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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Bank Islam Malaysia Berhad and the Assignor(s) / Customer(s) under the 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.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Thursday, 25th September 2025, 2.30 p.m.
Venue: Auction Room Of Ng Chan Mau & Co Sdn Bhd
No. 7, Ground Level, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Alternatively, prospective bidders may submit bids for the property online via www.ngchanmau.com (For online bidding, please register at least one (1) working day before auction date for registration & verification purposes) ONLINE BIDDERS ARE FURTHER SUBJECT TO ONLINE TERMS AND CONDITIONS ON www.ngchanmau.com

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 720,000** **SHAH ALAM**

2 STOREY TERRACE HOUSE + GATED AND GUARDED SCHEME (1,206 SQ. FT.)
No. 92, Jalan Elmina Ilham 4, Elmina East, 40160 Shah Alam, Selangor. **BUMI LOT**

Assignors/Customers : Romi Bin Ramly & Noorfadhillah Binti Mohammad
Solicitor : M/S Kartika & Co
(Tel : 03-5523 6074)
NCM Ref : NCM/BIMB/66149
BANK ISLAM MALAYSIA BERHAD



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

EXTENDED CORNER UNIT 2 STOREY TERRACE HOUSE (2,992 SQ. FT.)
No. 14, Jalan Suakasih 3/4, Bandar Tun Hussein Onn, 43200 Cheras, Selangor.

Assignor/Customer : Haris Bin Ahmad
Solicitor : M/S Harmy Yusoff & Azli
(Tel : 03-4026 9888)
NCM Ref : NCM/BIMB/66160
BANK ISLAM MALAYSIA BERHAD



Reserve Price : **RM 360,000** **SEPANG**

2 STOREY END-LOT TERRACE HOUSE (1,076 SQ. FT.)
No. 50, Jalan Dahlia 1/4, Taman Dahlia, 43900 Sepang, Selangor.

Assignor/Customer : Rosli Bin Ramli
Solicitor : M/S Harmy Yusoff & Azli
(Tel : 03-4026 9888)
NCM Ref : NCM/BIMB/66152
BANK ISLAM MALAYSIA BERHAD



Reserve Price : **RM 405,000** **NEGERI SEMBILAN**

2 STOREY TERRACE HOUSE (1,385 SQ. FT.)
No. 55, Jalan Ainsdale 2/7, Bandar Ainsdale, 70200 Seremban, Negeri Sembilan. **BUMI LOT**

Assignors : Mohd Khairul Azmin Bin Kamaruzzaman & Nurain Binti Husin
Customer : Mohd Khairul Azmin Bin Kamaruzzaman
Solicitor : M/S Nassir Hafiz Nazri & Rahim
(Tel : 06-7640414 / 7646414)
NCM Ref : NCM/BIMB/65878
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Reserve Price : **RM 24,300** **PERAK**

2 STOREY LOW COST CLUSTER HOUSE (657 SQ. FT.)
Plot 209, Rumah Kos Rendah, RKR Desa Seri Iskandar Fasa 1A, 32610 Seri Iskandar, Perak. **DI DALAM KAWASAN REZAB MELAYU**

Assignor/Customer : Khairil Asnizar Bin Kamarudin
Solicitor : M/S Ana Shahrana Annuar & Co
(Tel : 05-5465001 / 05-5465006)
NCM Ref : NCM/BIMB/65367
BANK ISLAM MALAYSIA BERHAD



Reserve Price : **RM 250,000** **PENANG**

1 STOREY TERRACED HOUSE (1,001 SQ. FT.)
No. 51, Lorong Penaga 19, Taman Penaga, 13100 Penaga, Pulau Pinang.

Assignors/Customers : Azmi Bin Kasim & Sabariah Binti Sahab
Solicitor : M/S Shariful Azhar & Partners
(Tel : 04-578 0041/ 04-578 0042)
NCM Ref : NCM/BIMB/66157
BANK ISLAM MALAYSIA BERHAD



Reserve Price : **RM 211,500** **NEGERI SEMBILAN**

TOWN HOUSE (915 SQ. FT.)
No. 108-G, Jalan Nilai Perdana 11, Taman Nilai Perdana, Phase 2, 71800 Nilai, Negeri Sembilan.

Assignor/Customer : Mohd Khairuddin Bin Abu Bakar
Solicitor : M/S Nassir Hafiz Nazri & Rahim
(Tel : 06-7640414 / 7646414)
NCM Ref : NCM/BIMB/65879
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Reserve Price : **RM 459,270** **PETALING JAYA**

3 BEDROOM CONDOMINIUM UNIT (1,148 SQ. FT.)
Unit No. A-23-3A, Block A, Verando Residence, PJS 5, 46000 Petaling Jaya, Selangor.

Assignors/Customers : Hisyam Bin Mohd Safian & Siti Normah Binti Isa
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
NCM Ref : NCM/BIMB/63826
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Reserve Price : **RM 360,000** **JOHOR**

CONDOMINIUM (1,055 SQ. FT.)
#12-08, Blok A, Kondominium Cenderasari Perdana, Jalan Cenderasari 1, Taman Perbadanan Islam Larkin, 80350 Johor Bahru, Johor. **MALAY RESERVE**

Assignor : Norizan Binti Mohamed Ariffin
Customers : Norizan Binti Mohamed Ariffin & Muhammad Fadzli Bin Abdul Manap @ Manap
Solicitor : M/S Norzaki Yusop & Co.
(Tel : 07-231 7740)
NCM Ref : NCM/BIMB/66156
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Reserve Price : **RM 239,150** **BATU CAVES**

DUPLEX SERVICE SUITE APARTMENT (1,679 SQ. FT.)
Unit No. C-19-07, Block C, Amara Boulevard Service Residence, Jalan Raintree Utama, Taman Raintree, 68100 Batu Caves, Selangor.

Assignors/Customers : Nazhatulshima Binti Mohd Tajudin & Mohd Faisal Bin Jaafar
Solicitor : M/S Kartika & Co (Tel : 03-5523 6074)
NCM Ref : NCM/BIMB/60300
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Reserve Price : **RM 350,000** **KAJANG**

3 BEDROOM SERVICED APARTMENT (1,119 SQ. FT.)
Unit No. A-12-08, Block A, Jalan Seksyen 2/1, Residensi Pr1ma Kajang Utama, Taman Kajang Utama, 43000 Kajang, Selangor.

Assignors : Rohaimi Bin Mohd Akibi & Nur Syafiqah Binti Razali
Customer : Rohaimi Bin Mohd Akibi
Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)
NCM Ref : NCM/BIMB/66151
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Reserve Price : **RM 269,730** **DENGKIL**

SERVICED APARTMENT (958 SQ. FT.)
Unit No. B1-25-05, Savanna Executive Suite, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor.

Assignor/Customer : Muh Syakir Bin Muh Puzi
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
(Tel : 03-5631 0415)
NCM Ref : NCM/BIMB/64994
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Reserve Price : **RM 26,580**

PERAK

1 BEDROOM SERVICED APARTMENT (452 SQ. FT.)
Unit No. A-3-347 (Room No. 7206),
Suria Laketown Blok A, Bukit Merah
Laketown, 34400 Simpang Ampat
Semangol, Perak.
Assignors/Customers :
Shukri Bin Ali & Pauziyah Binti Bahari
Solicitor : M/S Shariful Azhar & Partners
(Tel : 04-578 0041 / 42)
NCM Ref : NCM/BIMB/64511
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Reserve Price : **RM 216,000**

PUTRAJAYA

APARTMENT (700 SQ. FT.)
Unit No. D2-T04-U03, Block D2,
Pangsapuri Putra Harmoni, Jalan
Tempua P9 B/2, Presint 9, 62250
Putrajaya, Wilayah Persekutuan
Putrajaya.
Assignor/Customer : Rozita Binti Hussein
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
NCM Ref : NCM/BIMB/66146
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Reserve Price : **RM 240,000**

KUALA LUMPUR

APARTMENT (850 SQ. FT.)
Unit No. A-06-13A, PPA1M@
Metropolitan Kepong, 52100
Kuala Lumpur, Wilayah Persekutuan
Kuala Lumpur.
Assignors : Mohamad Baihaqi Bin Mohamad Noor &
Siti Mahani Binti Amzah
Customer : Mohamad Baihaqi Bin Mohamad Noor
Solicitor : M/S Harmy Yusoff & Azli (Tel : 03-4026 9888)
NCM Ref : NCM/BIMB/66154
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Reserve Price : **RM 288,000**

KUALA LUMPUR

3 BEDROOM AFFORDABLE APARTMENT (1,033 SQ. FT.)
Unit No. A-5-4, Residensi Hijauan
Lumayan, No. 9, Jalan Sinar, Taman
Naga Emas, 58200 Kuala Lumpur.
Assignors/Customers :
Mohd Ridhuan Bin Ismail & Norhayati Binti Nawi
Solicitor : M/S Khalek Awang & Associates
(Tel : 03-4142 8281 / 5281 / 4281)
NCM Ref : NCM/BIMB/66144
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Reserve Price : **RM 282,123**

PETALING JAYA

3 BEDROOM MEDIUM COST APARTMENT (1,080 SQ. FT.)
Unit No. E-10-02, Block E, Flora
Damansara, No. 1, Jalan PJU 8/9,
Bandar Damansara Perdana, 47820
Petalang Jaya, Selangor. **BUMI LOT**
Assignor/Customer :
Sharifah Nadhia Binti Syed Ismail
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)
NCM Ref : NCM/BIMB/65342
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Reserve Price : **RM 342,000**

PETALING JAYA

APARTMENT (1,001 SQ. FT.)
Unit No. F-1-17, D'Shire Villa
Apartment, Seksyen 4
Kota Damansara, 47810
Petalang Jaya, Selangor.
Assignor/Customer : Ibrahim Bin Ismail
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
NCM Ref : NCM/BIMB/66142
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Reserve Price : **RM 300,000**

BANDAR SUNWAY

APARTMENT (992 SQ. FT.)
Unit No. B1-06-19, Block 1,
Pangsapuri Lagoon Perdana,
Jalan PJS 9/1, 46150 Bandar Sunway,
Selangor.
Assignor/Customer : Lovinya A/P Chandrahekanan
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)
NCM Ref : NCM/BIMB/66159
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Reserve Price : **RM 106,290**

SHAH ALAM

LOW COST APARTMENT (517 SQ. FT.)
Unit No. 501, Flat PKNS Blok 2,
Jalan Cangkul 19/3, Seksyen 19,
40300 Shah Alam, Selangor.
Assignor/Customer : Roslan Bin Uri
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel : 03-5631 0415)
NCM Ref : NCM/BIMB/64232
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Reserve Price : **RM 203,391**

CYBERJAYA

APARTMENT (900 SQ. FT.)
Unit No. 2-04-09, Blok 2, Aspire
Residence, Jalan Aspire 1, 63000
Cyberjaya, Selangor.
Assignor/Customer :
Yogaraj A/L Balasubramaniam
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel : 03-5631 0415)
NCM Ref : NCM/BIMB/65341
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Reserve Price : **RM 350,000**

CYBERJAYA

APARTMENT (900 SQ. FT.)
Unit No. 3-06-09, Block 3,
Aspire Residence 1, Cyber 10,
63000 Cyberjaya, Selangor.
Assignor/Customer : Yau Deck Wee
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
NCM Ref : NCM/BIMB/66150
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Reserve Price : **RM 162,000**

CHERAS

LOW COST APARTMENT (646 SQ. FT.)
Unit No. 01-A308, Tingkat 3, Blok A,
Pangsapuri Suakasih, Bandar Tun
Hussein Onn, 43200 Cheras, Selan-
gor.
Assignors/Customers : Khairul Nazri Bin Sarippudin &
Nurul Huda Binti Sarippudin
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel : 03-5631 0415)
NCM Ref : NCM/BIMB/65354
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Reserve Price : **RM 435,000**

KAJANG

APARTMENT (1,107 SQ. FT.)
Unit No. B-21-1, Residensi PR1MA
Bandar Bukit Mahkota, Persiaran
Mahkota 1, Bandar Bukit Mahkota,
43000 Kajang, Selangor.
Assignor/Customer : Mohd Nashriq Bin Saifullah
Solicitor : M/S Syed Alwi, Ng & Co.
(Tel : 03-2072 1088 / 2026 6277)
NCM Ref : NCM/BIMB/66161
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Reserve Price : **RM 207,000**

KUALA LUMPUR

3 BEDROOM LOW COST FLAT UNIT (650 SQ. FT.)
Unit No. D-15-24, Block D,
Perumahan Pantai Permai, Jalan
Pantai Permai, off Jalan Pantai Da-
lam, 59200 Kuala Lumpur.
Assignors :
Noraini Binti Hamzah & Nordin Bin Marjan
Customer : Noraini Binti Hamzah
Solicitor : M/S Khalek Awang & Associates
(Tel : 03-4142 8281 / 5281 / 4281)
NCM Ref : NCM/BIMB/66155
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Reserve Price : **RM 216,000**

JOHOR

LOW MEDIUM COST FLAT (764 SQ. FT.)
Unit No. F-01-02, Taman
Seri Setanggi, Jalan Tebrau,
81100 Johor Bahru, Johor.
Assignors :
Norazizi Bin Fadzil & Azlina Binti Mohd Noh
Customers : Norazizi Bin Fadzil, Azlina Binti Mohd Noh &
Fadzil Bin Abu Bakar
Solicitor : M/S Norzaki Yusop & Co. (Tel : 07-231 7740)
NCM Ref : NCM/BIMB/66145
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CALLED OFF

Reserve Price : **RM 12,750**

KELANTAN

COMMERCIAL UNIT (161 SQ. FT.)
No. 64, Tingkat Satu, Bazar Abdul
Rahman Bin Auf, Jalan Hulu Pasar,
17200 Rantau Panjang, Kelantan.
MALAY RESERVE
Assignor/Customer : Abdul Malik Bin Abdullah
Solicitor : M/S Alawi & Associates
(Tel : 09-743 2401)
NCM Ref : NCM/BIMB/57881
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Reserve Price : **RM 15,100**

KELANTAN

COMMERCIAL UNIT (170 SQ. FT.)
No. 104, Tingkat Satu, Bazar Abdul
Rahman Bin Auf, Jalan Hulu Pasar,
17200 Rantau Panjang, Kelantan.
MALAY RESERVE
Assignor/Customer : Nor Zailani Binti Abd Majid
Solicitor : M/S Alawi & Associates
(Tel : 09-743 2401)
NCM Ref : NCM/BIMB/62831
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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 **BANK ISLAM MALAYSIA BERHAD**. 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 here in are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 17th September 2025.*

NCM Co

Licensed Auctioneers:

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

NG CHAN MAU & CO. SDN. BHD.

200601018098 (737850-T)

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Johor

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