court Apartment, Pinggiran Lembah Hijau 9, Bandar Tasik Puteri, 48020 Rawang, Selangor. 


069  **RM137,300** | 3 Bedroom Apartment
 Ref : DC10059818 • Size : 850 sq. ft.
 Unit No. A-10-09, Pangsapuri Selangorku @ Cendana, Jalan MR 2/13, Taman M-Residensi 2, 48020 Rawang, Selangor. 


070  **RM310,000** | 3 Bedroom Apartment
 Ref : DC10059915 • Size : 953 sq. ft.
 Unit No. P4-7-6, Pangsapuri Perdana Park, Pinggiran Lembah Hijau 7, Bandar Tasik Puteri, 48020 Rawang, Selangor. 


071  **RM130,000** | Low Cost Flat Unit
 Ref : DC10061700 • Size : 650 sq. ft.
 Unit No. J-04-20, Blk J, Pangsapuri Petaling Perdana, Jalan PJS 1/21, Taman Petaling Utama, 46150 Petaling Jaya, Selangor. 

072  **RM75,000** | 2 Bedroom Low-cost Flat
 Ref : DC10053575 • Size : 565 sq. ft.
 Unit No. 2A, Tingkat 1, Blok 3K, Jalan Sabar 25/83, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor. 

073  **RM120,000** | 3 Bedroom Low Cost Flat
 Ref : DC10049534 • Size : 661 sq. ft.
 Unit No. 3-11, Block Episia, Desa Sentosa, 43650 Bandar Baru Bangi, Selangor. 

074  **RM90,000** | 3 Bedroom Low Cost Flat
 Ref : DC10048405 • Size : 650 sq. ft.
 Unit No. 6-2-8, Seri Sementa 8, Taman Seri Sementa, Batu 7 Jalan Kapar, 42100 Klang, Selangor.

075  **RM64,400** | Medium Cost Walk Up Flat Unit
 Ref : DC10029606 • Size : 768 sq. ft.
 Unit No. C-L1-15, Block C, Lengkungan Kampung Nelayan, Taman Seri Nelayan, 42000 Pelabuhan Klang, Selangor.
There is an outstanding sum of RM1,832.50 due to Developer under the Original Sale & Purchase Agreement. 

076 **RM64,400** | Medium Cost Walk-up Flat Unit
 Ref : DC10029609 • Size : 768 sq. ft.
 Unit No. C-L1-03, Block C, Lengkungan Kampung Nelayan,
 Taman Seri Nelayan, 42000 Pelabuhan Klang, Selangor.
There is an outstanding sum of RM1,622.50 due to Developer under the Original Sale & Purchase Agreement.

077 **RM67,600** | Low Cost Flat
 Ref : DC10010085 • Size : 657 sq. ft.
 Unit No. 7B-R8-03, Pangsapuri Pendamar B, Jalan
 Pendamaran/KS5, 42000 Pelabuhan Klang, Selangor.

078 **RM49,500** | Low Cost Flat
 Ref : DC10025284 • Size : 650 sq. ft.
 Unit No. K-3-8, 3rd Floor, Block K, Apartment Teratai, Jalan
 Bunga Raya 3, Taman Bunga Raya, Bukit Beruntung, 48300
 Rawang, Selangor.

079 **RM249,400** | Office Unit
 Ref : DC10060309 • Size : 1,561 sq. ft.
 Unit No. 05-5, Bizwalk, Jalan Tasik Prima 6/2, Taman Tasik Prima,
 47150 Puchong, Selangor.

080 **RM721,800** | Office Unit
 Ref : DC10057604 • Size : 2,003 sq. ft.
 Unit No. B-02-05, Block B, Tamarind Square, Persiaran Multimedia,
 Cyber 10, 63000 Cyberjaya, Selangor.

081 **RM853,000** | Stratified Office Unit
 Ref : DC10053040 • Size : 2,231 sq. ft.
 Unit No. B-04-10, Block B, Tamarind Square, Persiaran Multimedia,
 Cyber 10, 63000 Cyberjaya, Selangor.

082 **RM1,000,000** | Shop Unit
 Ref : DC10057246 • Size : 1,292 sq. ft.
 Unit No. 1-50, Glomac Centro, Jalan Teratai, PJU 6A, 47400
 Petaling Jaya, Selangor.

083 **RM1,000,000** | Shop Unit
 Ref : DC10057247 • Size : 1,292 sq. ft.
 Unit No. 1-51, Glomac Centro, Jalan Teratai, PJU 6A, 47400
 Petaling Jaya, Selangor.

084 **RM1,181,000** | Renovated Stratified
 Semi-detached Shop/Office
 Ref : DC10057602 • Size : 2,003 sq. ft.
 Unit No. B-01-05, Blok B, Tamarind Square, 63000 Cyberjaya,
 Selangor.

085 **RM61,500** | Shop-Office
 Ref : DC10031926 • Size : 765 sq. ft.
 Unit No. 21-3A, Jalan Putra 7, Taman Putra Kajang, 43000 Kajang,
 Selangor.

086 **RM240,000** | Shop Unit (Rear Portion)
 Ref : DC10040812 • Size : 574 sq. ft.
 Unit No. 77-G-B, Jalan 7A/3, Bandar Tasik Puteri, 48020 Rawang,
 Selangor.

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note

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

CIMB Mortgage Sales & Contact Number :-

Central Region

- 1. Grace Teoh (H/P: 012-562 2779)
- 2. Joseph Loh (H/P: 016-665 4310)

- 3. Vincent Seah (H/P: 012-983 3634)
- 4. Rizal (H/P: 017-225 2030)

- 5. Isaac Tang (H/P: 012- 683 2348)

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