

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

# **ARENA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 10 June 2025 / Tuesday**  
**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**



**10 JUNE 2025, TUESDAY, 10:30 AM**  
**at [arenaauctioneers.com](https://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**

**AA01 | RESERVE PRICE : RM 450,000.00 | TAWAU**



DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACED HOUSE  
LAND AREA : 1,800.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : EDWIN LIEW FEN CHUN & NG YUEN JIN  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0882/AMBB (S)/074/001/25-N01(BK-1)  
LOT ID : 26689

LOT 1037, TB 18764, LORONG SRI INDAH 5C 1/9, BANDAR SRI INDAH PHASE 5F, KM 16 (MILE 10), JALAN APAS, 91000 TAWAU, SABAH

**AA02 | RESERVE PRICE : RM 340,000.00 | KOTA KINABALU**



DESCRIPTION : A 3-BEDROOM APARTMENT UNIT WITH COMMON LIFTS FACILITY  
FLOOR AREA : 940.75 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : YURIZA TING SONG & YUNDAIDAH BINTI TING SONG  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0936/AMBB (S)/078/005/25-N01(BK-1)  
LOT ID : 27161

LOT NO. D-0-2, BLOCK D, GROUND FLOOR, PUNCAK MENGGATAL PHASE 1, MENGGATAL, 88450 KOTA KINABALU, SABAH

**AA03 | RESERVE PRICE : RM 310,000.00 | KOTA KINABALU**



DESCRIPTION : A CONDOMINIUM PARCEL SITUATED ON LEVEL 23 OF A 25-STOREY CONDOMINIUM BLOCK  
FLOOR AREA : 990.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : KWAN KHAR YEE & KOCK SOOK YEE  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB0884/AMBB (S)/075/002/25-N01(BK-1)  
LOT ID : 26692

LOT NO. A-23-09, TYPE C1, LEVEL 23, 1 BORNEO TOWER A, OFF JALAN UMS, 88450 KOTA KINABALU, SABAH

**AA04 | RESERVE PRICE : RM 210,000.00 | 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 : AASB0945/AMBB (S)/079/006/25-N02(BK-2)  
LOT ID : 27175

UNIT NO. 05, GROUND FLOOR, BLOCK C, SERI WARISAN APARTMENT, INANAM, OFF JALAN TUARAN, 88450 KOTA KINABALU, 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](mailto:aasb@arenaauctioneers.com)  
WEBSITE : [arenaauctioneers.com](https://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**  
**10 JUNE 2025, TUESDAY, 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**

**AA01 | RESERVE PRICE : RM 800,000.00**

**PETALING JAYA**



**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 & KIM  
**REFERENCE** : AASB0942/AMBB (P)/185/009/25-N02(BK-2)  
**LOT ID** : 27172

**NO. B-3-B02, BLOCK B, ARMANEE TERRACE CONDOMINIUM, NO. 8, JALAN PJU 8/1, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR**

**AA02 | RESERVE PRICE : RM 620,000.00**

**KUALA LUMPUR**

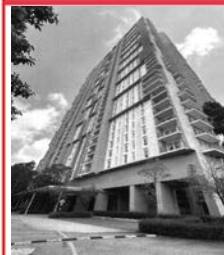


**DESCRIPTION** : A SERVICED APARTMENT UNIT SITED ON THE 20TH FLOOR OF A 35-STOREY BLOCK  
**FLOOR AREA** : 850.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : CHU CHIN FOOK  
**SOLICITOR** : MESSRS B H GAN, NOR & KIM  
**REFERENCE** : AASB0941/AMBB (P)/184/008/25-N01(BK-1)  
**LOT ID** : 27171

**UNIT NO. B-20-8, RESIDENSI TUN RAZAK, NO. 83, JALAN PEKELILING LAMA, 50400 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**

**AA03 | RESERVE PRICE : RM 420,000.00**

**CYBERJAYA**

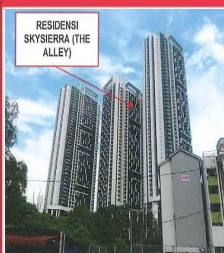


**DESCRIPTION** : 2-BEDROOM CONDOMINIUM  
**FLOOR AREA** : 990.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : NIK MOHD ALSYUKREEN BIN NIK MOHD ALWI @ NIK ALUWI  
**SOLICITOR** : MESSRS ZAIN MEGAT & MURAD  
**REFERENCE** : AASB0943/AMBB (P)/186/010/25-N02(BK-2)  
**LOT ID** : 27173

**NO. 02-16-03, VERDI RESIDENCE, SYMPHONY HILLS, PERSIARAN BESTARI, CYBER 9, 63000 CYBERJAYA, SELANGOR**

**AA04 | RESERVE PRICE : RM 420,000.00**

**KUALA LUMPUR**



**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 & SITI SUKARSIH BINTI SAMRI  
**SOLICITOR** : MESSRS AZHAR & WONG (KL)  
**REFERENCE** : AASB0944/AMBB (P)/187/011/25-N02(BK-2)  
**LOT ID** : 27174  
**NOTE** : BUMIPUTERA LOT

**A-30-09, RESIDENSI SKYSIERRA, NO. 12, JALAN TAMAN SETIAWANGSA, TAMAN SETIAWANGSA, 54200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**

**AA05 | RESERVE PRICE : RM 380,000.00**

**PETALING JAYA**

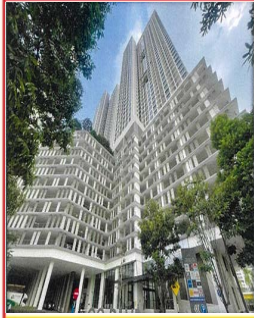


**DESCRIPTION** : A 3-BEDROOM SERVICED APARTMENT  
**FLOOR AREA** : 1,076.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : ADRIAN DAUD  
**SOLICITOR** : MESSRS B H GAN, NOR & KIM  
**REFERENCE** : AASB0946/AMBB (P)/188/012/25-N01(BK-1)  
**LOT ID** : 27177

**NO. A-18-03, BLOK A, RESIDENSI SUASANA @ DAMAI, NO. 6, JALAN PJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR**

**AA06 | RESERVE PRICE : RM 300,000.00**

**KUALA LUMPUR**



DESCRIPTION : A SOHO UNIT  
FLOOR AREA : 452.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : LIM GIEW HONG  
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS  
REFERENCE : AASB0894/AMBB (P)/181/005/25-A01(BK-1)  
LOT ID : 26738

UNIT NO. A-43-12, 28 BOULEVARD, JALAN PERDANA 3/10, PANDAN PERDANA, 55300 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**AA07 | RESERVE PRICE : RM 237,600.00**

**DENGKIL**



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT  
FLOOR AREA : 990.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MOHD SAIFUL BIN ITANTORO  
SOLICITOR : MESSRS VAS & CO (KLG)  
REFERENCE : AASB0883/AMBB (P)/177/001/25-N01(BK-3)  
LOT ID : 26691  
NOTE : **BUMIPUTERA LOT**

NO. A-02-22, PANGSAPURI CASA EMBUN, JALAN CE 1, CYBERSOUTH, 43800 DENGKIL, SELANGOR

**AA08 | RESERVE PRICE : RM 129,600.00**

**PUCHONG**



DESCRIPTION : A 3-BEDROOM LOW-MEDIUM COST APARTMENT  
FLOOR AREA : 753.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : ANJELA DEWI A/P GONNANAN & GOBALAKRISHNAN A/L MANIVELOO  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
REFERENCE : AASB0893/AMBB (P)/180/004/25-N01(BK-3)  
LOT ID : 26710

NO. B-5-01, BLOK B, PANGSAPURI SERI JATI, JALAN PH 4, TAMAN PUCHONG HARTAMAS, 47100 PUCHONG, SELANGOR

**AA09 | RESERVE PRICE : RM 110,000.00**

**BATU CAVES**



DESCRIPTION : A LOW COST APARTMENT UNIT  
FLOOR AREA : 650.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : JEGANATHAN A/L MUNISAMY & PARTHIBAN A/L NADARAJA  
SOLICITOR : MESSRS GOH & PARTNERS (KL)  
REFERENCE : AASB0937/AMBB (P)/183/007/25-N01(BK-1)  
LOT ID : 27165

UNIT NO. A-3-11, BLOCK AMAN, PANGSAPURI PUTRI LAKSAMANA, 68100 BATU CAVES, 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 :

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](mailto:aasb@arenaauctioneers.com)

WEBSITE : [arenaauctioneers.com](http://arenaauctioneers.com)





## GUIDELINE FOR ONLINE AUCTION REGISTRATION



### 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.

### 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**

**TEL : 03 - 7845 5890 / 03 - 7842 2137 /  
03 - 7832 4047**

**EMAIL : [aasb@arenaauctioneers.com](mailto:aasb@arenaauctioneers.com)**

**H/P : 012 - 327 5047**

**WEBSITE : [arenaauctioneers.com](http://arenaauctioneers.com)**

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

# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 11 June 2025 / Wednesday**

**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 WEDNESDAY, THE 11TH DAY OF JUNE, 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)

Lot 1	MARKET PRICE RM900,000.00	RESERVE PRICE <b>RM900,000.00</b>
		
<b>AMPANG</b>		

An End Unit Double-Storey Linked House With Extra Land  
195.1 sq. metres (2,100 sq. ft.)  
No. 35, Jalan Sierra Ukay 3, Taman Sierra Ukay (Serenia Gardens), 68000 Ampang, Selangor Darul Ehsan.  
Assignor(s): Muhammad Ashraff Bin Abdul Manaf  
Solicitors: M/S Azhar & Wong  
Our ref: HASB/3999/AMBB/25  
AMBANK ISLAMIC BERHAD

Lot 2	MARKET PRICE RM1,050,000.00	RESERVE PRICE <b>RM840,000.00</b>
		
<b>KAJANG</b>		

A Stratified 3-Storey Cluster House  
322 sq. metres (3,466 sq. ft.)  
No. 5, Jalan Tropicana Heights 2/5, Tropicana Heights, 43000 Kajang, Selangor.  
Assignor(s): Hasniza Binti Abdullah Zawawi & Pengiran Muhammad Ramadhan Bin Awang Iskanderzulkamein  
Solicitors: M/S Goh & Partners  
Our ref: HASB/3977/AMBB/25  
AMBANK ISLAMIC BERHAD

Lot 3	MARKET PRICE RM950,000.00	RESERVE PRICE <b>RM760,000.00</b>
		
<b>KUALA LUMPUR</b>		

A Corner 2+1-Bedroom Condominium  
108.00 sq. metres (1,163 sq. ft.)  
No. J-01-03, Tower J, Residensi Duta Kiara, No. 7, Jalan Duta Hartamas, 50480 Kuala Lumpur  
Assignor(s): Rosniza Binti Bujang  
Solicitors: M/S A. Rahim & Co.  
Our ref: HASB/3983/AMBB/25

Lot 4	MARKET PRICE RM450,000.00	RESERVE PRICE <b>RM450,000.00</b>
		
<b>KUALA LUMPUR</b>		

A Studio Unit Service Apartment  
64.00 sq. metres (689 sq. ft.)  
No. D-09-11, Residensi Dorsett Sri Hartamas, No. 63, Jalan Sri Hartamas 1, Sri Hartamas, 50480 Kuala Lumpur.  
Assignor(s): Ong Eng Keat  
Solicitors: M/S Goh & Partners  
Our ref: HASB/3997/AMBB/25

Lot 5	MARKET PRICE RM550,000.00	RESERVE PRICE <b>RM440,000.00</b>
		
<b>PUCHONG</b>		

A Serviced Apartment Unit  
89 sq. metres (958 sq. ft.)  
Unit No. A-07-05, Block A, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor Darul Ehsan.  
Assignor(s): Yap Chih Hing  
Solicitors: M/S Goh & Partners  
Our ref: HASB/3980/AMBB/25

Lot 6	MARKET PRICE RM390,000.00	RESERVE PRICE <b>RM390,000.00</b>
		
<b>PUCHONG</b>		

A 2-Bedroom Serviced Apartment  
120 sq. metres (1,292 sq. ft.)  
No. A-13-5, Residensi Lot 8, Jalan Puchong South 1, Bandar Puchong South, 47100 Puchong, Selangor.  
Assignor(s): Tan Cinlok  
Solicitors: M/S Nik Hisham, Fakihah & Co.  
Our ref: HASB/3993/AMBB/25

Lot 7	MARKET PRICE RM450,000.00	RESERVE PRICE <b>RM380,000.00</b>
		
<b>KEPONG</b>		

A Serviced Apartment Unit  
93 sq. metres (1,001 sq. ft.)  
Unit No. A-09-06, Blok Amani@Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Selangor.  
Assignor(s): Chua Ching Yee  
Solicitors: M/S Goh & Partners  
Our ref: HASB/3985/AMBB/25

Lot 8	MARKET PRICE RM360,000.00	RESERVE PRICE <b>RM360,000.00</b>
		
<b>KUALA LUMPUR</b>		

A 3-Bedroom Serviced Apartment  
88.26 sq. metres (950 sq. ft.)  
No. B1-31-11, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.  
Assignor(s): Mahawari A/P Subramaniam  
Solicitors: M/S Vas & Co.  
Our ref: HASB/3995/AMBB/25

Lot 9	MARKET PRICE RM340,000.00	RESERVE PRICE <b>RM340,000.00</b>
		
<b>PETALING JAYA</b>		

A Serviced Suite  
75 sq. metres (807 sq. ft.)  
Unit No. B-27-12, Block B, Residensi Damai Meriah (The Zizz), No.2, Jalan PJU 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.  
Assignor(s): Chua Yit Yung  
Solicitors: M/S Sidek Teoh Wong & Dennis  
Our ref: HASB/3996/AMBB/25

Lot 10	MARKET PRICE RM340,000.00	RESERVE PRICE <b>RM340,000.00</b>
		
<b>BATU CAVES</b>		

A Corner Two Plus One (2 +1) Bedroom Condominium Unit  
112.00 sq. metres (1,206 sq. ft.)  
Unit No. A03-12, 3rd Floor, Block A, Magna Ville Selayang, Lebuhraya Selayang Kepong, 68100 Batu Caves, Selangor Darul Ehsan.  
Assignor(s): Ungku Mohd Farizal Bin Ungku Abd Kadir  
Solicitors: M/S Zain Megat & Murad  
Our ref: HASB/3998/AMBB/25  
AMBANK ISLAMIC BERHAD Bumiputera Unit

Lot 11	MARKET PRICE RM320,000.00	RESERVE PRICE <b>RM320,000.00</b>
		
<b>DENGKIL</b>		

A Corner 3-Bedroom Serviced Apartment  
85.00 sq. metres (915 sq. ft.)  
No. B-08-13, Tower B, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor Darul Ehsan.  
Assignor(s): Mohammad Hafiz Bin Ariffin & Nur Shaqhirin Binti Marsidi  
Solicitors: M/S Goh & Partners  
Our ref: HASB/3989/AMBB/25  
AMBANK ISLAMIC BERHAD

Lot 12	MARKET PRICE RM500,000.00	RESERVE PRICE <b>RM291,600.00</b>
		
<b>PETALING JAYA</b>		

An End Serviced Suite  
117.00 sq. metres (1,259 sq. ft.)  
Unit No. 15-01, Amcorp Serviced Suites (Menara Melawangi), Pusat Perdagangan Amcorp, No. 18, Persiaran Barat, 46050 Petaling Jaya, Selangor Darul Ehsan.  
Assignor(s): Izzaddin Bin Mohamed Mohideen  
Solicitors: M/S B.H. Gan, Nor & Kim  
Our ref: HAH/2606/AMBB/17

**Lot 13** MARKET PRICE RM300,000.00 **RESERVE PRICE RM240,000.00**

**3-Bedroom Walk-Up Apartment**  
97.83 sq. metres (1,053 sq. ft.)

No. B2-1-3, Pangsapuri Goodview Heights 2, Goodview Heights, 43000 Kajang, Selangor Darul Ehsan.

Assignor(s): Nazrin Bin Nasaruddin  
Solicitors: M/S Vas & Co.  
Our ref: HASB/3982/AMBB/25  
AMBank ISLAMIC BERHAD

**KAJANG**

**Lot 14** MARKET PRICE RM230,000.00 **RESERVE PRICE RM230,000.00**

**A 3-Bedroom Apartment**  
78.97 sq. metres (850 sq. ft.)

No. H-13-10, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Aiman Haziq Merican Bin Zainuri  
Solicitors: M/S Zain Megat & Murad  
Our ref: HASB/4000/AMBB/25

**PETALING JAYA** AMBank ISLAMIC BERHAD Bumiputera Unit

**Lot 15** MARKET PRICE RM240,000.00 **RESERVE PRICE RM192,000.00**

**An Office Unit (Rear Portion)**  
65 sq. metres (700 sq. ft.)

No. 36-2-02, Jalan Medan PB 1, 43650 Bandar Baru Bangi, Selangor.

Assignor(s): Smart Agenda Sdn. Bhd.  
Solicitors: M/S Zain Megat & Murad  
Our ref: HAH/2217/AMBB/15

**BANGI**

**Lot 16** MARKET PRICE RM140,000.00 **RESERVE PRICE RM140,000.00**

**A Low Cost Apartment Unit**  
60.38 sq. metres (649.92 sq. ft.)

Unit No. O-103, Block O, Apartment Idaman, No. 9, Jalan PJU 10/1, PJU 10, 47830 Petaling Jaya, Selangor.

Assignor(s): Maznilsafari Bin Mohd Ghazali  
Solicitors: M/S Nik Hisham, Fakhiah & Co.  
Our ref: HASB/3991/AMBB/25

**PETALING JAYA**

**Lot 17** MARKET PRICE RM135,000.00 **RESERVE PRICE RM103,500.00**

**A Low-Cost Flat Unit**  
60.76 sq. metres (654 sq. ft.)

Unit No. A-5-16, Block A, Pangsapuri Rebana, Jalan Gamelan, Bandar Bukit Raja, 41050 Klang, Selangor.

Assignor(s): Perumalu A/L Sinnappan & Saravanan  
A/L Perumalu  
Solicitors: M/S B.H. Gan, Nor & Kim  
Our ref: HAH/2659/AMBB/18

**KLANG**

**Lot 18** MARKET PRICE RM100,000.00 **RESERVE PRICE RM47,239.00**

**An Apartment Unit**  
71.35 sq. metres (768 sq. ft.)

Unit No. D-L3-16, Block D, Pangsapuri Sri Nelayan, Lengkungan Kampung Nelayan, Taman Sri Nelayan, 42000 Pelabuhan Klang, Selangor Darul Ehsan.

Assignor(s): Tan Jing Yu  
Solicitors: M/S Zain Megat & Murad  
Our ref: HAH/3792/AMBB/24

**PELABUHAN KLANG**

Successful bidder has to pay an outstanding sum of RM1,422.50 due to Developer under the Principal Sale and Purchase Agreement.

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: [hauctionhouse@gmail.com](mailto:hauctionhouse@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**



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

# NG CHAN MAU & CO SDN BHD ONLINE AUCTION

**Date/Day : 12th June 2025 / Thursday**

**Time : 3.00 pm | 3.30 pm**

**Via Online : [www.ngchanmau.com](http://www.ngchanmau.com)**

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

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



## PROPERTY AUCTION



03-7452 1318 | [ambank.com.my](http://ambank.com.my)



**NCM Co<sup>TM</sup>**

# 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.

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.

View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via [www.ngchanmau.com](http://www.ngchanmau.com).

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Thursday, 12th June 2025, 3.00 p.m. at [www.ngchanmau.com](http://www.ngchanmau.com)

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

<p>Reserve Price : <b>RM 1,000,000</b></p> <p><b>4+1 ROOM DUPLEX APARTMENT UNIT</b> 3,014 SQ. FT. / 280 SQ. MTR.</p> <p>No. J-1-3A, 280 Park Homes, Jalan Prima Utama 3, Taman Puchong Prima, 47150 Puchong, Selangor.</p> <p>Assignor/Borrower : Ng Tze Ping Solicitor : M/S Vas &amp; Co (Tel : 03-3324 5050)</p> <p><b>SELANGOR</b></p>	<p><b>LOT 1</b> <b>PUCHONG</b></p>	<p>Reserve Price : <b>RM 800,000</b></p> <p><b>STRATIFIED 2 STOREY CORNER</b> <b>CLUSTER SEMI DETACHED HOUSE</b> 2,943 SQ. FT. / 273.38 SQ. MTR.</p> <p>Premises No. 20, Jalan MR 2/4, Taman M-Residensi 2, 48020 Rawang, Selangor. Assignors : Nik Mohamed Ghazali Adib Bin Ya'akob &amp; Hamidah Binti Bahari Customer : Nik Mohamed Ghazali Adib Bin Ya'akob Solicitor : M/S Zain Megat &amp; Murad (Tel : 03-6207 9331)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p><b>LOT 2</b> <b>RAWANG</b></p>	<p>Reserve Price : <b>RM 641,520</b></p> <p><b>2 1/2 STOREY TERRACE</b> 1,496 SQ. FT. / 139 SQ. MTR.</p> <p>No. 22A, Jalan NPT 7/1G, Taman Nusaputra Timur, 47130 Puchong, Selangor. Assignors : Mohd Reza Bin Othman &amp; Noor Fazreen Binti Mohamad Ramli Customer : Mohd Reza Bin Othman Solicitor : M/S Zain Megat &amp; Murad (Tel : 03-6207 9331)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p><b>LOT 3</b> <b>PUCHONG</b></p>
<p>Reserve Price : <b>RM 440,000</b></p> <p><b>END SERVICED APARTMENT UNIT</b> 680 SQ. FT. / 91 SQ. MTR.</p> <p>Unit No. SA-21-11, Block SA, Dataran Prestij (SqWhere), Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Section U19, 40160 Shah Alam, Selangor. Assignor/Borrower : Suryani Binti Mustapa Solicitor : M/S A Rahim &amp; Co (Tel : 03-2282 4922)</p> <p><b>SELANGOR</b></p>	<p><b>LOT 4</b> <b>SHAH ALAM</b></p>	<p>Reserve Price : <b>RM 320,000</b></p> <p><b>2 BEDROOM SERVICED APARTMENT</b> 1,615 SQ. FT. / 150 SQ. MTR.</p> <p>No. B2-9-8, Residensi Lot 8, Jalan Puchong South 1, Bandar Puchong South, 47100 Puchong, Selangor. Assignor/Borrower : Albert Sylvester A/L Andrew Francis Solicitor : M/S Vas &amp; Co (Tel : 03-3324 5050)</p> <p><b>SELANGOR</b></p>	<p><b>LOT 5</b> <b>PUCHONG</b></p>	<p>Reserve Price : <b>RM 264,000</b></p> <p><b>3 BEDROOM SERVICED SUITE</b> 1,012 SQ. FT. / 94 SQ. MTR.</p> <p>No. C-08-02, Blok C, Residence Amara, Jalan Raintree Utama, 68100 Batu Caves, Selangor. Assignor/Borrower : Vigneswaran A/L Vellasamy Solicitor : M/S Nik Hisham, Fakhah &amp; Co. (Tel : 03-4101 2399)</p> <p><b>SELANGOR</b></p>	<p><b>LOT 6</b> <b>BATU CAVES</b></p>
<p>Reserve Price : <b>RM 250,000</b></p> <p><b>3 BEDROOM WALK-UP APARTMENT UNIT</b> 689 SQ. FT. / 64 SQ. MTR.</p> <p>Unit No. C1-4-13A, Taman Royal Lily, 39000 Tanah Rata, Pahang. Assignor : Maninathan A/L Munusamy Borrowers : Maninathan A/L Munusamy &amp; Vasanthe A/P Damodaran Solicitor : M/S Hamidah Rosmawati &amp; Associates (Tel : 09- 517 3400, 517 3555, 517 3386)</p> <p><b>PAHANG</b></p>	<p><b>LOT 7</b> <b>TANAH RATA</b></p>	<p>Reserve Price : <b>RM 240,570</b></p> <p><b>CORNER 2 BEDROOM SERVICED</b> <b>APARTMENT</b> 850 SQ. FT. / 79 SQ. MTR.</p> <p>Unit No. C2-36-02, Block C2, RC Residences (Residensi Bandar Razak), Jalan Razak Mansion, 57100 Kuala Lumpur. Assignors/Customers : Sharul Nizam Bin Sulaiman &amp; Siti Fariza Binti Baharudin Solicitor : M/S B.H. Gan, Nor &amp; Kim (Tel : 03-2142 9393)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>KUALA LUMPUR</b></p>	<p><b>LOT 8</b> <b>JALAN RAZAK MANSION</b></p>	<p>Reserve Price : <b>RM 234,000</b></p> <p><b>STUDIO SERVICED APARTMENT</b> 409 SQ. FT. / 38 SQ. MTR.</p> <p>Unit No. A-09-06, Blok A, Imperium Residence, Kuantan Waterfront Resort City, Jalan Tanjung Lumpur 1, 26060 Kuantan, Pahang. Assignor/Borrower : Chew Jia Jin Solicitor : M/S Hamidah Rosmawati &amp; Associates (Tel : 09- 517 3400, 517 3555, 517 3386)</p> <p><b>PAHANG</b></p>	<p><b>LOT 9</b> <b>KUANTAN</b></p>
<p>Reserve Price : <b>RM 140,000</b></p> <p><b>CORNER 3 BEDROOM LOW-COST FLAT</b> 657 SQ. FT. / 61 SQ. MTR.</p> <p>Unit No. A-08-16, Block A, Pangsapuri Laksamana Jaya, Jalan Laksamana 2, Kampung Laksamana, 68100 Batu Caves, Selangor. Assignors/Borrowers : Ayama A/P K. Sinaya &amp; Nagendran A/L Nekoo @ Veloo Solicitor : M/S Goh &amp; Partners (Tel : 03-2166 8300)</p> <p><b>SELANGOR</b></p>	<p><b>LOT 10</b> <b>BATU CAVES</b></p>	<p>Reserve Price : <b>RM 69,984</b></p> <p><b>3 BEDROOM LOW-COST APARTMENT</b> 700 SQ. FT. / 65 SQ. MTR.</p> <p>Unit No. 09-2-4, Blok 9, Jalan BRP 10/2A, Taman Bukit Rahman Putra, 47000 Sungai Buloh, Selangor. Assignor : John Wilson A/L Arputhanathan Borrowers : Joseph A/L Arputhanathan &amp; John Wilson A/L Arputhanathan Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>SELANGOR</b></p>	<p><b>LOT 11</b> <b>SUNGAI BULOH</b></p>	<p><b>Freshly Shortlisted</b> <b>Below Market Price</b> <b>Auction Listings</b></p> <p><a href="http://www.ngchanmau.com">www.ngchanmau.com</a></p>	



## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

### On Thursday, 12th June 2025, 3.30 p.m. at [www.ngchanmau.com](http://www.ngchanmau.com)

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

Reserve Price : **RM 290,000.00**

**DOUBLE STOREY LOW MEDIUM COST  
TERRACE HOUSE**  
775 SQ. FT. / 72 SQ. MTR.

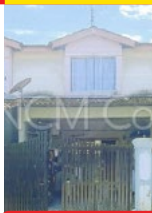
No. 57, Jalan Kenari 12, Taman Scientex,  
81700 Pasir Gudang, Johor.

Assignor/Borrower : Mohd Yazid Bin Khamis

Solicitor : M/S A. Rahim & Co

(Tel : 07-2440001)

**LOT 1  
PASIR GUDANG**



**JOHOR**

**RESERVE PRICE :** The subject properties will be sold 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 percent (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 (**CUSTOMER NAME**) or remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at [www.ngchanmau.com](http://www.ngchanmau.com).

*\*Publication as dated 16th May 2025.*



= AmBank (M) Berhad



= AmBank Islamic Berhad

## HOW TO BID AUCTION PROPERTY ONLINE?



Register as  
User



Select  
Property



Register to Bid  
Online



Placement of Auction  
Deposit  
\*Refer T&C



On the Auction Day, Log on via  
[www.ngchanmau.com](http://www.ngchanmau.com)  
and Start to Bid

Visit [www.ngchanmau.com/hybrid/guide-to-bid](http://www.ngchanmau.com/hybrid/guide-to-bid) for more info

# NCM Co

Licensed Auctioneers:

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI | MS SIM MEI JUN | MS LEE JIA HUI

## NG CHAN MAU & CO. SDN. BHD.

200601018098 (737850-T)

**Kuala Lumpur**

No. 6 & 7, Level 1, Block B, Megan Avenue II,

No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

**Johor**

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,

80300 Johor Bahru

**Contact Us (Mon-Fri)**

Hotline : 03-2162 3333(ext. 1023 / 1038 / 2008)

(Call/Whatsapp)

E-mail : [info@ngchanmau.com](mailto:info@ngchanmau.com)

Website : [www.ngchanmau.com](http://www.ngchanmau.com)



Scan to view  
all lots

## NOTE :

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

# **PALMA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 13 June 2025 / Friday**

**Time : 2.30 PM**

**Via Online : <https://palma.bidnow.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)**





# 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 BY PUBLIC AUCTION VIA ONLINE BIDDING



**DAY**  
**Friday**

**DATE**  
**13<sup>TH</sup> June 2025**

**TIME**  
**2.30 P.M**

**ONLINE BIDDING AT**  
**<https://palma.bidnow.my>**

(Bidder registration and payment of auction deposit must be made by 2pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)

**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

**1** View Live Auction at  
<https://palma.bidnow.my>

**2** Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via <https://palma.bidnow.my>

**LOT 01** **Kampar** **Reserve Price** **RM 110,000**



**Serviced Suite**  
431 sq.ft.

Unit No. 9-16, Menara Agacia @  
Kampar (Champ Elysees), Lingkaran  
Agacia, Bandar Agacia, 31910  
Kampar, Perak.

**Assignor / Borrower :**  
Muhammad Irfan Shakir Bin Mohd Nazir

**Solicitor :**  
Nor Ding & Co (Tel: 05-6882627)

**Perak**

**LOT 02** **Kampar** **Reserve Price** **RM 190,000**



**Town House Unit**  
1,098 sq.ft.

Unit No. 30-2, Blok 30, Aras 2, The  
Residence @ Kampar, Persiaran  
Residensi, Bandar Agacia, 31910  
Kampar, Perak.

**Assignor / Borrower :**  
Tan Khai Loon

**Solicitor :**  
Lalchand & Nawawi (Tel: 05-7820009)

**Perak**

**LOT 03** **Simpang Ampat** **Reserve Price** **RM 25,000**



**Studio Apartment Unit**  
310 sq.ft.

Unit No. H-0-007 (Also Known On Site  
As Unit No. 6498), LS Blok H, Bukit  
Merah Laketown, 34400 Simpang  
Ampat, Semanggol, Perak.

**Assignor / Borrower :**  
Che Zol Bin Hashim & Rusliawati Binti  
Adnan

**Solicitor :**  
Lalchand & Nawawi (Tel: 05-7820009)

**Perak**

**LOT 04** **Simpang Ampat** **Reserve Price** **RM 40,000**



**Studio Service Apartment Unit**  
315 sq.ft.

Unit No. B-1-107 (Room No. 8008),  
Block B, Suria Laketown, Bukit Merah  
Laketown, 34400 Simpang Ampat,  
Semanggol, Perak.

**Assignor / Borrower :**  
Wahab Bin Idris & Mohd Fitry Bin Wahab

**Solicitor :**  
Azmi Rahim & Co (Tel: 04-4235092)

**Perak**

**LOT 05** **Ipoh** **Reserve Price** **RM 417,600**



**Condominium Unit**  
1,163 sq.ft.

Unit No. A-1-2A, Kondominium Kelab  
Golf, Jalan Kelab Golf, 30350 Ipoh,  
Perak.

**Assignor / Borrower :**  
Hoo En Min

**Solicitor :**  
Zaid Ibrahim & Co (Tel: 04-3753130)

**Perak**

**LOT 06** **Simpang Ampat** **Reserve Price** **RM 50,400**



**Apartment Unit**  
904 sq.ft.

Unit No. 5-2-01, Lakefront Villas Blok  
5, Bukit Merah Laketown, 34400  
Simpang Ampat, Semanggol, Perak.

**Assignor / Borrower :**  
Nor Hashim Bin Adnan

**Solicitor :**  
Azmi Rahim & Co (Tel: 04-4235092)

**Perak**

**LOT 07** **Pulau Pinang** **Reserve Price** **RM 310,000**



**Town House Unit**  
1,119 sq.ft.

Unit No. 31, Lorong Perai Utama 1,  
Taman Perai Utama, 13600 Perai,  
Pulau Pinang.

**Assignor / Borrower :**  
Mummoorthy A/L Doraisamy & Anjalay  
Devi A/P Letchumanan

**Solicitor :**  
Jayadeva & Kamal (Tel: 04-7771161)

**Pulau Pinang**

 = AmBank (M) Berhad

 = 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, the sum equivalent to **ten per cent (10%)** of the reserve price or a minimum sum of **RM2,000.00** whichever is higher by **Bank Draft** in favour of **AMBANK (M) BERHAD for the a/c of (Assignor(s)/Borrower(s))** or **remit the same through online banking transfer by 2PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at <https://palma.bidnow.my/>.

Licensed Auctioneers :

**ROHAYAH BINTI ISMAIL**  
**CHEAH SAW HOON**



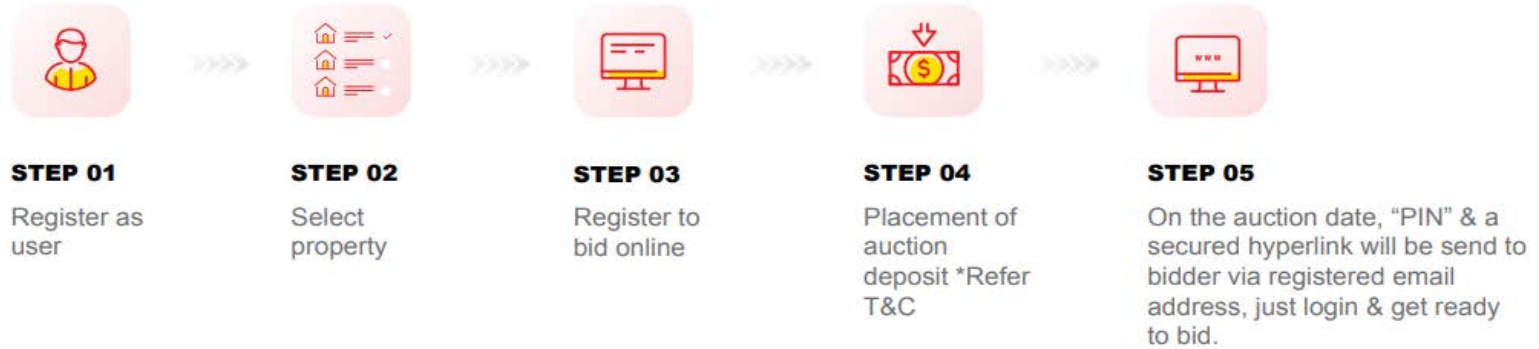
**PALMA AUCTIONEERS SDN BHD**  
**04-2299777**





## Simple Step of Bidding

### 5 Step To Bid Auction Property Online

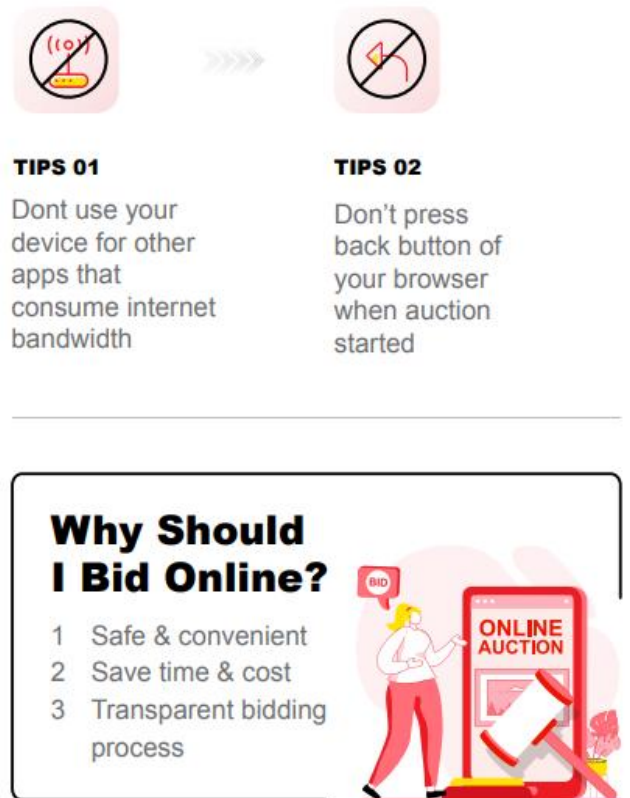


### Devices Tips During Auction Property Online

#### Before Auction



#### During Auction



#### Why Should I Bid Online?

- 1 Safe & convenient
- 2 Save time & cost
- 3 Transparent bidding process



#### PALMA AUCTIONEERS SDN BHD

- 📍 Suite 5.02 (Parcel D), MBF Tower, No.53, Jalan Sultan Ahmad Shah, 10050 Penang.
- ☎ 04-229 9777
- 🌐 [palma.bidnow.my](http://palma.bidnow.my)
- ✉ [palmauctioneers@gmail.com](mailto:palmauctioneers@gmail.com)



**PALMA AUCTIONEERS**  
SDN BHD • 1324107-M