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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 3 November 2026 / Tuesday
Time : 11.00 am
Via Online : www.heritageauctioneers.my

For more information, please call:
03-7452 1764

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

AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)

03-7452 1318 | ambank.com.my

AmBank AmBank Islamic

HERITAGE AUCTIONEERS SDN BHD

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

Will Sell The Property Described Below By

PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 3RD DAY OF NOVEMBER, 2026, AT 11.00 A.M,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

Online bidders are encourage to visit our website at www.heritageauctioneers.my for registration at least one (1) working days before auction day.

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.

Watch live streaming auction at www.facebook.com/heritageauctioneersMY

Lot 1
MARKET PRICE RM1,100,000.00
RESERVE PRICE **RM880,000.00**



A Two-Bedroom Duplex Serviced Apartment Unit
115.00 sq. metres (1,238 sq. ft.)

Unit No. A-29-07, 29th Floor, Block A, Menara Inspirasi, No. 30, Jalan 1/65, off Jalan Tun Razak, 50400 Kuala Lumpur.

Assignor(s): Ahmad Riza Bin Md Ibrahim
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/4340/AMBBi/26

KUALA LUMPUR

AMBANK ISLAMIC BERHAD

Lot 2
MARKET PRICE RM630,000.00
RESERVE PRICE **RM504,000.00**



A Three Bedroom Condominium Unit With Two Car Parks
129.97 sq. metres (1,399 sq. ft.)

Unit No. 1C-26-03, Lengkok Merbah 3, The Clovers, 11900 Bayan Lepas, Pulau Pinang.

Assignor(s): Santhi A/P Chokkalingam And Visaundiry A/P Soontharamuthy
Solicitors: M/S Zaid Ibrahim & Co. (Penang)
Our ref: HASB/4352/AMBB/26

BAYAN LEPAS

Lot 3
MARKET PRICE RM600,000.00
RESERVE PRICE **RM480,000.00**



A Condominium Unit Together With Two Car Park Bays As Accessory Parcels
115 sq. metres (1,238 sq. ft.)

Unit No. A-5-10, Block A, Laman Scenaria Kiara, Jalan 6/38A, 51200 Kuala Lumpur.

Assignor(s): Cheong Swee Yoke
Solicitors: M/S Vas & Co.
Our ref: HASB/4343/AMBBi/26

KUALA LUMPUR

AMBANK ISLAMIC BERHAD

Lot 4
MARKET PRICE RM420,000.00
RESERVE PRICE **RM420,000.00**



A 3-Bedroom Condominium
106 sq. metres (1,141 sq. ft.)

No. 9-02, Kondominium Evoke Pauh Jaya, Lorong Pauh Jaya 1/1, 13500 Permatang Pauh, Pulau Pinang.

Assignor(s): Aim Chin Seng
Solicitors: M/S Zaid Ibrahim & Co.
Our ref: HASB/4372/AMBBi/26

PERMATANG PAUH

Lot 5
MARKET PRICE RM500,000.00
RESERVE PRICE **RM360,000.00**



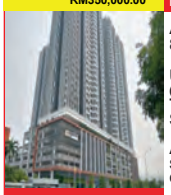
An Office Suite (pent-office)
78 sq. metres (840 sq. ft.)

No. 16-01, Menara Infiniti, No. 28, Jalan SS 6/3, Kelana Jaya, 47301 Petaling Jaya, Selangor

Assignor(s): Leow Li Hwa
Solicitors: M/S B.H. Gan, Nor & Kim
Our ref: HASB/4377/AMBB/26

PETALING JAYA

Lot 6
MARKET PRICE RM350,000.00
RESERVE PRICE **RM350,000.00**



A 3-Bedroom Apartment Unit
81.38 sq. metres (876 sq. ft.)

Unit No. A-35-15, Block A, Suria Garden @ Puchong, Jalan Puchong Utama, Taman Puchong Utama, 47100 Puchong, Selangor.

Assignor(s): Ratha A/P Palany
Solicitors: M/S B.H. Gan, Nor & Kim
Our ref: HASB/4364/AMBB/26

PUCHONG

Lot 7
MARKET PRICE RM420,000.00
RESERVE PRICE **RM336,000.00**



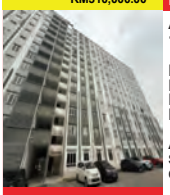
A Three-Bedroom Serviced Apartment
104 sq. metres (1,119 sq. ft.)

Unit No. A1-18-01, Blok A1, Pangsapuri Sierra Meridian, Taman Sierra Perdana, 81750 Masai, Johor Darul Takzim.

Assignor(s): Mohamad Firdaus Bin Murad & Wiwin Binti Jamaludin
Solicitors: M/S A. Rahim & Co.(JB)
Our ref: HASB/4356/AMBB/26

MASAI

Lot 8
MARKET PRICE RM310,000.00
RESERVE PRICE **RM310,000.00**



A Medium-Cost Apartment Unit (RMMJ)
106 sq. metres (1,141 sq. ft.)

E-04-14, Blok E, Pangsapuri Denai Nusantara, Persiaran Denai, Taman Denai Nusantara, 81550 Gelang Patah, Johor Darul Takzim.

Assignor(s): Mohd Nooramin Bin Ramli
Solicitors: M/S Nor Ding & Co.
Our ref: HASB/4369/AMBB/26

GELANG PATAH

Lot 9
MARKET PRICE RM390,000.00
RESERVE PRICE **RM310,000.00**



A 3-Bedroom Serviced Apartment
94.00 sq. metres (1,012 sq. ft.)

No. B-13A-01, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Ahmad Zulfadly Bin Sharbani
Solicitors: M/S Goh & Partners
Our ref: HASB/4220/AMBBi/26

PETALING JAYA

AMBANK ISLAMIC BERHAD

Lot 10
MARKET PRICE RM290,000.00
RESERVE PRICE **RM290,000.00**



A 2+1-Bedroom Serviced Apartment Unit
74.00 sq. metres (797 sq. ft.)

Unit No. A-8-7, 8th Floor, Block A, KR7, Jalan TPP 5, Taman Mas Langat, 47130 Puchong, Selangor Darul Ehsan.

Assignor(s): Nor Izzarul Anis Binti Nor Ramli & Ibrahim Bin Yusof
Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HASB/4367/AMBB/26

PUCHONG

Lot 11
MARKET PRICE RM340,000.00
RESERVE PRICE **RM270,000.00**



A 3-Bedroom Serviced Apartment
100.00 sq. metres (1,076 sq. ft.)

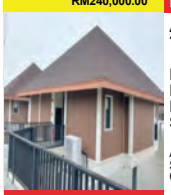
No. B-03-09, Block B, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Ahmad Zulfadly Bin Sharbani
Solicitors: M/S B.H. Gan, Nor & Kim
Our ref: HASB/4341/AMBBi/26

PETALING JAYA

AMBANK ISLAMIC BERHAD

Lot 12
MARKET PRICE RM240,000.00
RESERVE PRICE **RM240,000.00**



A Water Chalet Villa
75.90 sq. metres (817 sq. ft.)

No. 609, Golden Palma Tree Water Villas, No. 67, Jalan Pantai Bagan Lalang, Kg. Bagan Lalang, 43950 Sungai Pelek, Selangor Darul Ehsan.

Assignor(s): Rahil Shafaq & Monica Shafaq (F)
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/4368/AMBB/26

SUNGAI PELEK

AmBank AmBank Islamic

HERITAGE eBid Auction @ www.heritageauctioneers.my

Lot 13
MARKET PRICE RM210,000.00
RESERVE PRICE **RM210,000.00**



A Stratified 3-Bedroom Townhouse
102 sq. metres (1,099 sq. ft.)

No. 68-1, Block 68, Level 1, The Residence @ Kampar, Persiaran Residensi, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.

Assignor(s): Kee Liang Aik
Solicitors: M/S Lalchand & Nawawi
Our ref: HASB/4374/AMBB/26

KAMPAR

Lot 14
MARKET PRICE RM320,000.00
RESERVE PRICE **RM207,360.00**



A Service Apartment
76 sq. metres (818 sq. ft.)

Unit No. B-03-10, Villa Krystal, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor.

Assignor(s): Chin Choy Hoong @ Yati Binti Hassan
Solicitors: M/S Nor Ding & Co
Our ref: HASB/4373/AMBB/26
Note: Bumiputera Lot

SKUDAI

Lot 15
MARKET PRICE RM270,000.00
RESERVE PRICE **RM194,400.00**



A 2-Bedroom Serviced Apartment
97 sq. metres (1,044 sq. ft.)

No. E-G-05, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor.

Assignor(s): Mazita Binti Md Zain
Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HASB/4376/AMBB/26

JENJAROM

Lot 16
MARKET PRICE RM220,000.00
RESERVE PRICE **RM180,000.00**



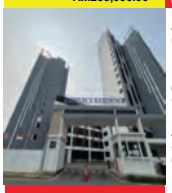
An Apartment Unit
71 sq. metres (762 sq. ft.)

Unit No. 14-1-A, Premises No. 14, Lorong Pandan Pertama 7, Pandan Utama 2, Kampung Pandan Dalam, 68000 Ampang, Selangor Darul Ehsan.

Assignor(s): Rubiah Binti Pattah
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/4350/AMBB/26
Note: Bumiputra Unit

AMPANG

Lot 17
MARKET PRICE RM235,000.00
RESERVE PRICE **RM169,200.00**



A 2-Bedroom Service Apartment
63.92 sq. metres (688.00 sq. ft.)

D-08-33A, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.

Assignor(s): Wong Boon Jie
Solicitors: M/S Ibrahim Nik Junainah & Associates
Our ref: HASB/4375/AMBB/26

MELAKA

Lot 18
MARKET PRICE RM210,000.00
RESERVE PRICE **RM168,000.00**



A 3-Bedroom Low-Cost Flat
60 sq. metres (646 sq. ft.)

No. D-7-13, Blok D, Perumahan Pantai Permai, Jalan Pantai Permai, 59200 Kuala Lumpur.

Assignor(s): Muhammad Nizam Lim Bin Abdullah
Solicitors: M/S B.H. Gan, Nor & Kim
Our ref: HASB/4344/AMBB/26

KUALA LUMPUR

Lot 19
MARKET PRICE RM190,000.00
RESERVE PRICE **RM152,000.00**



A 3-Bedroom Flat
56 sq. metres (603 sq. ft.)

No. 3-G-34, Seri Delima, Lintang Bayan 8, 11900 Bayan Lepas, Pulau Pinang.

Assignor(s): Rizalman Bin Mat Nayan & Zarida Binti Abdullah
Solicitors: M/S Zaid Ibrahim & Co. (Penang)-
Our ref: HASB/4349/AMBB/26

BAYAN LEPAS

Lot 20
MARKET PRICE RM250,000.00
RESERVE PRICE **RM145,800.00**



An End Apartment Unit
100.34 sq. metres (1,080 sq. ft.)

Unit No. E-10-01, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Wan Norfaisal Amri Bin Wan Noridan
Solicitors: M/S A Rahim & Co.
Our ref: HASB/4371/AMBBi/26

AMBANK ISLAMIC BERHAD

PETALING JAYA

Lot 21
MARKET PRICE RM130,000.00
RESERVE PRICE **RM130,000.00**



An Intermediate 3-Bedroom Walk-Up Apartment
65.03 sq. metres (700 sq. ft.)

No. P-G-17, Block P, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor Darul Ehsan.

Assignor(s): Nur Adilah Binti Yusof
Solicitors: M/S A. Rahim & Co.
Our ref: HASB/4365/AMBB/2
Note: Successful bidder has to pay an outstanding sum of RM1,812.50 due to Developer under the Principal Sale and Purchase Agreement.

RAWANG

Lot 22
MARKET PRICE RM100,000.00
RESERVE PRICE **RM64,800.00**



A 3-Bedroom Low-Cost Apartment
60.39 sq. metres (650 sq. ft.)

No. 23-5-6, Block 23, Pangsapuri Sri Indah, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan.

Assignor(s): Mohd Juhairi Bin Muda
Solicitors: M/S Goh & Partners
Our ref: HASB/4378/AMBBi/26
Note: Bumiputera Unit.
AMBANK ISLAMIC BERHAD

SERI KEMBANGAN

Remarks:
A) Red Box = AmBank (M) Berhad
B) Green Box = AmBank Islamic Berhad

RESERVE PRICE:
The subject properties will be sold on an **"as is where is basis"** and subject to the r**eserve 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 per cent (10%)** of the reserve price or **RM2, 000.00** (whichever is higher) by **Bank Draft Or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** whichever is applicable and by Local Bank Transfer to AmBank (M) Berhad in favour of HERITAGE AUCTIONEERS SDN. BHD. (BIDDER DEPOSIT) by 5PM, at least one (1) day before auction day.

For online bidders please refer to the Terms & Conditions on www.heritageauctioneers.my on the manner of payment of the deposit.
FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee herein or the undermentioned Auctioneer.

HERITAGE AUCTIONEERS SDN. BHD. [200701033225 (791253-V)]
[formerly known as Heritage Auction House Enterprise (001269594-A)]
Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.
Tel: 03 7890 0501
Whatsapp Hotline: 011 5585 1442
Email: hauctionhouse@gmail.com
Website: **www.heritageauctioneers.my**
Facebook : heritageauctioneersMY

HERITAGE eBid Auction LIVE

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

Property Auction House Sdn Bhd
ONLINE AUCTION

Date/Day : 3 November 2026 / Tuesday
Time : 3.00 pm
Via Online : ebid.auctions.com.my

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
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For Company bidder(s)
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AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)

03-7452 1318 | ambank.com.my

AmBank AmBank Islamic

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad/AmBank Islamic Berhad, the Assignee/Bank by the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 3RD DAY OF NOVEMBER, 2026 AT 3.00 P.M IN THE AFTERNOON

AT EBID.AUCTIONS.COM.MY

For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes

ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON ebid.auctions.com.my

(1) Prior to the auction sale, all intending bidders are advised to:-
i) inspect the subject property ii) conduct an official title search iii) enquire from the Developer/Proprietor and/or other relevant authorities
iv) obtain a copy of the Conditions of Sale from the Auctioneer

(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 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 the auction from Developer/Proprietor and /or the relevant authorities.

The photographs shown herein are solely for general identification. It makes no representation or warranty as to their accuracy or the actual conditions of the Property(ies).

1 — RESERVE PRICE: RM486,000.00 — Semenyih



Description: Double storey terraced house
Address: No. 12, Jalan Idaman 5, Taman Semenyih Idaman, 43500 Semenyih, Selangor Darul Ehsan.
Area: approx 133 sq metres (1,432 sq feet)
Assignor(s): Loshini A/P Kawidas
Solicitor: M/S B.H. Gan, Nor & Kim
Our Ref: PAH42342

2 — RESERVE PRICE: RM280,000.00 — Semenyih



Description: Serviced apartment
Address: No. A-19-17, Blok A, Kiara Plaza, 43500 Semenyih, Selangor
Area: approx 80 sq metres (861 sq feet)
Assignor(s): Haresh A/L Nathan, Pavithran A/L Nathan & Nathan A/L Muniandy
Solicitor: M/S Zain Megat & Murad
Our Ref: PAH42320

3 — RESERVE PRICE: RM280,000.00 — Shah Alam



Description: SOHO
Address: Unit No. SS-12-15, SOHO Suites, Sunsuria Forum, Jalan Setia Dagang AL U13/AL, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor
Area: approx 41.00 sq metres (441 sq feet)
Customer(s): Muhamad Sallehin Bin Jaafar
Solicitor: M/S Goh & Partners
Our Ref: PAH42319
AMBANK ISLAMIC BERHAD

4 — RESERVE PRICE: RM190,000.00 — Sungai Buloh



Description: 3 bedroom apartment
Address: Unit No. F-504, 4th Floor, Block F, Iris Apartment, Persiaran Saujana 4, Taman Saujana Utama, 47000 Sungai Buloh, Selangor
Area: approx 70.00 sq metres (753 sq feet)
Assignor(s): Hasnita Binti Othman
Solicitor: M/S B.H. Gan, Nor & Kim
Our Ref: PAH42321

5 — RESERVE PRICE: RM151,632.00 — Melaka



Description: Service apartment
Address: Unit No. D-11-10, The Apple, Jalan Bachee, 75100 Melaka
Area: approx 43 sq metres (463 sq feet)
Assignor(s): Ling Wang Chiok
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAH42318

J1 — RESERVE PRICE: RM846,000.00 — Banting



Description: corner double-storey terraced house **(BUMI LOT)**
Area: 248 sq metres (2,669 sq feet)
Address: No. 15, Jalan Hijauan 2, Taman Hijauan, Bandar Gamuda Cove, 42700 Banting, Selangor Darul Ehsan.
Assignor(s): Siti Maizura Binti Toyibon & Hamnizan Bin Mosban @Mokhtar
Solicitor: M/S VAS & Co
Our Ref: PAHJ/8029(1)/10/2026(LA)-03

J2 — RESERVE PRICE: RM480,000.00 — Shah Alam



Description: 3 bedroom service apartment
Area: 93.00 sq metres (1,001 sq feet)
Address: No. A-02-06, Suria Residence, No. 5, Jalan Bazar U8/100, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.
Note: successful bidder has to pay an outstanding sum of **RM10,279** due to developer under the Principle Sale and Purchase Agreement
Customer(s): Ainil Julia Binti Jayaaman & Muhammad Anwar Aswad Bin Dahari
Solicitor: M/S Goh & Partners
Our Ref: PAHJ/8027(1)/10/2026(LA)
Ambank Islamic Berhad

J3 — RESERVE PRICE: RM460,000.00 — Johor Bahru



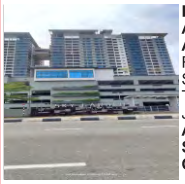
Description: luxurious apartment
Area: 114 sq metres (1,227 sq feet)
Address: Unit No. 06-07, Blok C, Kondominium Mutiara, Jalan Larkin Perdana 2, Taman Larkin Perdana, 80350 Johor Bahru, Johor
Assignor(s): Shanmuganath A/L K. Ganasan
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/8039(1)/10/2026(LA)

J4 — RESERVE PRICE: RM460,000.00 — Puchong



Description: Corner 3 bedroom condominium
Area: 97.00 sq metres (1,044 sq feet)
Address: Block C-16-05, Pangsapuri Puncak Mutiara, Jalan Mutiara 2, Taman Mutiara Indah, 47100 Puchong, Selangor Darul Ehsan.
Assignor(s): Woo Mun Chung
Solicitor: M/S Vas & Co
Our Ref: PAHJ/8030(1)/10/2026(LA)

J5 — RESERVE PRICE: RM430,000.00 — Johor Bahru



Description: 2 bedroom service apartment
Area: 104 sq metres (1,119 sq feet)
Address: #22-07, Block A, Sky Gardens Residences (also known as Pangsapuri Setia Tropika), Jalan Setia Tropika 1/21, Taman Setia Tropika, 81200 Johor Bahru, Johor.
Assignor(s): Shirley Tan Mei Liann
Solicitor: M/S Ibrahim Nik Junainah & Asscia
Our Ref: PAHJ/8038(1)/10/2026(LA)

J6 — RESERVE PRICE: RM420,000.00 — Johor Bahru



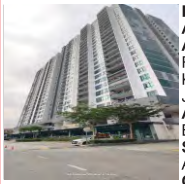
Description: 2 bedroom service apartment
Area: 91 sq metres (980 sq feet)
Address: #22-06, Blok C, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor
Assignor(s): Thuan Kit Wee
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/8036(1)/10/2026(LA)

J7 — RESERVE PRICE: RM408,240.00 — Kuala Lumpur



Description: 3 bedroom Small Office Home Office (SoHo)
Area: 88 sq metres (947 sq feet)
Address: No. A-13A-2, Menara Perniagaan Manjalara Dua, Jalan Manjalara Idaman 3, Bandar Sri Manjalara, 52200 Kuala Lumpur
Assignor(s): Kuah Vee Vian
Solicitor: M/S Goh & Partners
Our Ref: PAHJ/8028(1)/10/2026(LA)-04

J8 — RESERVE PRICE: RM390,000.00 — Johor Bahru



Description: service apartment
Area: 75 sq metres (807 sq feet)
Address: Unit No. 02-08, Blok C, Residensi Laman Lapan, Jalan Sutera Kuning, Taman Sutera, 81200 Johor Bahru, Johor.
Assignor(s): Yasothaaran A/L B Thessaruva
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/8037(1)/10/2026(LA)

J9 — RESERVE PRICE:

WITHDRAWN

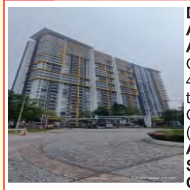
J10 — RESERVE PRICE: RM273,600.00 — Kuala Lumpur



Description: Studio unit
Area: 42 sq metres (452 sq feet)
Address: Unit No. T3-33A-05, 34th Floor, Tower 3, Arte+ @ Jalan Ampang, Lorong Ampang 1, 55000 Kuala Lumpur (address stated in the assessment bill is Unit No. T3-33A-05, Arte+ @ JIn Ampang, Lrg Ampang 1, 55000 WP Kuala Lumpur).
Assignor(s): Melisa Pang Jiun Shan
Solicitor: M/S Azhar & Wong
Our Ref: PAHJ/8035(1)/10/2026(LA)-03

AmBank AmBank Islamic

J11 | **RESERVE PRICE: RM268,272.00** | **Kajang**



Description: (3) bedroom condominium
Area: 110 sq metres (1,184 sq feet)
Address: Unit No. 00-13, Ground Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor. [address stated in the Assessment Bill is Unit No. 00-13, Oasis 2, Jalan Mutiara 3, Mutiara Heights (Rumah Pangsa), 43000 Kajang, Selangor].
Assignor(s): Lim Chee Kiong
Solicitor: M/S Sidek Teoh Wong & Dennis
Our Ref: PAHJ/7907(2)/10/2026(LA)-05

J12 | **RESERVE PRICE: RM240,000.00** | **Kuala Lumpur**



Description: office suite
Area: 43 sq metres (463 sq feet)
Address: NO. T1-08-10, Arte + @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.
Assignor(s): Lim Yee May
Solicitor: M/S Azhar & Wong
Our Ref: PAHJ/8034(1)/10/2026(LA)

J13 | **RESERVE PRICE: RM234,900.00** | **Nilai**



Description: Condominium
Area: 72 sq metres (775 sq feet)
Address: No. A-08-08, Block A, Residensi Lili, Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan
Assignor(s): Thoon Mee Ting
Solicitor: M/S Darshan Chong & Co
Our Ref: PAHJ/7965(2)/10/2026(LA)-04

J14 | **RESERVE PRICE:**

WITHDRAWN

J15 | **RESERVE PRICE: RM126,000.00** | **Bandar Puncak Alam**



Description: apartment
Area: 67 sq metres (721 sq feet)
Address: Unit No. 01-22, Block Begonia Kristal, Residensi Warnasari, Jalan Residensi Warnasari 13/1, Section 13, 42300 Bandar Puncak Alam, Selangor
Assignor(s): Siti Noornabila Suhada Bt Abdillah
Solicitor: M/S Goh & Partners
Our Ref: PAHJ/8025(1)/10/2026(LA)-03
Ambank Islamic Berhad

J16 | **RESERVE PRICE: RM116,640.00** | **Shah Alam**



Description: apartment
Area: 83 sq metres (896 sq feet)
Address: Unit No. 8-406, Block 8, Pangsapuri Daisy, Jalan Dinar U3/1, Taman Subang Perdana, Section U3, 40150 Shah Alam, Selangor.
Assignor(s): Natrah Binti Saari
Solicitor: M/S Goh & Partners
Our ref: PAHJ/7963(2)/10/2026(LA)-05

RESERVE PRICE: The subject properties will be sold on an "as is where is basis" and 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 per cent (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 a/c of (Assignor/Borrower) or remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.**

Online bidders are further subject to the Terms and Conditions on ebid.auctions.com.my.

HOW TO JOIN OUR ONLINE E-BIDDING AUCTION?

1. View page: ebid.auctions.com.my
2. Click "SIGNUP" Button
3. Complete All Fields, Attached With Supporting Documents
4. Click "SUBMIT" Button To Register Your Account
5. Register Successful!
6. Placement of "Auction Deposit" To Participate In Live Auction
7. Bid From Your Own Place With Internet On The Auction Day
8. Successful Bidder - Congratulations!
   Unsuccessful Bidder - Refund Deposit

For any enquiries, please contact or visit any of our branches below:
PROPERTY AUCTION HOUSE SDN BHD (187793X)

Kuala Lumpur (HQ)
Ground Floor, No. 1, Jalan Ampang,
50450 Kuala Lumpur
Tel: 03-20702226 & 03-20788590
E-mail: main@auctions.com.my
Website: www.auctions.com.my

Johor:
No. 44-01, Jalan Kebun Teh 1,
Pusat Perdagangan Kebun Teh,
80250 Johor Bahru, Johor
Tel: 07-3336226 & 3333226
Email: johor@auctions.com.my

Sabah:
Unit A-3-6, 3rd Floor, Block A,
Plaza Tanjung Aru, Jalan Mat Salleh,
88150 Kota Kinabalu, Sabah
Tel: 088-221 266, 088-221 262
Email: sabah@auctions.com.my

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 04 November 2026 / Wednesday
Time : 11.00 am
Via Online : https://praisemillion.com.my

For more information, please call:
03-7452 1764

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



AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)

03-7452 1318 | ambank.com.my

AmBank AmBank Islamic

产业公开拍卖 PROCLAMATION OF SALE

10% deposit (Ten percent of the reserve price)

Bid Online

In exercise of the rights and powers conferred upon **AmBank (M) Berhad** [196901000166(8515-D)]/**AmBank Islamic Berhad** [199401009897(295576-U)] ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by **PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE https://praisemillion.com.my**.

DATE : WEDNESDAY,THE 04TH OF NOVEMBER 2026 **TIME : 11.00 A.M.**

PLEASE REGISTER BY 4PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

NOTE : Prospective bidders are advised to : (1) inspect the subject properties and check on the issuance of separate individual titles/strata titles (2) obtain a copy of the proclamation of sale together with the Conditions of Sale and seek independent legal advice (3) conduct official Parent Master Title/Individual Titles search at the relevant land office and/or other relevant authorities and (4) make the necessary enquiries with the developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and with the relevant authorities on the terms and consent to the sale prior to the auction sale.

LOT 1 — MIRI — RESERVE PRICE : RM221,400.00



Description	: Apartment
Land Area	: -
Built-up Area	: Approx. 72.70 sqm. / 782.54 sqft.
Our Ref.	: AMB-2026-0188
Assignee	: AmBank (M) Berhad
Bank Ref	: 88820006942166
Solicitors	: S.K. Ling & Tan Advocates (Kch)

Parcel No. 14880-A3-13, Type Block A (Inter) Amber Max - S/L 14880-A3-13, Lot 14679, Lambir Land District, 98000 Miri, Sarawak

LOT 2 — SIBU — RESERVE PRICE : RM293,400.00



Description	: Double storey terraced intermediate
Land Area	: Approx. 158.6 sqm. / 1,707.15 sqft.
Built-up Area	: Approx. 103.12 sqm. / 1,109.97 sqft..
Our Ref.	: AMB-2026-0190
Assignee	: AmBank (M) Berhad
Bank Ref	: 88820010057039
Solicitors	: Ariffin, Lai & Kan Advocates (Kch)

No. 7F, Lorong Amber 15, 96000 Sibu, Sarawak

LOT 3 — KOTA SAMARAHAN — RESERVE PRICE : RM760,000.00



Description	: Three storey terraced shophouse corner
Land Area	: Approx. 166.50 sqm. / 1,792.19 sqft.
Built-up Area	: Approx. 449.25 sqm. / 4,835.68 sqft.
Our Ref.	: AMB-2026-0192
Assignee	: AmBank (M) Berhad
Bank Ref	: 01152100023804
Solicitors	: S.K. Ling & Tan Advocates (Kch)

Shop No. 19 (Sublot 18), Contempo Commercial Centre, Off Kuching-Samarahan Expressway, 94300 Kota Samarahan, Sarawak

LOT 4 — KUCHING — RESERVE PRICE : RM1,150,000.00



Description	: Double storey terraced corner
Land Area	: Approx. 322.70 sqm. / 3,473.54 sqft.
Built-up Area	: Approx. 160.00 sqm. / 1,722.24 sqft.
Our Ref.	: AMB-2025-0137
Assignee	: AmBank (M) Berhad
Bank Ref	: 88820002321674
Solicitors	: Ariffin, Lai & Kan Advocates (Kch)

No. 85 (Survey Lot 1993), Lorong 3, Tabuan Tranquility Phase 2, Jalan Tabuan Tranquility, 93350 Kuching, Sarawak

DISCLAIMER: The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Propective Bidders are advised to inspect the property(ies) yourselves and conduct and rely on your own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided herein and to seek your own professional advice with regard to the sale. Please obtain a copy of the POS for the full terms and conditions governing the sale of the property(ies). The Assignee makes no representation or warranty as to their accuracy or the actual condition of the property(ies). Prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsover and neither the Auctioneer, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

What you need to prepare for online bidding:

(A) Your Identification Card; (B) Bank Draft/Cashier's Order or electronic fund transfer to PMSB's designated bank account equivalent to 10% reserve price
(C) Authorisation Letter (if you bid on someone's behalf);
(D) Additional funds to pay the difference between the deposit of the reserve price and 10% of the successful bid price.

Organised by the Auctioneer:

pmsb Praise Million Auction

PRAISE MILLION SDN. BHD. (Company No.: 200301015847 (618267-D))
Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak.
TEL: 082-349069 H/P: 018-2349069, 016-2107727
(Web Site : https://praisemillion.com.my E-mail Address: auction@praisemillion.com.my)

Lo Lion Hock
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Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE

1. Sign up as member at https://praisemillion. com.my for FREE
2. Log in as member, select your interested property.
3. Bidder Registration
   a) register as an online bidder ;
   b) complete the online registration; and
   c) upload all requisite documents (e.g,copies of NRIC, bank draft/EFT slip as proof of deposit payment, authority letter etc)
4. Approval SMS and/or e-mail will be sent to your registered mobile number and/or email address upon approval.
5. E-Bidding notification SMS and/or e-mail which contains:-
   a) Bidder Number
   b) e-Bidding Pin will be sent on the auction day prior to the auction.

ONLINE BIDDING STEPS

1. Log in to your member account at https://praisemillion. com.my
2. Select :-
   (a) Approved Lot List
   (b) e-Bidding Login
   (c) key in the given Bidder Number and PIN Number
3. You will be directed to the bidding screen of the approved lot upon Auctioneer start the auction of that lot.
4. **YOU ARE READY TO PLACE BIDS!!!**

AmBank AmBank Islamic

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

ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION

Date/Day : 05 NOVEMBER 2026 / Thursday
Time : 11.00 a.m.
Via Online : www.eszamauctioneer.com (eZ2Bid)

For more information, please call:
03-7452 1318
AmBank Financing
Please Contact:
For Individual Bidder(s)
Yuan Chik Chong : 012-2232498
For Company Bidder(s)
Camile Tang : 013-9996875



PROPERTY AUCTION

03-7452 1318 | ambank.com.my

AmBank (M) Berhad 196901000166 (8515-D) | **AmBank Islamic Berhad** 199401009897(295576-U)

AmBank AmBank Islamic

PROCLAMATION OF SALE

IN EXCERCISE OF THE RIGHTS AND POWER CONFERRED UPON AMBANK (M) BERHAD (196901000166/8515-D) / AMBANK ISLAMIC BERHAD (199401009897/295576-U) AND THE ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER WILL SELL THE PROPERTIES DESCRIBED BELOW BY:-

PUBLIC AUCTION

VIA ONLINE BIDDING eZ2Bid

DATE : 05 NOVEMBER 2026 / THURSDAY
TIME : 11.00 A.M.
VENUE : VIA ONLINE BIDDING AT www.eszamauctioneer.com (eZ2Bid)

The prospective bidders may submit bids for the property by online via www.eszamauctioneer.com and please register at least one (1) working days before the auction day for registration & verification purposes. ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON www.eszamauctioneer.com

NOTE: (1) Prior to the auction sale, all intending bidders are advised to:- i) inspect the subject property ii) conduct an official title search iii) enquire from the Developer/Proprietor and/or other relevant authorities iv) obtain a copy of the Conditions of Sale from the Auctioneer
(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 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 successfulbidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and /or the relevant authorities.

EZ 1 RESERVE PRICE : **RM136,080.00** **SEPANG**



Type : Three Bedroom Apartment
Area : Approx. 818 sqft (76 sqmt)
Assignor(s) : Muhamad Azuan Bin Hamat
Solicitor : M/S Zain Megat & Murad
(Tel: 03-62079331)

Unit No. E-3-13, 3rd Floor, Block E, Elite Apartment, Jalan Pinggiran Mas 2, Taman Mas Sepang, 43900 Sepang, Selangor.

AmBank (M) Berhad AmBank Islamic Berhad

RESERVE PRICE: THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, SEPARATELY, TO THE RESPECTIVE RESERVED PRICE AS MENTIONED ABOVE AND TO THE PROCLAMATION OF SALE AND CONDITION OF SALE AND SUBJECT TO CONSENT (IF APPLICABLE) BEING OBTAINED BY THE PURCHASER FROM THE DEVELOPER / PROPRIETOR AND OTHER RELEVANTS AUTHORITIES.

DEPOSIT: ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT WITH THE AUCTIONEER, PRIOR TO THE AUCTION SALE, **TEN PERCENT (10%) OF THE FIXED RESERVE PRICE OR 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 OF (ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S) NAME) OR REMIT THE SAME THROUGH ONLINE BANKING TRANSFER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE. FOR ONLINE BIDDERS, PLEASE REFER TO THE TERMS AND CONDITIONS ON www.eszamauctioneer.com FOR MANNER OF PAYMENT OF THE DEPOSIT.** THE BALANCE OF THE PURCHASE MONEY TO BE SETTLED WITHIN NINETY **(90) DAYS** FROM THE DATE OF AUCTION SALE.

For further particulars, please contact the respective Solicitor for the Assignee/Bank or the undermentioned Auctioneer:-

MOHD NIZAM BIN MOHD SHARIF (P.J.K)
LICENSED AUCTIONEER

ESZAM AUCTIONEER SDN. BHD.
(200701002904/760902-H)
NO. 14, 1ST FLOOR,
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70000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

06-7629786 / 016-6639786 / 018-6639786
eszamauctioneer@yahoo.com
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