

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 22ND APRIL 2025 / TUESDAY
Via Online : www.ehsanauctioneers.com

For more information, please call:
03-7452 1318

AmBank Home Financing
Please contact:
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang: 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my


PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [196901000166 (8516-D)] / AMBANK ISLAMIC BERHAD [199401008897 (296576-UJ)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 22ND APRIL 2025, AT 11.30 A.M. IN THE MORNING,
AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO.12, JALAN YAP
KWAN SENG, 50450 KUALA LUMPUR. AT WEBSITE www.ehsanauctioneers.com**

PROSPECTIVE BIDDERS MAY SUBMIT BIDS FOR THE PROPERTY ONLINE VIA www.ehsanauctioneers.com
(FOR ONLINE BIDDING, PLEASE REGISTER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES)

NOTE: Prior to the auction sale, all intending bidders are advised to :- (i) inspect the subject property (ii) obtain a copy of Proclamation of Sale and seek independent legal advice on the Condition of Sale (iii) conduct official Titles search (iv) make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale and to check whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only. All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 1	RESERVE PRICE: RM 1,080,000.00	SUBANG JAYA
Type : A STRATIFIED END LOT THREE-STORY SEMI DETACHED HOUSE Area : 2,626 sq. ft. Assignor : Lim Boo Kian Solicitor : Nik Hisham, Fakhiah & Co (KL) Address : No. 31, Jalan USJ 1/1L, USJ One Park, 47500 Subang Jaya, Selangor		LIYANA/AMB6809

LOT 2	RESERVE PRICE: RM 393,660.00	KOTA DAMANSARA
Type : A SHOP LOT Area : 1,281 sq. ft. Assignor : Bello Design Sdn. Bhd. Solicitor : Vas & Co. (Klang) Address : Unit No. S-03-16, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, 47810 Kota Damansara, Selangor.		LIYANA/AMB6810

LOT 3	RESERVE PRICE: RM 380,000.00	KUALALUMPUR
Type : A SERVICED APARTMENT UNIT Area : 949.97 sq. ft. Assignor : Wong Yuh Sian Solicitor : Nik Hisham, Fakhiah & Co Address : Unit No. E2-20-13A, Parklane OUG Serviced Apartment, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.		FIFAH/AMB6798

LOT 4	RESERVE PRICE: RM 320,000.00	MELAKA
Type : A 3-BEDROOM SERVICED APARTMENT UNIT Area : 854 sq. ft. Assignor : Ainurah Binti Hussin Solicitor : Ibrahim Nik Junainah & Associates (Melaka) Address : No. D-3A-3A, Blok D, Puncak Muzaffar, Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.		LIYANA/AMI0605 AMBANK ISLAMIC BERHAD

LOT 5	RESERVE PRICE: RM 297,000.00	PETALING JAYA
Type : A 3-BEDROOM SERVICED APARTMENT Area : 1,076 sq. ft. Assignor : Chok Yoon Fook Solicitor : Nik Hisham, Fakhiah & Co (KL) Address : No. A-17-05, Block A, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor		LIYANA/AMB6805

LOT 6	WITHDRAWN	
	LIYANA/AMI0604	

LOT 7	RESERVE PRICE: RM 230,400.00	SEMENYIH
Type : A 3-BEDROOM SERVICED APARTMENT UNIT Area : 980 sq. ft. Assignor : Muruka a/l Veerayah Solicitor : Zain Megat & Murad (KL) Address : No. B-20-23, Blok B, Ascotte Boulevard @ Bandar Rinching, Jalan Bandar Rinching 6/1, 43500 Semenyih, Selangor		LIYANA/AMB6808

LOT 8	RESERVE PRICE: RM 210,000.00	SEPANG
Type : A 3-BEDROOM APARTMENT UNIT Area : 818 sq. ft. Assignor : Muhamad Azuan Bin Hamat Solicitor : Zain Megat & Murad Address : Unit E-3-13, 3rd Floor, Block E, Elite Apartment, Jalan Pinggir Mas 2, Taman Mas Sepang, 43900 Sepang, Selangor		LIYANA/AMB6811

LOT 9	RESERVE PRICE: RM 171,000.00	KUANTAN
Type : A STRATIFIED STUDIO APARTMENT Area : 463 sq. ft. Assignor : Mohd Muhaizan Bin Ismail Solicitor : Hamidah Rosmawati & Associates (Kuantan) Address : Unit No. C-L16-02, Valley Suite Apartment, Jalan IM 9/2, Indera Mahkota 9, 25200 Kuantan, Pahang Darul Makmur.		LIYANA/AMI0602 AMBANK ISLAMIC BERHAD

LOT 10	RESERVE PRICE: RM 160,000.00	PETALING JAYA
Type : A 3-BEDROOM LOW-COST APARTMENT UNIT Area : 656.60sq. ft. Assignor : Subramaniam A/L Marimuthu Solicitor : Azhar & Wong Address : Unit No. B9-9-04, Block 9, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor		LIYANA/AMB6813

LOT 11	RESERVE PRICE: RM 130,000.00	PETALING JAYA
Type : A 3-BEDROOM LOW-COST APARTMENT UNIT Area : 646 sq. ft. Assignor : Thannachi A/L Subramaniam Solicitor : B.H. Gan, Nor & Kim Address : Unit No. 10-05, 10th Floor, Blok A, Apartment Impian Baiduri, No. 6, Jalan 224, Seksyen 51A, 46100 Petaling Jaya, Selangor		LIYANA/AMB6812

LOT 12	RESERVE PRICE: RM 94,770.00	PETALING JAYA
Type : A 3-BEDROOM LOW-COST APARTMENT Area : 657 sq. ft. Assignor : Noryanti Binti Jasri Solicitor : Goh & Partners (KL) Address : No. B-19-13, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor		LIYANA/AMB6807

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 22ND APRIL 2025, AT 3.00 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO. 9,
JALAN SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR.
AT WEBSITE www.ehsanauctioneers.com.**



LOT 1	RESERVE PRICE: RM 380,000.00	JOHOR BAHRU
Type : A SERVICE APARTMENT UNIT Area : 850 sq. ft. Assignor : Logeswary a/p Gopal Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : Unit No. 21-14, Menara A, Residensi Mutiara Indah, Jalan Indah, Kawasan Perniagaan Indah, 81200 Johor Bahru, Johor.		LIYANA/AMB6806

LOT 2	RESERVE PRICE: RM 320,000.00	JOHOR BAHRU
Type : A SERVICE APARTMENT UNIT Area : 829 sq. ft. Assignor : Set Cheng Huat Solicitor : Nor Ding & Co. Address : Unit No. 05-03, Pangsapuri Teluk Bayu, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor.		FIFAH/AMB6801

LOT 3	RESERVE PRICE: RM 270,000.00	KULAI
Type : A DOUBLE STOREY INTERMEDIATE UNIT MEDIUM LOW-COST TERRACE HOUSE Area : 775 sq. ft. Assignor : Azlinda Binti Md Talib & Indra Bin Abdul Majid Solicitor : Nor Ding & Co. Address : No. 4695, Jalan Cemara 13, Bandar Putra, 81000 Kulai, Johor Darul Takzim.		LIYANA/AMB6469

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 016 216 1047

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 account of (Assignor's Name) or remit the same through online banking transfer, one (1) working day before auction date. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

RESERVE PRICE:

The subject property 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 consent (if applicable) being obtained by the Purchaser from the Developer/ Proprietor and other relevant authorities, if any.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at www.ehsanauctioneers.com
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!

You will be notified once your registration has been approved.

HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to www.ehsanauctioneers.com.
2. Login using registered email with registered password.
3. Click "Profile" and slide right to find "View Bid Screen" button, and click it.
4. "Standby" will appear on the screen & bidders are advised to enable the sound.
5. "Next Bid" button will enable once auction has started, user is to click "Next Bid" button in order to bid.
6. Bidders can make their bid on 1st, 2nd & final calling. No bids taken at the "No More Bids"
7. An auto pop-up message will be displayed to successful & unsuccessful bidders.

"REMINDER'S TO ALL ONLINE BIDDERS"

1. Please refresh the bidding screen 5 minute before auction start.
2. Not to press back button on your device when bidding started.
3. For unsuccessful online bidder, payment will be refunded within 3 working days.
4. For successful online bidder, top-up & stamping fees have to be paid.

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]
Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur.
Tel : 03 - 2161 6649 / 03-2162 6649 HP No.: 016 2161 047 / 010 2161 147
hema@ehsanauctioneers.com
www.ehsanauctioneers.com



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN
(Licensed Auctioneers)

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 016 216 1047

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

**Property Auction House Sdn. Bhd.
ONLINE AUCTION**

**Date/Day : 22 April 2025 / Tuesday
Time : 3.00 pm
Via Online : ebid.auctions.com.my**

For more information, please call:
03-7452 1318

AmBank Financing Please contact:
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang : 013-999 6875



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

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 22ND DAY OF APRIL, 2025 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

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

<p>1 RESERVE PRICE: RM630,000.00 Kuala Lumpur</p>  <p>Description: Serviced apartment Address: No. 09-02, Reizz Residence (Residensi Ampang Kiri), No. 9, Jalan Ampang Kiri, 55000 Kuala Lumpur. Area: approx 78 sq metres (840 sq feet) Assignor(s): Leong May Wan Solicitor: M/S Azhar & Wong Our Ref: PAH38303</p>	<p>2 RESERVE PRICE: RM540,000.00 Petaling Jaya</p>  <p>Description: Condominium (BUMI LOT) Address: Unit No. F-05-13, Block F, Metropolitan Sq., Jalan PJU 8/1, D'sara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area: approx 1,463.89 sq feet (136.00 sq metres) Customer(s): Nur Zairahul Amirah Binti Kamallazim Solicitor: M/S Vas & Co Our Ref: PAH38289 AMBANK ISLAMIC BERHAD</p>	<p>3 RESERVE PRICE: RM400,000.00 Puchong</p>  <p>Description: Condominium Address: No. B-7-1, Block B, Vision Residence, 47120 Puchong, Selangor Darul Ehsan Area: approx 153.01 sq metres (1,647 sq feet) Assignor(s): Ng Hon Hoong Solicitor: M/S Azhar & Wong Our Ref: PAH38347</p>
<p>4 RESERVE PRICE: RM188,957.00 Cyberjaya</p>  <p>Description: 4 bedroom townhouse Address: No. E-23-B, Cyberia Smarthomes, Jalan Cyberia 3, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 157 sq metres (1,690 sq feet) Assignor(s): Muhamad Faizal Bin Rozali & Nurfaraz Binti Shaik Ahmad Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH38304</p>	<p>5 RESERVE PRICE: RM140,000.00 Puchong</p>  <p>Description: 3 bedroom low-cost apartment Address: No. A-03-08, Pangsapuri Aman, Jalan Prima 6/1, Taman Puchong Prima, 47100 Puchong, Selangor Darul Ehsan. Area: approx 61 sq metres (657 sq feet) Assignor(s): Anjalal Devi A/P Balayogan Solicitor: M/S Azhar & Wong Our Ref: PAH38348</p>	<p>6 RESERVE PRICE: RM130,000.00 Petaling Jaya</p>  <p>Description: 3 bedroom low-cost apartment Address: No. B-3A-11, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor Darul Ehsan. Area: approx 61.00 sq metres (657 sq feet) Assignor(s): Sathia Nathan A/L Subramaniam & Vasanthi A/P Supramani Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH38252(2)</p>
<p>7 RESERVE PRICE: RM114,791.00 Kepong</p>  <p>Description: 3 bedroom apartment Address: No. 5-25, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kepong, Selangor Darul Ehsan. Area: approx 103.96 sq metres (1,119 sq feet) Assignor(s): Choo Seak Yoon Solicitor: M/S Goh & Partners Our Ref: PAH37206(3) Note: Successful bidder has to pay an outstanding sum of RM6,084.27 due to Developer under the Principal Sale and Purchase Agreement.</p>	<p>8 RESERVE PRICE: RM84,564.00 Banting</p>  <p>Description: 3 bedroom duplex apartment Address: No. F-4-25, Block F, Pangsapuri Taman Langat Utama, Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor Darul Ehsan. Area: approx 87.79 sq metres (945 sq feet) Customer(s): Mohamad Adi Faez Bin Mohd Nasri Solicitor: M/S Azhar & Wong Our Ref: PAH38288 AMBANK ISLAMIC BERHAD</p>	<p>J1 RESERVE PRICE: RM460,000.00 Johor Bahru</p>  <p>Description: Service apartment Address: Unit No. A-18-01, Residensi Bora, Jalan Danga 1/1, Danga Bay, 80200 Johor Bahru, Johor Area: approx 101.1 square metres (1,088 square feet). Assignor(s): Ng Ah Teck Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our Ref: PAHJ/7342(2)/4/2025(LA)</p>
<p>J2 RESERVE PRICE: RM256,000.00 Johor Bahru</p>  <p>Description: 2 bedroom service apartment Address: Unit No 18-15, Menara B, Residensi Mutiara Indah (also known as Aliff Heights), Jalan Indah, Kawasan Perniagaan Indah, 81200 Johor Bahru, Johor Area: approx 65.06 square metres (700 square feet) Customer(s): Kogilavani A/P Maniam Solicitor: M/S Nor Ding & Co Our Ref: PAHJ/7351(2)/4/2025(LA) AMBANK ISLAMIC BERHAD</p>	<p>S1 RESERVE PRICE: RM170,586.00 Kota Kinabalu</p>  <p>Description: An intermediate first floor apartment unit Address: Lot No. 7 (K-1F-7), Block K, 1st Floor, Taman Apartmen Angkasa Phase 2; Kampung Darau, Rampayan, Menggatal, 88450 Kota Kinabalu, Sabah Area: approx 80.92 sq metres (871 sq feet) Assignor(s): Thien Jyh Gang Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8401(4)/4/2025(LA)</p>	<p>S2 RESERVE PRICE: RM234,000.00 Kota Kinabalu</p>  <p>Description: An apartment unit Address: Lot No. L-8F-16, Block L, 8th Floor, Apartmen Angkasa Phase 2; Kampung Darau, Rampayan, Menggatal, 88450 Kota Kinabalu, Sabah Area: approx 80.92 sq metres (871 sq feet) Customer(s): Lew Tze Ling Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8441(2)/4/2025(LA) AMBANK ISLAMIC BERHAD</p>
<p>S3 RESERVE PRICE: RM172,000.00 Kota Kinabalu</p>  <p>Description: An intermediate apartment unit (BUMI LOT) Address: Unit No. I6-3, Third Floor, Block I, University Apartments 2; Jalan UMS, 89200 Kota Kinabalu, Sabah Area: approx 51.09 sq metres (550 sq feet) Customer(s): Mezelyln Jaikim Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8448(2)/4/2025(LA) AMBANK ISLAMIC BERHAD</p>	<p>S4 RESERVE PRICE: RM157,950.00 Tuaran</p>  <p>Description: Apartment unit (BUMI LOT) Address: Lot No. D-1F-5, Block D, 1st Floor, Vista Seri Melain; 89207 Tuaran, Sabah Area: approx 1,008.8 sq feet (93.72 sq metres) Customer(s): Maliana Binti Sintih & Maxwell Walter Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8030(4)/4/2025(LA) AMBANK ISLAMIC BERHAD</p>	<p>S5 RESERVE PRICE: RM233,280.00 Tuaran</p>  <p>Description: A double storey corner terraced house (BUMI LOT) Address: Lot No. 50, Taman Prima Villa, 89208 Tuaran, Sabah Area: approx 2,576 sq feet (239.32 sq metres) Assignor(s): Ruzaini Rulloda Bin Abdullah Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8402(4)/4/2025(LA)</p>

S6

RESERVE PRICE:
RM225,000.00

Papar



Description: An intermediate 16th floor condominium unit
Address: Lot No. E16-11, Level 16, Block E, Type C1, Puncak Gloxinia, 88200 Papar, Sabah
Area: approx 92.90 sq metres (1,000 sq feet)
Assignor(s): Heidy Bin Jebit & Veronica Beatrice Jilem
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/7982(4)/4/2025(LA)

S7

RESERVE PRICE:
RM530,000.00

Penampang



Description: A condominium unit
Address: Unit No. 1-06, Level 1, Type C, Jing Yuen Condominium, Kg Babaig, 87500 Penampang, Sabah
Area: approx 130.55 sq metres (1,405.25 sq feet)
Assignor(s): Khor Wei Theng
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8457/4/2025(LA)

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 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
 Fax: 03-20729557
 E-mail: main@auctions.com.my
 Website: www.auctions.com.my

Johor:
 No 98, Jalan Wijaya, Century Garden
 80250 Johor Bahru, Johor
 Tel: 607-333 6226 / 3226
 Fax: 607-331 6226
 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
 Fax: 088-210 266
 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 : 23 April 2025 / Wednesday

Time : 11.00 am

Via Online : <https://praisemillion.com.my>

**For more information, please call:
03-7452 1318**

**AmBank Financing Please contact:
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang : 013-999 6875**



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

产业公开拍卖 PROCLAMATION OF SALE

10% deposit (Ten percent of the reserve price)

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 23RD OF APRIL 2025

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 : RM400,000.00
	Description	: Single storey terraced intermediate
	Land Area	: Approx. 213.1 sqm. / 2,293.789 sqft.
	Built-up Area	: Approx. 127.590 sqm. / 1,373.367 sqft.
	Our Ref.	: AMB-2024-0114
	Assignee	: AmBank Islamic Berhad
	Bank Ref	: 88820004868603
	ISLAMIC Solicitors	: S.K. Ling & Tan Advocates (Kch)

Organised by the below Auctioneer:

pmsb PRAISE MILLION SDN. BHD.
(Company No.: 200301015847 (618267-D))
Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak TEL: 082-349069 H/P: 012-8786966, 016-2107727
FAX: 082-349135 Website : <https://praisemillion.com.my>
E-mail Address: auction@praisemillion.com.my
Licensed Auctioneers :
Iris Mui Tze En / Muhd Khairul Azhar / Tiong Mei Chek / Lo Lion Hock

Lot 13082, Jalan Pandan, Serene Jelita 2 of Taman Jelita, Off Jalan Miri-Bintulu, 98000 Miri, Sarawak

DISCLAIMER: The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Prospective 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 whatsoever 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.



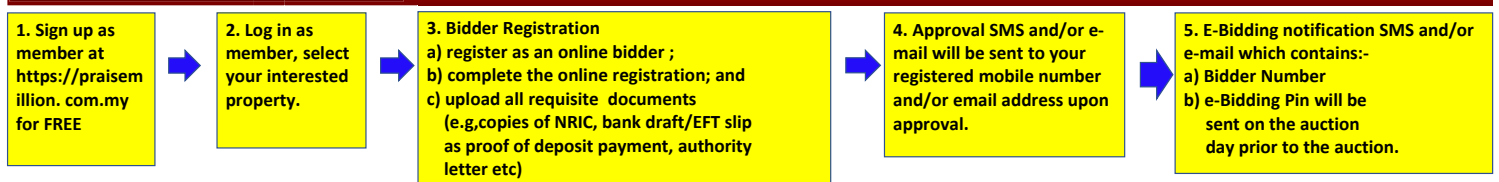
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

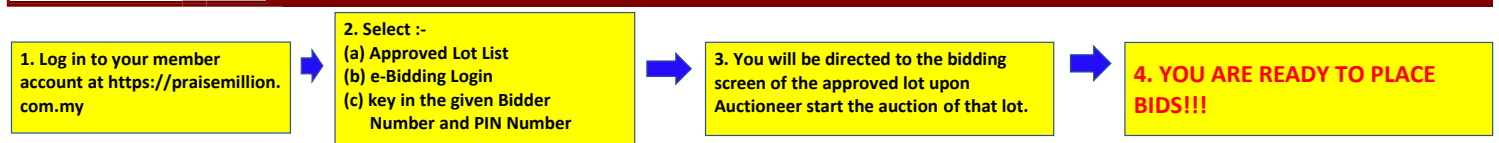


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



Online bidding can be done using a computer, notebook, smart phone or tablet

On the auction day, please:

- ensure your device is in good and functioning condition
- ensure your device is charged
- check Internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g google chrome, internet explorer etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 23 April 2025 / Wednesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

For more information, please call:
03-7452 1318

AmBank Financing Please contact:
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

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 WEDNESDAY, THE 23RD DAY OF APRIL, 2025, 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 RM550,000.00 RESERVE PRICE RM550,000.00  2-Bedroom Serviced Apartment 91 sq. metres (980 sq. ft.) SA-19-10, Dataran Prestij, Jalan Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor Assignor(s): Khairul Azmi Bin Mohamed Yusof Solicitors: M/S Vas & Co. Our ref: HASB/3961/AMBB/25 SHAH ALAM	Lot 2 MARKET PRICE RM750,000.00 RESERVE PRICE RM540,000.00  3+1-Bedroom Serviced Apartment 134 sq. metres (1,442 sq. ft.) No. SA-25-08, Dataran Prestij, Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor. Assignor(s): Yeap Hiang Chin & Yap Boon Pin Solicitors: M/S Azhar & Wong Our ref: HASB/3967/AMBB/25 SHAH ALAM	Lot 3 MARKET PRICE RM750,000.00 RESERVE PRICE RM486,000.00  3-Bedroom Serviced Apartment 100 sq. metres (1,076 sq. ft.) No. A-36-05, Residensi Vivo 9 Seputeh, Jalan Telok Datok, Off Jalan Klang Lama, 58000 Kuala Lumpur. Assignor(s): Tan Kok Kin Solicitors: M/S Azhar & Wong Our ref: HASB/3956/AMBB/25 KUALA LUMPUR
Lot 4 MARKET PRICE RM600,000.00 RESERVE PRICE RM413,100.00  A Condominium Unit 139.54 sq. metres (1,502 sq. ft.) Unit No. A-15-09, Block A, Residensi Sembilan Cheras, Jalan Suria Residen, 43200 Cheras, Selangor. Assignor(s): Tan Mee Ling Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HASB/3969/AMBB/25 CHERAS	Lot 5 MARKET PRICE RM340,000.00 RESERVE PRICE RM340,000.00  3-Bedroom Apartment 107.56 sq. metres (1,158 sq. ft.) G1-L1-02, Andari Town Villa, Selayang Heights, 68100 Batu Caves, Selangor. Assignor(s): Ahmad Fuad Bin Sazeli Solicitors: M/S Azhar & Wong Our ref: HASB/3964/AMBB/25 BATU CAVES AMBANK ISLAMIC BERHAD	Lot 6 MARKET PRICE RM330,000.00 RESERVE PRICE RM330,000.00  3-Bedroom Serviced Apartment 92 sq. metres (990 sq. ft.) No. A-02-22, Pangsapuri Casa Embun, Jalan CE 1, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan. Assignor(s): Mohd Saiful Bin Itantoro Solicitors: M/S Vas & Co. Our ref: HASB/3963/AMBB/25 DENGGIL AMBANK ISLAMIC BERHAD Bumiputra Unit
Lot 7 MARKET PRICE RM300,000.00 RESERVE PRICE RM300,000.00  An Apartment Unit 76 sq. metres (818 sq. ft.) No. 1-6-701, Pangsapuri Danau Mas, Jalan Platinum 7/58, Seksyen 7, 40000 Shah Alam, Selangor Darul Ehsan. Assignor(s): Maznah Binti Mohammad & Ahmad Shuhairi Bin Kassim Solicitors: M/S Azhar & Wong Our ref: HASB/3971/AMBB/25 SHAH ALAM	Lot 8 MARKET PRICE RM280,000.00 RESERVE PRICE RM280,000.00  A Serviced Apartment Unit 72 sq. metres (775 sq. ft.) No.12-13, Jalan Saville, Saville D'Lake, 47130 Puchong, Selangor Darul Ehsan. Assignor(s): Heng Chun Ling Solicitors: M/S Vas & Co. Our ref: HASB/3962/AMBB/25 PUCHONG AMBANK ISLAMIC BERHAD	Lot 9 MARKET PRICE RM420,000.00 RESERVE PRICE RM272,160.00  3-Bedroom Serviced Apartment Unit 85.00 sq. metres (915 sq. ft.) Unit No. A-14-06, 14th Floor, Block A, Residensi Damai Meriah - The Zizz, No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Lam Wei Khien Solicitors: M/S Nik Hisham, Fakhah & Co. Our ref: HASB/3958/AMBB/25 PETALING JAYA
Lot 10 MARKET PRICE RM430,000.00 RESERVE PRICE RM269,730.00  A SOFO Unit 78.00 sq. metres (839.91 sq. ft.) No. 11-09 Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor Darul Ehsan. Assignor(s): Aw Kah Guan Solicitors: M/S Vas & Co Our ref: HASB/3959/AMBB/25 SHAH ALAM	Lot 11 MARKET PRICE RM380,000.00 RESERVE PRICE RM221,616.00  A 3-Bedroom Serviced Apartment 80 sq. metres (861 sq. ft.) No. B-23A-09, Alam Sanjung, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor. Assignor(s): Muhamad Syahir Bin Muzafar and Salwana Binti Othman Solicitors: M/S Goh & Partners Our ref: HASB/3957/AMBB/25 SHAH ALAM Bumiputra Unit	Lot 12 MARKET PRICE RM190,000.00 RESERVE PRICE RM190,000.00  A Studio Unit (Small Office Home Office (SOHO)) 42.00 sq. metres (452 sq. ft.) Unit No. A-11-2A, 11th Floor, Block A, Jalan Teknokrat 6, Cybersquare, Cyber 5, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Gan Seng Huat Solicitors: M/S Nik Hisham, Fakhah & Co. Our ref: HASB/3960/AMBB/25 CYBERJAYA

Lot 13 MARKET PRICE RM400,000.00 **RESERVE PRICE RM165,337.00**



A Vacant Plot Of Detached Housing Lot 1,839.00 sq. metres (19,795 sq. ft.)
 P.T. No. 20750 (New Lot No. 41347), held under Title H.S.(D) 16459, Mukim & District Of Bentong, State Of Pahang Darul Makmur.

Assignor(s): Low Yong @ Low Yee Yong, Low Boon Keong & Ong Kim Poh
 Solicitors: M/S Zain Megat & Murad
 Our ref: HASB/3970/AMBB/25
 Note: The successful bidder has to pay an outstanding sum of RM7,918.00 due to Developer under the Principal Sale and Purchase Agreement.

BENTONG

Lot 14 MARKET PRICE RM150,000.00 **RESERVE PRICE RM150,000.00**



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

No. A-01-19, Block A, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Kamarzan @ Kamaruzaman Bin Zainal Abidin and Mohammad Faisal Bin Kamaruzaman
 Solicitors: M/S Vas & Co
 Our ref: HASB/3955/AMBB/25
 Note: Bumiputra unit and Successful bidder has to pay an outstanding sum of RM1,050.00 due to Developer under the Principal Sale and Purchase Agreement.

PETALING JAYA

Lot 15 MARKET PRICE RM140,000.00 **RESERVE PRICE RM140,000.00**



3-Bedroom Low-Cost Apartment 61 sq. metres (657 sq. ft.)

No. E-3-21, Blok E, Apartment Kelisa Ria, Jalan Kelisa 1, Kampung Sungai Tangkas, 43000 Kajang, Selangor

Assignor(s): Jonainah Binti Mohd Yassin & Abdullah Bin Mahat
 Solicitors: M/S Goh & Partners
 Our ref: HASB/3965/AMBB/25

KAJANG

Lot 16 MARKET PRICE RM135,000.00 **RESERVE PRICE RM135,000.00**

CALLED OFF

SHAH ALAM

Lot 17 MARKET PRICE RM190,000.00 **RESERVE PRICE RM121,500.00**

CALLED OFF

PETALING JAYA

Lot 18 MARKET PRICE RM100,000.00 **RESERVE PRICE RM104,976.00**



2+1-Bedroom Shop Apartment 68 sq. metres (732 sq. ft.)

No. 42B-2 Jalan SM 3, Taman Sunway Batu Caves, 68100 Batu Caves, Selangor.

Assignor(s): Wan Nor Asimah Binti Wan Mansor
 Solicitors: M/S Nik Hisham, Fakhiah & Co.
 Our ref: HASB/3968/AMBB/25
 Note: Bumiputera Quota

BATU CAVES

Lot 19 MARKET PRICE RM130,000.00 **RESERVE PRICE RM100,000.00**



A Commercial Premise 42.17 sq. metres (454 sq. ft.)

Unit No. GF-050, Block G, Seasons Sq., Jalan PJU 10/3C, D'Sara Damai, 47380 Petaling Jaya, Selangor.

Assignor(s): Siti Mahani Binti Shaik Ahmad and Ahmad Naguib Bin Mat Sulhan
 Solicitors: M/S A. Rahim & Co.
 Our ref: HASB/3949/AMBB/25

PETALING JAYA

Lot 20 MARKET PRICE RM130,000.00 **RESERVE PRICE RM65,610.00**



A 3 Bedroom Low Cost Apartment Unit 60.38 sq. metres (650 sq. ft.)

No. C-408, Block C, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Siti Nur Khairunisa Binti Mohd Termiji
 Solicitors: M/S Zain Megat & Murad
 Our ref: HAH/3868/AMBB/24
 AMBANK ISLAMIC BERHAD

PETALING JAYA

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 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 **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. (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: 03-5518 1442 Fax: 03-5518 1443
 Whatsapp Hotline: 011 5585 1442
 Email: hauctionhouse@gmail.com
 Website: www.heritageauctioneers.my
 Facebook : [heritageauctioneersMY](https://www.facebook.com/heritageauctioneersMY)

DATO' MARIANI BINTI HJ. YAHYA (D.I.M.P)
MOHD ZAKIRUDDIN BIN ISMAIL
MARIAM BINTI YAHYA
SURANI BINTI HAMZAH
 Licensed Auctioneers



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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 24 April 2025 / Thursday

Time : 11.00 AM

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

PROCLAMATION OF SALE

IN EXERCISE 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

DATE : 24 APRIL 2025 / 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 successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and /or the relevant authorities.

EZ 1 RESERVE PRICE RM290,000.00 SENAWANG



Type : Corner Unit 3 Bedroom Apartment
Area : Approx 93 sqmt / 1,001.052 sqft
Assignor(s) : Ain Rozilah Binti Ali Osman & Muhammad Mubashyir Bin Yasin
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)

D-7-11, Block D, Pangsapuri Laman Villa,
Jalan Taman Bandar Senawang, Taman Bandar Senawang,
70450 Seremban, Negeri Sembilan.

EZ 2 RESERVE PRICE RM180,000.00 MANTIN



Type : Townhouse
Area : Approx 132 sqmt / 1,421 sqft
Assignor(s) : Mohd Fadhli Bin Ismail
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)
Note : LOT BUMIPUTRA ISLAMIC

No. 119, Jalan Bukit Cerana 4,
Taman Bukit Cerana, 71700 Mantin, Negeri Sembilan.

EZ 3 RESERVE PRICE RM110,000.00 NILAI



Type : Apartment
Area : Approx 69.68 sqmt / 750 sqft
Assignor(s) : Muhammad Noor Naim Bin Rashid
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)
ISLAMIC

No. B7-4-10, Taman Nilai Perdana 2,
71800 Nilai, Negeri Sembilan.

 AmBank (M) Berhad

 AmBank Islamic Berhad

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,
JALAN DATO' LEE FONG YEE,
7000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

 06-7629786 / 016-6639786 / 018-6639786

 06-7616986

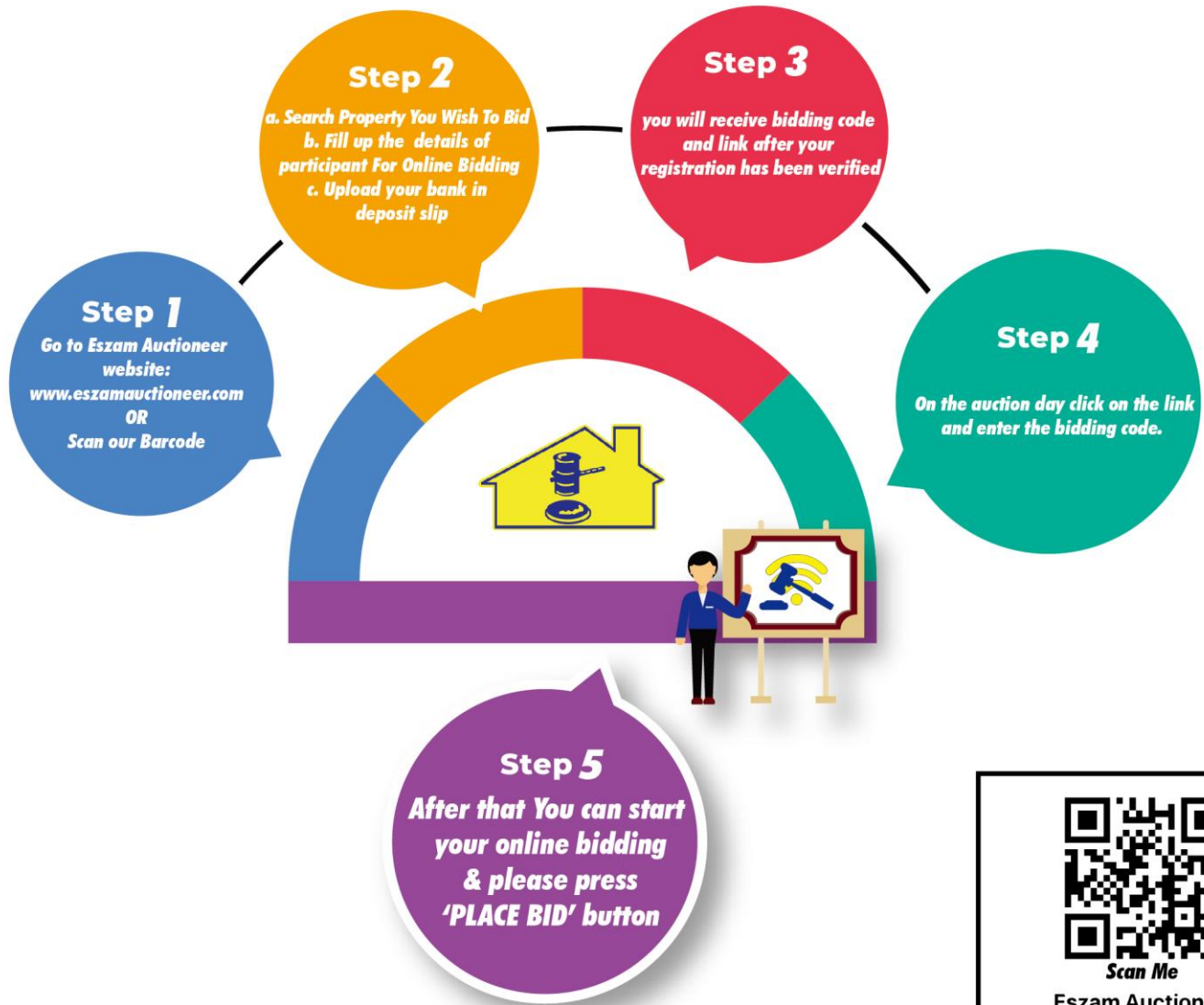
 eszamauctioneer@yahoo.com

 www.eszamauctioneer.com

ONLINE BIDDING STEP

eZ2Bid

www.eszamauctioneer.com



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,
JALAN DATO' LEE FONG YEE,
70000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

☎ 06-7629786 / 016-6639786 / 018-6639786
✉ 06-7616986
✉ eszamauctioneer@yahoo.com
🌐 www.eszamauctioneer.com

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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 24 April 2025 / Thursday
Time : 10:30 am / 11:30 am
Via Online : arenauctioneers.com

**For more information, please call:
03-7452 1318**

AmBank Financing Please contact:
For Individual bidder(s):
Yuan Chik Chong : 012-223 2498
For Company bidder:
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In Exercise of the rights and power conferred upon AmBank (M) Berhad / AmBank Islamic Berhad, and the Assignor (s)/Borrower(s)/Customer(s) it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION VIA ONLINE BIDDING
24 APRIL 2025, THURSDAY, 10:30 AM
at arenauctioneers.com



(Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

- 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 successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and /or the relevant authorities.

 AmBank (M) Berhad  AmBank Islamic Berhad

AA01 | RESERVE PRICE : RM 445,500.00

KOTA KINABALU



DESCRIPTION : 2 1/2-STOREY TERRACED HOUSE
LAND AREA : 1,803.00 SQUARE FEET
ASSIGNOR(S) : DINISIA @ DINISIA BINTI MARIKAN & ELVIN YEO WEE HWA @ ELVIN MARICAN
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0710/AMBB (S)/060/012/25-N01(BK-4)
LOT ID : 24803
NOTE : **BUMIPUTERA LOT**

LOT NO. 78, LORONG KINGFISHER SULAMAN 3A, TAMAN KINGFISHER SULAMAN PHASE 2B, 88450 KOTA KINABALU, SABAH

AA02 | RESERVE PRICE : RM 326,592.00

KOTA KINABALU



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE
LAND AREA : 1,468.00 SQUARE FEET
ASSIGNOR(S) : ACHMAD NOORASYRUL BIN NOORTAIP
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB0641/AMBB (S)/049/001/25-N03(BK-5)
LOT ID : 24721

NO. 19, LOT NO. 42, LORONG RIMBA 12, TAMAN RIMBA PHASE 3, 88450 KOTA KINABALU, SABAH

AA03 | RESERVE PRICE : RM 318,000.00

KOTA KINABALU



DESCRIPTION : AN INTERMEDIATE EIGHTH FLOOR APARTMENT UNIT
FLOOR AREA : 871.00 SQUARE FEET
ASSIGNOR(S) : RYNEA NELLY CHIA & REE ROYNALD CHIA
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0663/AMBB (S)/057/009/25-N01(BK-1)
LOT ID : 24765
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. L-8F-4, BLOCK L, 8TH FLOOR, APARTMEN ANGKASA PHASE 2; KAMPUNG DARAU, RAMPAYAN, MANGGATAL, 88450 KOTA KINABALU, SABAH

AA04 | RESERVE PRICE : RM 300,000.00

KOTA KINABALU



DESCRIPTION : A CORNER APARTMENT UNIT
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) : HON LI XIN
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0660/AMBB (S)/056/008/25-N01(BK-1)
LOT ID : 24762
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. 1, BLOCK B, 6TH FLOOR, APARTMENT ANGKASA; KAMPUNG DARAU, RAMPAYAN, MANGGATAL, 88450 KOTA KINABALU, SABAH

AA05 | RESERVE PRICE : RM 237,600.00

KENINGAU



DESCRIPTION : A SINGLE STOREY CORNER TERRACED HOUSE WITH ATTIC FLOOR
LAND AREA : 2,993.44 SQUARE FEET
ASSIGNOR(S) : ADIGUN JIMMY & SARANIH BINTI JAMBU @ RAMBU
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0646/AMBB (S)/054/006/25-N01(BK-3)
LOT ID : 24726
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. S165, TAMAN VILLA PALMA @ KENINGAU, PHASE 3, 89008 KENINGAU, SABAH

AA06 | RESERVE PRICE : RM 231,300.00

KOTA KINABALU



DESCRIPTION : A CONDOMINIUM UNIT
FLOOR AREA : 900.00 SQUARE FEET
ASSIGNOR(S) : ALLEN ERNEST TING ING SHYANG & TAN LEE KIANG
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB0708/AMBB (S)/058/010/25-N01(BK-3)
LOT ID : 24801

LOT NO A-13A-08, TYPE C, LEVEL 13A, 1BORNEO TOWER A, OFF JALAN HIGHWAY, 88450 KOTA KINABALU, SABAH

AA07 | RESERVE PRICE : RM 210,000.00

KOTA KINABALU

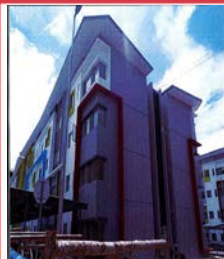


DESCRIPTION : A 3-ROOM WALK-UP APARTMENT UNIT
FLOOR AREA : 1,164.00 SQUARE FEET
ASSIGNOR(S) : ALISIA BINTI BIDDIMO
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB0658/AMBB (S)/055/007/25-N01(BK-1)
LOT ID : 24749

G-1-16, LORONG WANGSA, TAMAN WANGSA PHASE 1, TELIPOK, LOT 16, BLOCK G, 1ST FLOOR, 88450 KOTA KINABALU, SABAH

AA08 | RESERVE PRICE : RM 201,600.00

KOTA KINABALU



DESCRIPTION : A WALK-UP APARTMENT UNIT LOCATED ON THE SECOND FLOOR OF A 4-STOREY APARTMENT BUILDING WITH COMMON LIFT FACILITY
FLOOR AREA : 796.53 SQUARE FEET
ASSIGNOR(S) : CHIN SIAU FUI
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0643/AMBB (S)/051/003/25-N03(BK-3)
LOT ID : 24723

LOT NO. AC/G/02/03A, BLOCK G, LEVEL SECOND, TYPE B, RESIDENSI ACACIA PHASE 2, 88450 KOTA KINABALU, SABAH

AA09 | RESERVE PRICE : RM 186,624.00

TUARAN



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 1,029.00 SQUARE FEET
ASSIGNOR(S) : ANDIRY BIN IMOS & SHARON JAMES
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0642/AMBB (S)/050/002/25-N03(BK-5)
LOT ID : 24722
NOTE : BUMIPUTERA LOT

UNIT NO. G-3A-2, BLOCK G, LEVEL 3A, E RESIDENCE @ TELIPOK PHASE 1, 89200 TUARAN, SABAH

AA10 | RESERVE PRICE : RM 97,431.00

TAWAU

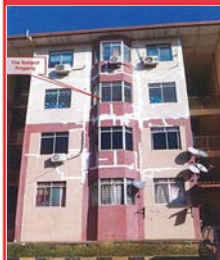


DESCRIPTION : SINGLE STOREY INTERMEDIATE TERRACED HOUSE
LAND AREA : 1,614.00 SQUARE FEET
ASSIGNOR(S) : RUSLAN BIN NURDING & RUSNI BINTI NURDING
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0711/AMBB (S)/061/013/25-N02(BK-7)
LOT ID : 24804

TB 406, LOT C22-3, TAMAN APAS PERMAI, MILE 15, JALAN APAS, 91000 TAWAU, SABAH

AA11 | RESERVE PRICE : RM 94,770.00

TUARAN



DESCRIPTION : A LOW-MEDIUM COST APARTMENT UNIT SITUATED ON THE SECOND FLOOR OF A 4-STOREY APARTMENT BLOCK
FLOOR AREA : 750.00 SQUARE FEET
ASSIGNOR(S) : SUPARDY BIN BAIJO
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB0645/AMBB (S)/053/005/25-N01(BK-5)
LOT ID : 24725

LOT NO. 13, SECOND FLOOR, BLOCK F (MDT NO. F-2F-13, LORONG TUARAN IMPIAN 5), APARTMENT TUARAN IMPIAN, KM 24, JALAN TUARAN LAMA (NOW RENAMED AS JALAN TELIPOK LAMA), TELIPOK, 89200 TUARAN, SABAH

AA12 | RESERVE PRICE : RM 93,312.00

KOTA KINABALU



DESCRIPTION : A 2-ROOM WALK-UP APARTMENT UNIT
FLOOR AREA : 682.00 SQUARE FEET
ASSIGNOR(S) : HEDLEY BIN RIDIN
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB0644/AMBB (S)/052/004/25-N01(BK-5)
LOT ID : 24724

HOUSE NO. 2-3-4, UNIT NO. 8, 3RD FLOOR, BLOCK B, TAMAN FAJAR MENGGATAL, PHASE 1, 88450 KOTA KINABALU, SABAH

AA13 | RESERVE PRICE : RM 65,048.00

PENAMPANG



DESCRIPTION : ONE (1) PARCEL OF SHOP/OFFICE/COMMERCIAL
FLOOR AREA : 226.04 SQUARE FEET
ASSIGNOR(S) : CHUA HENG WUI
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0709/AMBB (S)/059/011/25-N03(BK-9)
LOT ID : 24802

UNIT NO. 043A, LEVEL NO. 1F, MEGALONG COMMERCIAL COMPLEX, 89500 PENAMPANG, SABAH

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten percent (10%) of the reserve price or minimum of RM 2,000.00 whichever is higher** by **Bank Draft or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** for the account of (Borrower's Name).

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.

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047
H/P : 012-327 5047

EMAIL : aasb@arenaauctioneers.com
WEBSITE : arenaauctioneers.com

PROCLAMATION OF SALE

In Exercise of the rights and power conferred upon AmBank (M) Berhad / AmBank Islamic Berhad, and the Assignor (s)/Borrower(s)/Customer(s) it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION VIA ONLINE BIDDING
24 APRIL 2025, THURSDAY, 11:30 AM
at arenauctioneers.com



(Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

- 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 successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and /or the relevant authorities.

AmBank (M) Berhad

AmBank Islamic Berhad

AA01 | RESERVE PRICE : RM 720,000.00

PETALING JAYA



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 1,242.00 SQUARE FEET
ASSIGNOR(S) : WONG LI PING
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB0632/AMBB (P)/139/002/25-N01(BK-1)
LOT ID : 24707

NO. C-15-03, TOWER C, PACIFIC TOWERS, JALAN 13/6, SEKSYEN 13, 46200 PETALING JAYA, SELANGOR

AA02 | RESERVE PRICE : RM 460,000.00

CHERAS



DESCRIPTION : A THREE-BEDROOM CONDOMINIUM UNIT
FLOOR AREA : 1,216.00 SQUARE FEET
ASSIGNOR(S) : LEONG FOON LING
SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)
REFERENCE : AASB0647/AMBB (P)/144/007/25-A01(BK-1)
LOT ID : 24730

UNIT NO. A-08-06, 8TH FLOOR, BLOCK A, JALAN SURIA RESIDEN, RESIDENSI SEMBILAN CHERAS, 43200 CHERAS, SELANGOR

AA03 | RESERVE PRICE : RM 333,000.00

CHERAS



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 1,020.00 SQUARE FEET
ASSIGNOR(S) : CHONG JIA ZHENG
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB0640/AMBB (P)/143/006/25-N01(BK-3)
LOT ID : 24719

NO. B-20-6, BLOCK B, DAMAI HILLPARK, JALAN DAMAI PERDANA 6/1F, BANDAR DAMAI PERDANA, 56000 CHERAS, SELANGOR

AA04 | RESERVE PRICE : RM 255,092.00

SHAH ALAM



DESCRIPTION : AN OFFICE UNIT
FLOOR AREA : 1,593.00 SQUARE FEET
ASSIGNOR(S) : MOHD TARMIZI BIN SAMSI
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB0654/AMBB (P)/145/008/25-N04(BK-8)
LOT ID : 24737
NOTE : BUMIPUTERA LOT

UNIT NO. 345, BLOCK 6, NO. 7, PERSIARAN SUKAN, LAMAN SERI BUSINESS PARK, SEKSYEN 13, 40100 SHAH ALAM, SELANGOR

AA05 | RESERVE PRICE : RM 250,000.00

KEPONG



DESCRIPTION : AN APARTMENT UNIT SITED ON THE 13TH FLOOR OF A 22-STOUREY BLOCK
FLOOR AREA : 932.00 SQUARE FEET
ASSIGNOR(S) : PEK TECK LEONG
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB0659/AMBB (P)/149/012/25-N01(BK-1)
LOT ID : 24761

UNIT NO. B3-13-28 KEPONG SENTRAL KONDOMINIUM, PUNCAK DESA, 52100 KEPONG, SELANGOR

AA06 | RESERVE PRICE : RM 223,200.00

MELAKA



DESCRIPTION : TWO-BEDROOM SERVICE APARTMENT
FLOOR AREA : 710.00 SQUARE FEET
ASSIGNOR(S) : GOH CHUAN LOO (F)
SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
REFERENCE : AASB0712/AMBB (P)/154/017/25-N01(BK-3)
LOT ID : 24805
NOTE : NON - BUMIPUTERA LOT

NO. 18-19, 18TH FLOOR, PANGSAPURI AMBER COVE, JALAN KSB-IMPRESSON 3, IMPRESSION CITY @ KOTA SYAHBANDAR, 75200, MELAKA

AA07 | RESERVE PRICE : RM 201,600.00**SHAH ALAM**

DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT
 FLOOR AREA : 904.00 SQUARE FEET
 ASSIGNOR(S) : MUHAMMAD AFNAN ADLI BIN AMIRUDIN
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 REFERENCE : AASB0697/AMBB (P)/152/015/25-N01(BK-3)
 LOT ID : 24799

UNIT NO. A-14-07, 14TH FLOOR, PANGSAPURI KEMUNING IDAMAN, PERSIARAN KEMUNING DAMAI, SEKSYEN 32, 40460 SHAH ALAM, SELANGOR

AA08 | RESERVE PRICE : RM 200,000.00**SHAH ALAM**

DESCRIPTION : A 2-BEDROOM FLAT
 FLOOR AREA : 678.00 SQUARE FEET
 ASSIGNOR(S) : MOHD MASLAN BIN NASRI & NORDIANA BINTI ISMAIL
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)
 REFERENCE : AASB0661/AMBB (P)/150/013/25-N01(BK-1)
 LOT ID : 24763
 NOTE : BUMIPUTERA LOT

NO. 5-1-106, BLOCK 5, JALAN SERDANG BATU 18/47, SEKSYEN 18, 40200 SHAH ALAM, SELANGOR

AA09 | RESERVE PRICE : RM 170,000.00**KAJANG**

DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT
 FLOOR AREA : 833.00 SQUARE FEET
 ASSIGNOR(S) : MOHAMAD NASIRUDDIN BIN HITMI
 SOLICITOR : MESSRS VAS & CO (KLG)
 REFERENCE : AASB0631/AMBB (P)/138/001/25-N01(BK-1)
 LOT ID : 24706

UNIT NO. 03-23, 3RD FLOOR, CITY HEIGHT APARTMENT, JALAN SUNGAI CHUA, TAMAN SRI SUNGAI CHUA, 43000 KAJANG, SELANGOR

AA10 | RESERVE PRICE : RM 165,600.00**BESTARI JAYA**

DESCRIPTION : AN INTERMEDIATE UNIT SINGLE STOREY TERRACE HOUSE
 LAND AREA : 1,400.00 SQUARE FEET
 ASSIGNOR(S) : MUHAMMAD ZAKI BIN SHAHRIR
 SOLICITOR : MESSRS VAS & CO (KLG)
 REFERENCE : AASB0639/AMBB (P)/142/005/25-N02(BK-3)
 LOT ID : 24718

NO. 42, JALAN ILMU 1/16A, TAMAN ILMU, 45600 BESTARI JAYA, SELANGOR

AA11 | RESERVE PRICE : RM 158,400.00**DENGKIL**

DESCRIPTION : A 2-BEDROOM SERVICED APARTMENT (AFFORDABLE HOUSING - RUMAH SELANGORKU)
 FLOOR AREA : 549.00 SQUARE FEET
 ASSIGNOR(S) : SHANGKARY A/P THANAPAL
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 REFERENCE : AASB0707/AMBB (P)/153/016/25-N01(BK-3)
 LOT ID : 24800

NO. A-12-13, PANGSAPURI CASA EMBUN, JALAN CE 1, CYBERSOUTH, 43800 DENGKIL, SELANGOR

AA12 | RESERVE PRICE : RM 136,080.00**PETALING JAYA**

DESCRIPTION : AN OFFICE UNIT
 FLOOR AREA : 778.00 SQUARE FEET
 ASSIGNOR(S) : TS MARITIME SDN BHD
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 REFERENCE : AASB0655/AMBB (P)/146/009/25-N03(BK-3)
 LOT ID : 24738

NO. 10-1B (J4), FIRST FLOOR, BANGUNAN KHAS, LORONG 8/1E, 46050 PETALING JAYA, SELANGOR

AA13 | RESERVE PRICE : RM 136,080.00**PETALING JAYA**

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 777.00 SQUARE FEET
 ASSIGNOR(S) : TS MARITIME SDN BHD
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 REFERENCE : AASB0656/AMBB (P)/147/010/25-N03(BK-3)
 LOT ID : 24739

NO. 11-2B (K6), SECOND FLOOR, BANGUNAN KHAS, LORONG 8/1E, 46050 PETALING JAYA, SELANGOR

AA14 | RESERVE PRICE : RM 129,600.00**PETALING JAYA**

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 778.00 SQUARE FEET
 ASSIGNOR(S) : TS MARITIME SDN BHD
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 REFERENCE : AASB0657/AMBB (P)/148/011/25-N03(BK-3)
 LOT ID : 24740

NO. 10-2B (J6), SECOND FLOOR, BANGUNAN KHAS, LORONG 8/1E, 46050 PETALING JAYA, SELANGOR

AA15 | RESERVE PRICE : RM 110,000.00**KLANG**

DESCRIPTION : A THREE-BEDROOM LOW-COST APARTMENT UNIT
 FLOOR AREA : 650.00 SQUARE FEET
 ASSIGNOR(S) : SOOSIAMAH A/P SOOSAI
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 REFERENCE : AASB0637/AMBB (P)/140/003/25-N01(BK-1)
 LOT ID : 24716

UNIT NO. A-5-15, BLOK A, PANGSAPURI SERI PERANTAU, PERSIARAN SIREH JUNJUNG/KS4, 42000 KLANG, SELANGOR

AA16 | RESERVE PRICE : RM 86,400.00**SUNGAI BULOH**

DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT
 FLOOR AREA : 700.00 SQUARE FEET
 ASSIGNOR(S) : JOSEPH A/L ARPUTHANATHAN & JOHN WILSON A/L ARPUTHANATHAN
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 REFERENCE : AASB0696/AMBB (P)/151/014/25-A01(BK-3)
 LOT ID : 24789

NO. 09-2-4, BLOK 9, JALAN BRP 10/2A, TAMAN BUKIT RAHMAN PUTRA, 47000 SUNGAI BULOH, SELANGOR

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten percent (10%) of the reserve price or minimum of RM 2,000.00 whichever is higher** by **Bank Draft or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** for the account of (Borrower's Name).

RESERVE PRICE :

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GUIDELINE FOR ONLINE AUCTION REGISTRATION



DEPOSIT :

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RESERVE PRICE :

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ON THE DAY OF AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO :

1. Purchase a bank draft or cashier's order equivalent to 10% of the fixed reserve price.
2. Requirements:
 - a. Individual Purchaser
 - Identification Card (NRIC) together with a photocopy of the NRIC card (both sides) for identification registration purposes.
 - Correspondence address.
 - Telephone no.
 - b. Corporate Company / Firm Purchaser
 - A certified true copy of the Company's Memorandum and Articles of Association (M&A).
 - Form 44, 24 and 49 / Form 17, 14 and 58.
 - Board of Director's Resolution.
 - c. Agent / Representative of the Purchaser
 - Letter of Authority from Intending Purchaser.
 - A photocopy of the Intending Purchaser's NRIC card.
3. Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
4. A person who has not reached the age of the 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

ORGANISED BY:

ARENA AUCTIONEERS SDN. BHD. [201401016251 / 1092337 - X]

No. 20-2, Jalan Matahari, AB U5/AB, Seksyen U5, Bandar Pinggiran Subang, 40150 Shah Alam, Selangor

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