

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 20TH MAY 2025 / TUESDAY**  
**Via Online : [www.ehsanauctioneers.com](http://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](http://ambank.com.my)

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [106901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [109401000897 (295576-U)]** 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 20TH MAY 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](http://www.ehsanauctioneers.com)**

PROSPECTIVE BIDDERS MAY SUBMIT BIDS FOR THE PROPERTY ONLINE VIA [www.ehsanauctioneers.com](http://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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 712,800.00	PUCHONG
Type : <b>A 2 ½ STOREY INTERMEDIATE TERRACE</b>		
Area : 1,496 sq. ft.		
Assignor : Mohd Reza Bin Othman		
Solicitor : Zain Megat & Murad (KL)		
Address : No. 22A, Jalan NPT 7/1G, Taman Nusaputra Timur 47130 Puchong, Selangor.		
AMBANK ISLAMIC BERHAD		LIYANA/AMI0614

LOT 2	RESERVE PRICE: RM 500,000.00	PETALINGJAYA
Type : <b>A 2-BEDROOM SERVICED APARTMENT</b>		
Area : 753 sq. ft.		
Assignor : Kerk Yan Cong		
Solicitor : Sidek Teoh Wong & Dennis (KL)		
Address : No. 37-19, The Arcuz @ Kelana Jaya (also known as Residen Idaman Awan), Jalan PJU 1A/4F, 47301 Petaling Jaya, Selangor.		
		ALIN/AMB6828

LOT 3	RESERVE PRICE: RM 400,000.00	PELABUHAN KLANG
Type : <b>AN EXTENDED INTERMEDIATE UNIT DOUBLE-STOREY TERRACED HOUSE</b>		
Area : 1,195 sq. ft.		
Assignor : Sivaneswaran A/L Balakrishnan & Balakrishnan A/L Ramalingam		
Solicitor : Azhar & Wong		
Address : No. 32, Jalan Sama Gagah 16, Taman Telok Gedong Indah, 42000 Pelabuhan Klang, Selangor		
		LIYANA/AMB6814

LOT 4	RESERVE PRICE: RM 270,000.00	KUALALUMPUR
<b>WITHDRAWN</b>		

LOT 5	RESERVE PRICE: RM 270,000.00	KUALALUMPUR
Type : <b>A 3-BEDROOM SERVICED APARTMENT</b>		
Area : 935 sq. ft.		
Assignor : Thamil Selvan A/L Thamotharan		
Solicitor : Vas & Co (KLG)		
Address : No. A-5-2, Blok A, Jalan 1/17, Fadason Business Centre, Taman Fadason, 52000 Kuala Lumpur.		
		LIYANA/AMB6832

LOT 6	RESERVE PRICE: RM 260,000.00	CYBERJAYA
Type : <b>AN INTERMEDIATE 3-BEDROOM APARTMENT</b>		
Area : 900 sq. ft.		
Assignor : Mohd Said Bin Mohd Nor		
Solicitor : Vas & Co (KLG)		
Address : No. 1-10-06, Tower 1, Aspire Residence, Persiaran Aspirasi, 63000 Cyberjaya, Selangor Darul Ehsan.		
AMBANK ISLAMIC BERHAD		WAWA/AMI0610

LOT 7	RESERVE PRICE: RM 242,757.00	SHAH ALAM
Type : <b>A SOFO UNIT</b>		
Area : 839.91 sq. ft.		
Assignor : Aw Kah Guan		
Solicitor : Vas & Co (KLG)		
Address : Unit No. 11-09, Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor.		
		ALIN/AMB6826


LOT 8	RESERVE PRICE: RM 229,583.00	SHAHALAM
Type : <b>AN OFFICE UNIT</b>		
Area : 1,593 sq. ft.		
Assignor : Mohd Tarmizi Bin Samsi		
Solicitor : Azhar & Wong		
Address : Unit No. 345, Block 6, No.7, Persiaran Sukan, Laman Seri Business Park, Seksyen 13, 40100 Shah Alam, Selangor		
BUMIPUTRA LOT AMBANK ISLAMIC BERHAD		WAWA/AMI0414

LOT 9	RESERVE PRICE: RM 190,000.00	MELAKA
Type : <b>AN INTERMEDIATE UNIT OF DOUBLE STOREY LOW-COST TERRACE HOUSE</b>		
Area : 880 sq. ft.		
Assignor : Abd Manap Bin Ahmad & Rohazani Binti Jelas		
Solicitor : Ibrahim Nik Junainah & Associates (Melaka)		
Address : No. 30, Jalan KJ 64, Taman Krubong Jaya, Krubong, 75250 Melaka.		
		ALIN/AMB6825


LOT 10	RESERVE PRICE: RM 120,000.00	SHAHALAM
<b>WITHDRAWN</b>		

LOT 11	RESERVE PRICE: RM 120,000.00	SHAHALAM
Type : <b>A THREE-BEDROOM LOW-COST WALK-UP FLAT UNIT</b>		
Area : 650 sq. ft.		
Assignor : Muhamad Shahrul Bin Ramli		
Solicitor : Vas & Co (KLG)		
Address : Unit No. 12-6-11, Pangsapuri Subang Hijauan, Jalan Bintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor		
		UMI/AMB6829

LOT 12	RESERVE PRICE: RM 117,000.00	PETALING JAYA
Type : <b>A THREE-BEDROOM LOW-COST APARTMENT UNIT</b>		
Area : 657 sq. ft.		
Assignor : Sathia Nathan A/L Subramaniam & Vasanthi A/P Supramani		
Solicitor : Sidek Teoh Wong & Dennis		
Address : No. B-3A-11, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor		
		UMI/AMB6142

LOT 13	RESERVE PRICE: RM 110,000.00	BATU CAVES
Type : <b>A CORNER 3 BEDROOM APARTMENT</b>		
Area : 657 sq. ft.		
Assignor : Nazri Bin Ibrahim		
Solicitor : Nik Hisham, Fakhiah & Co (KL)		
Address : No. A-10-24, Block Mawar (A), Pangsapuri Selayang Mulia, Jalan Sm 1/1, Taman Selayang Mulia, 68100 Batu Caves, Selangor Darul Ehsan.		
		WAWA/AMB6821

LOT 14	RESERVE PRICE: RM 93,600.00	KLANG
Type : <b>A 3-BEDROOM LOW-COST APARTMENT</b>		
Area : 650 sq. ft.		
Assignor : Kamalam A/P Veeran		
Solicitor : Sidek Teoh Wong & Dennis (KL)		
Address : No. B3-4-16, Pangsapuri Sri Ayu, Lebuhraya Nenas 1/KS7, Bandar Putera, 41200 Klang, Selangor.		
		ALIN/AMB6824

LOT 15	RESERVE PRICE: RM 77,760.00	SUNGAI BULOH
Type : <b>A 3 BEDROOM LOW COST APARTMENT</b>		
Area : 700 sq. ft.		
Assignor : Joseph A/I Arputhanathan & John Wilson A/I Arputhanathan		
Solicitor : Azhar & Wong (KL)		
Address : No. 09-2-4, Blok 9, Jalan BRP 10/2A, Taman Bukit Rahman Putra, 47000 Sungai Buloh, Selangor.		
REFER NOTE AT NEXT PAGE		ALIN/AMB6827

LOT 16	RESERVE PRICE: RM 60,000.00	RAWANG
Type : <b>A 3 BEDROOM APARTMENT UNIT</b>		
Area : 703 sq. ft.		
Assignor : Pupati A/P Kannan		
Solicitor : Sidek Teoh Wong & Dennis		
Address : Unit No. A-5-07, Block A, Apartment Cempaka, Jalan Bunga Raya 1, Taman Bunga Raya, 48300 Rawang, Selangor		
		UMI/AMB3676

LOT 17	RESERVE PRICE: RM 60,000.00	RAWANG
Type : <b>A THREE-BEDROOM LOW-COST WALK-UP FLAT UNIT</b>		
Area : 650 sq. ft.		
Assignor : Kohbi A/L Kalimuthu		
Solicitor : Azhar & Wong (KL)		
Address : Unit No. E-3A-20, 3Ath Floor, Block E, Apartment Kemuning, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor		
REFER NOTE AT NEXT PAGE		WAWA/AMB6822

LOT 18	RESERVE PRICE: RM 47,239.00	PELABUHAN KLANG
Type : <b>A LOW COST FLAT UNIT</b>		
Area : 657 sq. ft.		
Assignor : Noraini Binti Alias & Jamaludin Bin Hassan		
Solicitor : Nik Hisham, Fakhiah & Co. (KL)		
Address : Unit No. A-3-8, Block A, Jalan Sama Gagah 18D/KS05, Taman Telok Gadong Indah, 42000 Pelabuhan Klang, Selangor		
BUMIPUTRA LOT		WAWA/AMB6777

PROSPECTIVE BIDDERS MAY BID ONLINE AT  
**[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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

**NOTE FOR LOT15:**

Successful bidder has to pay an outstanding sum of RM 875.00 due to Developer under the Principal Sale and Purchase Agreement

**NOTE FOR LOT17:**

Successful bidder has to pay an outstanding sum of RM875 due to Developer under the Principal Sale and Purchase Agreement

**WILL SELL THE PROPERTIES DESCRIBED BELOW  
BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON TUESDAY, THE 20TH MAY 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](http://www.ehsanauctioneers.com).**



LOT 1	RESERVE PRICE: RM 432,000.00	JOHOR BAHRU
Type : A TWO-BEDROOM SERVICED APARTMENT UNIT Area : 1,088 sq. ft. Assignor : Tan Han Seng Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : Unit No. A-08-12, Block A, Residensi Bora, Jalan Danga 1/1, Danga Bay , 80200 Johor Bahru, Johor Darul Takzim.		WAWA/AMB6817

LOT 2	RESERVE PRICE: RM 370,000.00	PASIR GUDANG
Type : A DOUBLE STOREY TERRACE HOUSE Area : 958 sq. ft. Assignor : Hasni Bin Johan Solicitor : A Rahim & Co. (Kluang) Address : No. 14, Jalan Helang, Taman Scientex, 81700 Pasir Gudang, Johor.		LIYANA/AMB6833

LOT 3	RESERVE PRICE: RM 310,000.00	JOHOR BAHRU
Type : A TWO BEDROOM SERVICED APARTMENT Area : 800 sq. ft. Assignor : Ahmad Syahir Aizat Bin Mohd Latif Solicitor : A Rahim & Co (JB) Address : #12-06, Menara E, Residensi Masai, Jalan Masai Jaya 2, 81100 Johor Bahru, Johor Darul Takzim		UMI/AMI0613

**NOTE FOR LOT2**

Successful bidder has to pay an outstanding sum of RM 2,227.00 due to Developer under the Principal Sale and Purchase Agreement

**WILL SELL THE PROPERTIES DESCRIBED BELOW  
BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON TUESDAY, THE 20TH MAY 2025, AT 3.30 P.M. IN THE AFTERNOON,  
AT "EHSAN AUCTION ROOM" NO. 18-8-A1, GURNEY TOWER,PERSIARAN GURNEY,  
10250 PULAU PINANG. AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**



LOT 1	RESERVE PRICE: RM 376,000.00	KEPALA BATAS
Type : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE Area : 1,539 sq. ft. Assignor : Noor Shamzuria Binti Samsudin & Mohammad Haniff Bin Mohd Rasli Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 51, Persiaran Seksyen 2/3, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang		WAWA/ AMI0609

LOT 2	RESERVE PRICE: RM 80,000.00	BAYAN LEPAS
Type : A TWO BEDROOM LOW COST APARTMENT UNIT Area : 500 sq. ft. Assignor : Mohamad Azzam Bin Zainon Solicitor : Azmi Rahim & Co (Sg Petani) Address : Unit No. 19A-2-13, Jalan Kekabu 1, Taman Desa Jelita, 11960 Bayan Lepas, Pulau Pinang.		WAWA/ AMI0607

**PROSPECTIVE BIDDERS MAY BID ONLINE AT  
[www.ehsanauctioneers.com](http://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](http://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](http://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](http://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  
[coordinator@ehsanauctioneers.com](mailto:coordinator@ehsanauctioneers.com)  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



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

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**[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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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 : 20 May 2025 / Tuesday  
Time : 3.00 pm  
Via Online : [ebid.auctions.com.my](http://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](http://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 20<sup>TH</sup> DAY OF MAY, 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](http://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).

<b>1</b>	<b>RESERVE PRICE: RM450,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> 1 bedroom apartment <b>Address:</b> Unit No. D-15-23, Residensi Dorsett Sri Hartamas, No. 63, Jalan Sri Hartamas 1, Sri Hartamas, 50480 Kuala Lumpur. <b>Area:</b> approx 624 sq feet (58 sq metres) <b>Assignor(s):</b> Sreetharan A/L Krishna Pillay <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH38443</p>	<b>2</b>	<b>RESERVE PRICE: RM300,000.00</b>	<b>Cheras</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. D1-15, Block D, Pangsapuri Kasturi Tiara, Jalan Kasturi 4, Taman Kasturi, 43200 Cheras, Selangor Darul Ehsan. <b>Area:</b> approx 107.00 sq metres (1,152 sq feet) <b>Assignor(s):</b> Maik Anak William Endak <b>Solicitor:</b> M/S Zain Megat &amp; Murad <b>Our Ref:</b> PAH38461</p>	<b>3</b>	<b>RESERVE PRICE: RM270,000.00</b>	<b>Petaling Jaya</b>	 <p><b>Description:</b> Condominium (<b>BUMI LOT</b>) <b>Address:</b> No. F-403, Block F, Perdana Condominium, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 90.99 sq metres (979 sq feet) <b>Customer(s):</b> Tengku Zulfikar Bin Tengku Izhah <b>Solicitor:</b> M/S Nik Hisham, Fakhiah &amp; Co <b>Our Ref:</b> PAH38400(2) <b>AMBANK ISLAMIC BERHAD</b></p>
<b>4</b>	<b>RESERVE PRICE: RM260,000.00</b>	<b>Kuantan</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> No. A-09-06, Blok A, Imperium Residence, Kuantan Waterfront Resort City, Jalan Tanjung Lumpur 1, 26060 Kuantan, Pahang Darul Makmur. <b>Area:</b> approx 38.00 sq metres (409 sq feet) <b>Assignor(s):</b> Chew Jia Jin <b>Solicitor:</b> M/S Hamidah Rosmawati &amp; Associates <b>Our Ref:</b> PAH38403(2)</p>	<b>5</b>	<b>RESERVE PRICE: RM250,000.00</b>	<b>Ampang</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> Unit No. 13A-02, 14th Floor, Permai Prima Apartment, Jalan Permai M, Bukit Ampang Permai, 68000 Ampang, Selangor Darul Ehsan. <b>Area:</b> approx 70.00 sq metres (753 sq feet) <b>Assignor(s):</b> Seyed Mohamed A/L Kadar <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH38462</p>	<b>6</b>	<b>RESERVE PRICE: RM230,000.00</b>	<b>Dengkil</b>	 <p><b>Description:</b> Serviced apartment (<b>MALAY RESERVED</b>) <b>Address:</b> Unit No. KR-18-3A, Block B, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan. <b>Area:</b> approx 83.71 sq metres (901 sq feet) <b>Customer(s):</b> Nor Ani Binti Yusof <b>Solicitor:</b> M/S Nik Hisham, Fakhiah &amp; Co <b>Our Ref:</b> PAH38474 <b>AMBANK ISLAMIC BERHAD</b></p>
<b>7</b>	<b>RESERVE PRICE: RM170,000.00</b>	<b>Petaling Jaya</b>	 <p><b>Description:</b> 3 bedroom flat <b>Address:</b> No. B10-12-29, Blok 10, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 61 sq metres (657 sq feet) <b>Assignor(s):</b> Vijaya A/P Arunasalam <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH35685(2)</p>	<b>8</b>	<b>RESERVE PRICE: RM145,800.00</b>	<b>Subang Jaya</b>	 <p><b>Description:</b> SOVO <b>Address:</b> Unit No. B-14-13, Block B, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47620 Subang Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 63 sq metres (678 sq feet) <b>Assignor(s):</b> Mohammad Shafiq Khan Bin Mohammad Amin <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH38475</p>	<b>9</b>	<b>RESERVE PRICE: RM85,293.00</b>	<b>Cheras</b>	 <p><b>Description:</b> Apartment <b>Address:</b> No. A1-8-16, Block A1, Pangsapuri Taman Bukit Segar, Jalan Bukit Segar 1, Off Jalan Cheras Hartamas, Taman Bukit Segar, 43200 Cheras, Selangor Darul Ehsan. <b>Area:</b> approx 60.39 sq metres (650 sq feet) <b>Assignor(s):</b> Zuraiyah Binti Husin &amp; Rosli Bin Hamidun <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH25397(2) <b>Note:</b> Successful bidder has to pay an outstanding sum of <b>RM875.00</b> due to Developer under the Principal Sale and Purchase Agreement.</p>
<b>P1</b>	<b>RESERVE PRICE: RM464,000.00</b>	<b>Perak</b>	 <p><b>Description:</b> 3 bedrooms condominium <b>Address:</b> Unit No. A-1-2A, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan. <b>Area:</b> approx 108 sq metres (1,163 sq feet) <b>Assignor(s):</b> Hoo En Min <b>Solicitor:</b> M/S Zaid Ibrahim &amp; Co <b>Our Ref:</b> PAH38401(2)</p>	<b>P2</b>	<b>RESERVE PRICE: RM450,000.00</b>	<b>Penang</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. 6C-13-03A, Persiaran Halia 3, Tri Pinnacle, 10470 Pulau Pinang. <b>Area:</b> approx 800 sq feet (74.32 sq metres) <b>Assignor(s):</b> Pushphelata A/P Ganison <b>Solicitor:</b> M/S Azmi Rahim &amp; Co <b>Our Ref:</b> PAH38464</p>	<b>P3</b>	<b>RESERVE PRICE: RM384,000.00</b>	<b>Penang</b>	 <p><b>Description:</b> 3 bedroom condominium <b>Address:</b> Unit No. 8-10, Kondominium Evoke Pauh Jaya, Lorong Pauh Jaya 1/1, 13500 Permatang Pauh, Pulau Pinang. <b>Area:</b> approx 105 sq metres (1,130 sq feet) <b>Customer(s):</b> Tan See Ting <b>Solicitor:</b> M/S Zaid Ibrahim &amp; Co <b>Our Ref:</b> PAH38402(2) <b>AMBANK ISLAMIC BERHAD</b></p>
<b>P4</b>	<b>RESERVE PRICE: RM220,000.00</b>	<b>Perak</b>	 <p><b>Description:</b> 1 ½ storey townhouse unit <b>Address:</b> Unit No. 73, Jalan Permatang Maju 3, Taman Permatang Maju Kampung China (Rumah Bandar), 32000 Sitiawan, Perak Darul Ridzuan. <b>Area:</b> approx 153.00 sq metres (1,647 sq feet) <b>Assignor(s):</b> Kesavan A/L Thangaraj <b>Solicitor:</b> M/S Lalchand &amp; Nawawi <b>Our Ref:</b> PAH38457</p>	<b>P5</b>	<b>RESERVE PRICE: RM56,000.00</b>	<b>Perak</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. 5-2-01, Lakefront Villas Blok 5, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Darul Ridzuan. <b>Area:</b> approx 904 sq feet (84 sq metres) <b>Assignor(s):</b> Nor Hashim Bin Adnan <b>Solicitor:</b> M/S Azmi Rahim &amp; Co <b>Our Ref:</b> PAH38357(2)</p>	<b>J1</b>	<b>RESERVE PRICE: RM350,000.00</b>	<b>Johor Bahru</b>	 <p><b>Description:</b> Service apartment <b>Address:</b> Unit No. 11-01, Menara B, Residensi Mutiara Indah, Jalan Indah, Kawasan Pemiagaan Indah, 81200 Johor Bahru, Johor <b>Area:</b> approx 78.98 sq metres (850 sq feet) <b>Customer(s):</b> Nor Suhadah Binti Ahawan <b>Solicitor:</b> M/S A. Rahim &amp; Co <b>Our Ref:</b> PAH/J7381(1)/5/2025(LA) <b>AMBANK ISLAMIC BERHAD</b></p>

**J2 RESERVE PRICE: RM328,000.00 Johor Bahru**



**Description:** Service apartment  
**Address:** No. #20-12, Block C, Residensi KSL, Jalan Delima 3/2, Taman Delima 1, 81100 Johor Bahru, Johor  
**Area:** approx 98 sq metres (1,055 sq feet)  
**Assignor(s):** Yap Swee Hui  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7372(2)/5/2025(LA)

**J3 RESERVE PRICE: RM290,000.00 Masai**



**Description:** Service apartment  
**Address:** No. A-11-02, Block A, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor  
**Area:** approx 62 sq metres (667 sq feet)  
**Assignor(s):** Choy Chin Hong & Yong Kim Seng  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7379(1)/5/2025(LA)

**J4 RESERVE PRICE: RM288,000.00 Masai**



**Description:** Service apartment  
**Address:** Unit No. A2-06-10, Block A2, Pangsapuri Sierra Meridian, Jalan Sierra Perdana 6/3, Taman Sierra Perdana, 81750 Masai, Johor  
**Area:** approx 91.05 sq metres (980 sq feet)  
**Assignor(s):** Jayalatchume A/P Nararajoo & Batmaraja A/L Ganasan  
**Solicitor:** M/S Nor Ding & Co.  
**Our Ref:** PAHJ/7380(1)/5/2025(LA)-03

**S1 RESERVE PRICE: RM371,700.00 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(3)/5/2025(LA)

**S2 RESERVE PRICE: RM430,000.00 Putatan**



**Description:** A condominium unit  
**Address:** Lot No. C-13-07, Block C, Level 13, Type B, Kingfisher Putatan Condominium Phase 2B, 89500 Putatan, Sabah  
**Area:** approx 93.74 sq metres (1,009 sq feet)  
**Customer(s):** Norlialah Binti Mardi  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8461(2)/5/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S3 RESERVE PRICE: RM150,000.00 Kota Kinabalu**



**Description:** A Level 5 (5th Floor) studio condominium  
**Address:** Lot No. 8 (DBKK No. D-5-8), Block D, Level 5, Taman Nelly Phase 8D, Off Jalan Nountun, Kolombong, 88450 Kota Kinabalu, Sabah  
**Area:** approx 22.48 sq metres (242 sq feet)  
**Assignor(s):** Markevin Manuel  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/7321(4)/5/2025(LA)

**S4 RESERVE PRICE: RM182,000.00 Tawau**



**Description:** Single storey corner terraced house  
**Address:** TB 572, Lot C38-01, Taman Apas Permai, Mile 14, Jalan Apas, 91000 Tawau, Sabah  
**Area:** approx 260.13 sq metres (2,800 sq feet)  
**Customer(s):** Ridge Alberto & Josphe Anak Rebut  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8460(2)/5/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S5 RESERVE PRICE: RM290,000.00 Tawau**



**Description:** Double storey intermediate terraced house  
**Address:** TB 18232, Lot 1080, Bandar Sri Indah, Phase 5B, Km 16 (Mile 10), Jalan Apas, 91000 Tawau, Sabah  
**Area:** approx 167.22 sq metres (1,800 sq feet)  
**Customer(s):** Ahsan Bin M Idris  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8459(2)/5/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S6 RESERVE PRICE: RM300,000.00 Kota Kinabalu**



**Description:** An intermediate apartment unit  
**Address:** Lot No. 4 (B-7F-4), Block B, Seventh Floor, Apartment Angkasa, Kampung Darau, Menggatal, 88450 Kota Kinabalu, Sabah  
**Area:** approx 78.97 sq metres (850 sq feet)  
**Assignor(s):** Amy Wong Ko Shyuan & Liong Min Chu @ Leong Min Chu  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/7961(3)/4/2025(LA)

**S7 RESERVE PRICE: RM85,293.00 Tuaran**



**Description:** A low-medium cost apartment unit  
**Address:** 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  
**Area:** approx 69.67 sq metres (750 sq feet)  
**Customer(s):** Supardy Bin Bajio  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8359(5)/4/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S8 RESERVE PRICE: RM270,000.00 Papar**



**Description:** A 3-bedroom condominium with common lift facilities together with one (1) car park  
**Address:** D12-11, Lot 11, Block D, Floor 12, Kondominium Puncak Gloxinia Kinarut, 89600 Papar, Sabah  
**Area:** approx 1,000 sq feet (92.90 sq feet)  
**Customer(s):** Zamaroul Bin Jakaria & Tahaja Binti Majid  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8466/4/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S9 RESERVE PRICE: RM240,000.00 Lahad Datu**



**Description:** A single storey intermediate terraced house  
**Address:** MDLD 10062, Lot C54-11, Bandar Seri Gemilang (now known as Taman Khazanah Indah), 91100 Lahad Datu, Sabah  
**Area:** approx 1,613.62 sq feet (149.91 sq metres)  
**Customer(s):** Alimudin Lama Belawa  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/7958(2)/4/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S10 RESERVE PRICE: RM330,000.00 Kota Kinabalu**




**Description:** 3 rooms apartment (Type A9)  
**Address:** Y-4-12, Lorong Kondo Apartment Universiti 2/5, Lot 12, University Condo Apartment 2, Block Y, 88450 Kota Kinabalu, Sabah  
**Area:** approx 1,468 sq feet (136.38 sq metres)  
**Assignor(s):** Mohd Syafiq Anthony Abdullah  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8480/5/2025(LA)

**S11 RESERVE PRICE: RM320,000.00 Tuaran**



**Description:** An apartment unit  
**Address:** Unit No. D1-10, Block D, Level 1, Taman E Residence @ Telipok Phase 1, 89200 Tuaran, Sabah  
**Area:** approx 1,029 sq feet (95.59 sq metres)  
**Customer(s):** Mohd Razis Bin Abdul  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8481/5/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S12 RESERVE PRICE: RM420,000.00 Tawau**



**Description:** Double intermediate terraced house  
**Address:** TB 18212, Lot 1060, Lorong Sri Indah 5 1/1, Stage 2, Bandar Sri Indah, Phase 5B, Km 16 (Mile 10), Jalan Apas, 91000 Tawau, Sabah  
**Area:** approx 167.22 sq metres (1,800 sq feet)  
**Customer(s):** Sandra Binti Takbirul  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8482/5/2025(LA)  
**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 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](http://ebid.auctions.com.my).**

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](mailto:main@auctions.com.my)  
Website: [www.auctions.com.my](http://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](mailto: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](mailto:sabah@auctions.com.my)



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

# **PRAISE MILLION SDN. BHD. ONLINE AUCTION**

**Date/Day : 21 May 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](https://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 21ST OF MAY 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 : RM350,000.00	LOT 2	MIRI	RESERVE PRICE : RM63,180.00
	Description : Single storey terraced intermediate Land Area : Approx. 190.50 sqm. / 2,050.52 sqft. Built-up Area : Approx. 121.90 sqm. / 1,312.12 sqft. Our Ref. : AMB-2025-0133 Assignee : AmBank (M) Berhad Bank Ref : 01150600004105 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Commercial shoplot Land Area : - Built-up Area : Approx. 41.1547 sqm. / 443 sqft. Our Ref. : AMB-2022-0039 Assignee : AmBank (M) Berhad Bank Ref : 01152100021772 Solicitors : Ariffin, Lai & Kan Advocates (Kch)	

**Lot 7804, Desa Pujut 2, Bandar Baru Permyjaya, 98100 Miri, Sarawak**

**Parcel No. 2.03A, Level 3, Merdeka Mall, Jalan Miri - Bintulu, 98000 Miri, Sarawak**

LOT 3	KUCHING	RESERVE PRICE : RM376,000.00
	Description : Double storey terraced intermediate Land Area : Approx. 161.60 sqm. / 1,739.46 sqft. Built-up Area : Approx. 155.00 sqm. / 1,668.42 sqft. Our Ref. : AMB-2021-0031 Assignee : AmBank Islamic Berhad Bank Ref : 88820003622536 Solicitors : S.K. Ling & Tan Advocates (Kch)	

**No. 382, Survey Lot 3091 (Sublot 39), Taman Dusun Bayu (Phase 7), Off Jalan Demak Bayu, 93050 Kuching, Sarawak**

Organised by the below Auctioneer:



**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](mailto:auction@praisemillion.com.my)

**Licensed Auctioneers :**

**Iris Mui Tze En / Muhd Khairul Azhar / Tiong Mei Chek / Lo Lion Hock**

**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.



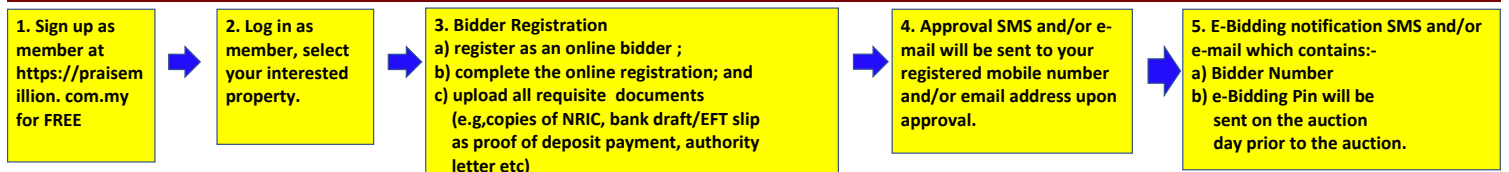
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

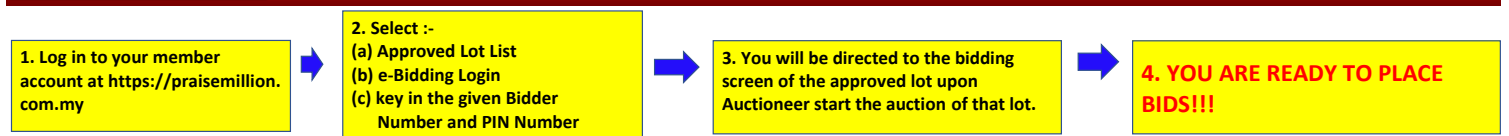


## HOW TO REGISTER AND BID ONLINE?

### 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 : 22 May 2025 / Thursday**

**Time : 11.00 am**

**Via Online : [www.heritageauctioneers.my](http://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](http://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 THURSDAY, THE 22ND DAY OF MAY, 2025, AT 11.00 A.M,**  
**AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY**

Online bidders are encourage to visit our website at [www.heritageauctioneers.my](http://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](http://www.facebook.com/heritageauctioneersMY)

<b>Lot 1</b> MARKET PRICE RM1,050,000.00 RESERVE PRICE <b>RM1,050,000.00</b>  <b>KAJANG</b>	<b>Lot 2</b> MARKET PRICE RM950,000.00 RESERVE PRICE <b>RM950,000.00</b>  <b>KUALA LUMPUR</b>	<b>Lot 3</b> MARKET PRICE RM550,000.00 RESERVE PRICE <b>RM550,000.00</b>  <b>PUCHONG</b>
<b>Lot 4</b> MARKET PRICE RM450,000.00 RESERVE PRICE <b>RM450,000.00</b>  <b>KEPONG</b>	<b>Lot 5</b> MARKET PRICE RM630,000.00 RESERVE PRICE <b>RM450,000.00</b>  <b>KUALA LUMPUR</b>	<b>Lot 6</b> MARKET PRICE RM300,000.00 RESERVE PRICE <b>RM300,000.00</b>  <b>KAJANG</b>
<b>Lot 7</b> MARKET PRICE RM460,000.00 RESERVE PRICE <b>RM298,080.00</b>  <b>KUALA LUMPUR</b>	<b>Lot 8</b> MARKET PRICE RM240,000.00 RESERVE PRICE <b>RM240,000.00</b>  <b>BANDAR BARU BANGI</b>	<b>Lot 9</b> MARKET PRICE RM200,000.00 RESERVE PRICE <b>RM200,000.00</b>  <b>PETALING JAYA</b>
<b>Lot 10</b> MARKET PRICE RM200,000.00 RESERVE PRICE <b>RM181,440.00</b>  <b>SHAH ALAM</b>	<b>Lot 11</b> MARKET PRICE RM180,000.00 RESERVE PRICE <b>RM180,000.00</b>  <b>PETALING JAYA</b>	<b>Lot 12</b> MARKET PRICE RM185,000.00 RESERVE PRICE <b>RM155,000.00</b>  <b>BANTING</b>



<b>MARKET PRICE</b> RM230,000.00	<b>RESERVE PRICE</b> <b>RM149,040.00</b>
 <p><b>A Single Storey Intermediate Terrace House</b> 130.1 sq. metres (1,400 sq. ft.) No. 42, Jalan Ilmu 1/16A, Taman Ilmu, 45600 Bestari Jaya, Selangor Darul Ehsan. Assignor(s): Muhammad Zaki Bin Shahrir Solicitors: M/S Vas &amp; Co. Our ref: HAH/3979/AMBB/25 AMBank ISLAMIC BERHAD</p>	
<b>BESTARI JAYA</b>	

<b>Lot 14</b>	<b>MARKET PRICE</b> RM130,000.00	<b>RESERVE PRICE</b> <b>RM72,900.00</b>
 <p><b>A Low Cost Apartment Unit</b> 64.00 sq. metres (678 sq. ft.) No. A-4-10, Block A, Pangsapuri Sri Dahlia, Laman Puteri 3, Bandar Puteri, 47100 Puchong, Selangor Darul Ehsan. Assignor(s): Zamri Bin Md Desa &amp; Raziana Binti Abd Rahim Solicitors: M/S Azhar &amp; Wong Our ref: HAH/3239/AMBB/21</p>		
<b>PUCHONG</b>		

<b>Lot 15</b>	<b>MARKET PRICE</b> RM95,000.00	<b>RESERVE PRICE</b> <b>RM68,400.00</b>
 <p><b>A 3-Bedroom Low-Cost Flat</b> 60.39 sq. metres (650 sq. ft.) No. D-G-16, Blok D, Apartment Kemuning, Jalan Bunga Raya 2, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor. Assignor(s): Rosdi Bin Ismail Solicitors: M/S Zain Megat &amp; Murad Our ref: HASB/3986/AMBB/25 Successful bidder has to pay an outstanding sum of RM875 due to Developer under the Principal Sale and Purchase Agreement.</p>		
<b>RAWANG</b>		

**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](http://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: [hauuctionhouse@gmail.com](mailto:hauuctionhouse@gmail.com)

Website: [www.heritageauctioneers.my](http://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



## A STEP BY STEP GUIDE TO BID ONLINE



## WHY BID ONLINE?

- Secure and easy**
- Time and cost efficient**
- Transparent process**

## TIPS FOR DEVICES BEFORE AUCTIONS

## TIPS FOR DEVICES DURING AUCTIONS

- Ensure your device is functioning well**
- Ensure a stable, strong internet connection**
- Use the latest browser version**
- Verify that your device has enough battery**
- Turn off your device's screensaver**

- Avoid using other apps that use bandwidth**
- Don't press the back button during the auction**

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

**ESZAM AUCTIONEER SDN BHD  
ONLINE AUCTION**

**Date/Day : 23 May 2025 / Friday  
Time : 10.30 AM**

**Via Online : [www.eszamauctioneer.com](http://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](http://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 : 23 MAY 2025 / FRIDAY**

**TIME : 10.30 A.M.**

**VENUE : VIA ONLINE BIDDING AT [www.eszamauctioneer.com](http://www.eszamauctioneer.com)  
(eZ2Bid)**

VIA ONLINE  
BIDDING



The prospective bidders may submit bids for the property by online via [www.eszamauctioneer.com](http://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](http://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 RM600,000.00 MANTIN



Type : End Unit Of Double Storey  
Terraced House  
Area : Approx 263 sqmt / 2,831 sqft  
Assignor(s) : Sarah Maritez Binti Mario  
Solicitor : M/S Ibrahim Nik Junainah &  
Associates (Tel: 06-5216272)

**ISLAMIC**

No. 32, Jalan Surian 3, Taman Surian,  
71700 Mantin, Negeri Sembilan.

### EZ 2 RESERVE PRICE RM300,000.00 NILAI



Type : Apartment  
Area : Approx 67 sqmt / 721 sqft  
Assignor(s) : Jaswander Kaur A/P  
Chand Singh  
Solicitor : M/S Zain Megat & Murad  
(Tel: 03-62079331)

No. B-17-03, Blok B, Residensi Lili,  
Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan.

AmBank (M) Berhad

AmBank Islamic Berhad



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](mailto:eszamauctioneer@yahoo.com)

🌐 [www.eszamauctioneer.com](http://www.eszamauctioneer.com)



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**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](http://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

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✉ 06-7616986

✉ [eszamauctioneer@yahoo.com](mailto:eszamauctioneer@yahoo.com)

🌐 [www.eszamauctioneer.com](http://www.eszamauctioneer.com)

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

# **ARENA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 23 May 2025 / Friday**  
**Time : 10:30 am / 11:30 am**  
**Via Online : [arenaauctioneers.com](https://arenaauctioneers.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](https://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

23 MAY 2025, FRIDAY, 10:30 AM

at [arenauctioneers.com](https://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 650,000.00

**KOTA KINABALU**



DESCRIPTION : A CONDOMINIUM UNIT  
FLOOR AREA : 1,160.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : PANG FUI TING  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB0828/AMBB (S)/069/003/25-A01(BK-1)  
LOT ID : 24981  
NOTE : NON - BUMIPUTERA LOT

LOT NO. B-21-05, BLOCK 2, LEVEL 21, TYPE B, KINGFISHER INANAM CONDOMINIUM PHASE 2; KAMPUNG KITABU, JALAN KIANSOM, INANAM, 88450 KOTA KINABALU, SABAH

**AA02** | RESERVE PRICE : RM 400,000.00

**TAWAU**



DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACED HOUSE  
LAND AREA : 1,353.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : NOOR AZMAN SHAH BIN NORDIN  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0879/AMBB (S)/073/007/25-N01(BK-1)  
LOT ID : 25003

TB 439, LOT 1820, BANDAR SRI INDAH, PHASE 5I, KM 16 (MILE 10), JALAN APAS, 91000 TAWAU, SABAH

**AA03** | RESERVE PRICE : RM 300,000.00

**KOTA KINABALU**



DESCRIPTION : AN APARTMENT UNIT  
FLOOR AREA : 871.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : NERDA WATI BINTI DAMSAH  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB0783/AMBB (S)/067/001/25-N01(BK-1)  
LOT ID : 24913

LOT NO. L-6F-2, BLOCK L, 6TH FLOOR, APARTMEN ANGKASA; PHASE 2; KAMPUNG DARAU, RAMPAYAN, MENGGATAL, 88450 KOTA KINABALU, SABAH

**AA04** | RESERVE PRICE : RM 270,000.00

**KOTA KINABALU**

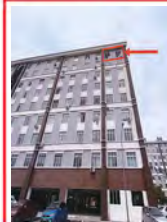


DESCRIPTION : APARTMENT UNIT  
FLOOR AREA : 807.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : JALIPIN BIN MASIR & YILIN BIN MASIR & WAIDI BIN MASIR & ROSNEH BINTI CHACHO  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0785/AMBB (S)/068/002/25-N01(BK-1)  
LOT ID : 24924

UNIT NO. 05, GROUND FLOOR, BLOCK C, SERI WARISAN APARTMENT, INANAM, OFF JALAN TUARAN, 88450 KOTA KINABALU, SABAH

**AA05** | RESERVE PRICE : RM 189,540.00

**KOTA KINABALU**



DESCRIPTION : A CORNER EIGHTH FLOOR APARTMENT UNIT  
FLOOR AREA : 871.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : LEW TZE LING  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0877/AMBB (S)/071/005/25-N01(BK-4)  
LOT ID : 25001

LOT NO. L-8F-16, BLOCK L, 8TH FLOOR, APARTMEN ANGKASA PHASE 2; KAMPUNG DARAU, RAMPAYAN, MANGGATAL, 88450 KOTA KINABALU, SABAH

**AA06** | RESERVE PRICE : RM 127,940.00

**TUARAN**



DESCRIPTION : APARTMENT UNIT  
FLOOR AREA : 1,008.80 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MALIANA BINTI SINTIH & MAXWELL WALTER  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0878/AMBB (S)/072/006/25-N03(BK-6)  
LOT ID : 25002  
NOTE : BUMIPUTERA LOT

LOT NO. D-1F-5, BLOCK D, 1ST FLOOR, VISTA SERI MELALIN, 89207 TUARAN, SABAH

**AA07** | RESERVE PRICE : RM 90,000.00

**SANDAKAN**



DESCRIPTION : INTERMEDIATE DOUBLE STOREY LOW COST TERRACE HOUSE  
LAND AREA : 924.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MUKRI BIN OTOH  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB0851/AMBB (S)/070/004/25-N01(BK-1)  
LOT ID : 24988

LOT 149, BLOCK M9, TAMAN NURI, MILE 8, JALAN LABUK, 90000 SANDAKAN, 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@arenauctioneers.com](mailto:aasb@arenauctioneers.com)  
WEBSITE : [arenauctioneers.com](https://arenauctioneers.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

**23 MAY 2025, FRIDAY, 11:30 AM**  
**at arenaauctioneers.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

<b>AA01</b>	<b>RESERVE PRICE : RM 1,000,000.00</b>	<b>PETALING JAYA</b>	 <p>DESCRIPTION : A 3+1-BEDROOM DUPLEX CONDOMINIUM FLOOR AREA : 2,411.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : CHUA YEE KUAN SOLICITOR : MESSRS B H GAN, NOR &amp; KIM REFERENCE : AASB0881/AMBB (P/176/009/25-N01(BK-1)) LOT ID : 25005</p> <p>NO. B-3-B02, BLOCK B, ARMANEE TERRACE CONDOMINIUM, NO. 8, JALAN PJU 8/1, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR</p>	<b>AA02</b>	<b>RESERVE PRICE : RM 530,000.00</b>	<b>CYBERJAYA</b>	 <p>DESCRIPTION : 2-BEDROOM CONDOMINIUM FLOOR AREA : 990.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : NIK MOHD ALSYUKREEN BIN NIK MOHD ALWI @ NIK ALUWI SOLICITOR : MESSRS ZAIN MEGAT &amp; MURAD REFERENCE : AASB0781/AMBB (P/170/003/25-N01(BK-1)) LOT ID : 24909</p> <p>NO. 02-16-03, VERDI RESIDENCE, SYMPHONY HILLS, PERSIARAN BESTARI, CYBER 9, 63000 CYBERJAYA, SELANGOR</p>
<b>AA03</b>	<b>RESERVE PRICE : RM 520,000.00</b>	<b>KUALA LUMPUR</b>	 <p>DESCRIPTION : A CONDOMINIUM UNIT TOGETHER WITH TWO CAR PARK BAYS AND TWO AIR CONDITIONER LEDGES AS ACCESSORY PARCELS FLOOR AREA : 1,023.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : RONE BIN NADIR &amp; SITI SUKARSIH BINTI SMARI SOLICITOR : MESSRS AZHAR &amp; WONG (KL) REFERENCE : AASB0873/AMBB (P/174/007/25-N01(BK-1)) LOT ID : 24999 NOTE : BUMIPUTERA LOT</p> <p>UNIT NO. A-30-09, TOWER A, RESIDENSI SKYSIERRA (THE VALLEY), NO. 12, JALAN TAMAN SETIAWANGSA, TAMAN SETIAWANGSA, 54200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR</p>	<b>AA04</b>	<b>RESERVE PRICE : RM 500,000.00</b>	<b>KUALA LUMPUR</b>	 <p>DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT FLOOR AREA : 1,141.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : THIAGARAJOO A/L MUTHURAJOO SOLICITOR : MESSRS GOH &amp; PARTNERS (KL) REFERENCE : AASB0835/AMBB (P/173/006/25-N01(BK-1)) LOT ID : 24986</p> <p>NO. 5-3, MEDAN CONNAUGHT, JALAN 3/144A, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR</p>
<b>AA05</b>	<b>RESERVE PRICE : RM 360,000.00</b>	<b>KUALA LUMPUR</b>	 <p>DESCRIPTION : A 3-BEDROOM APARTMENT FLOOR AREA : 1,152.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : CHAN CHOY WAN SOLICITOR : MESSRS ZAIN MEGAT &amp; MURAD REFERENCE : AASB0782/AMBB (P/171/004/25-N01(BK-1)) LOT ID : 24911</p> <p>NO. E-6-1, BLOCK E, SERI PURI APARTMENT, JALAN AMAN, DESA AMAN PURI, KEPONG, 52100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR</p>	<b>AA06</b>	<b>RESERVE PRICE : RM 280,000.00</b>	<b>SEPANG</b>	 <p>DESCRIPTION : A SMALL OFFICE HOME OFFICE (SOHO) UNIT FLOOR AREA : 484.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : YEEN WENG HANG SOLICITOR : MESSRS AZHAR &amp; WONG (KL) REFERENCE : AASB0784/AMBB (P/172/005/25-N01(BK-1)) LOT ID : 24923</p> <p>NO. C-12-01, TOWER C, HORIZON SUITE, JALAN HVO, BANDAR SUNSURIA, 43900 SEPANG, SELANGOR</p>
<b>AA07</b>	<b>RESERVE PRICE : RM 267,300.00</b>	<b>KUALA LUMPUR</b>	 <p>DESCRIPTION : A CORNER 2-BEDROOM SERVICED APARTMENT FLOOR AREA : 850.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : SHARUL NIZAM BIN SULAIMAN &amp; SITI FARIZA BINTI BAHARUDIN SOLICITOR : MESSRS B H GAN, NOR &amp; KIM REFERENCE : AASB0880/AMBB (P/175/008/25-N01(BK-4)) LOT ID : 25004</p> <p>NO. C2-36-02, BLOCK C2, RC RESIDENCES (RESIDENSI BANDAR RAZAK), JALAN RAZAK MANSION, 57100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR</p>	<b>AA08</b>	<b>RESERVE PRICE : RM 52,488.00</b>	<b>RAWANG</b>	 <p>DESCRIPTION : A THREE-BEDROOM MEDIUM COST APARTMENT UNIT FLOOR AREA : 672.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : KHAIRUL ANNUAR BIN ANUAR SOLICITOR : MESSRS ZAIN MEGAT &amp; MURAD REFERENCE : AASB0779/AMBB (P/168/001/25-N02(BK-6)) LOT ID : 24907</p> <p>UNIT NO. D-4-11, 4TH FLOOR, BLOCK D, APARTMENT BUGINVILA, PERSIARAN BUNGA RAYA, TAMAN BUNGA RAYA, 48300 RAWANG, SELANGOR</p>

### 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.

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## GUIDELINE FOR ONLINE AUCTION REGISTRATION



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### 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.

### 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:

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