

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

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

For more information, please call:
03-7452 1318

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [196901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401000897 (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 22ND JULY 2025, AT 11.30 A.M. IN THE MORNING,
AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO.12, JALAN YAP
KWAN SENG, 50450 KUALA LUMPUR. AT WEBSITE www.ehsanauctioneers.com**

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

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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

LOT 1 RESERVE PRICE: RM 960,000.00 CYBERJAYA Type : A STRATIFIED 3-STOREY CORNER TERRACE HOUSE Area : 2,368 sq. ft. Assignor : Andrew Kaya Anak Sibat Solicitor : Azhar & Wong Address : No. 10, Jalan Schubert 1B, Symphony Hills, Cyber 9, Persiaran Bestari, 63000 Cyberjaya, Selangor.  LIYANA/ AMB6462	LOT 2 RESERVE PRICE: RM 720,000.00 PUCHONG Type : A 4+1 ROOM DUPLEX APARTMENT UNIT Area : 3,014 sq. ft. Assignor : Ng Tze Ping Solicitor : Vas & Co. Address : Unit No. J-1-3A, 1st Floor, Block J, 280 Park Homes, Jalan Prima Utama 3, Taman Puchong Prima, 47150 Puchong, Selangor Darul Ehsan.  ALIN/ AMB6865	LOT 3 RESERVE PRICE: RM 650,000.00 AMPANG Type : A 2-STOREY INTERMEDIATE TERRACE HOUSE Area : 1,400 sq. ft. Assignor : Jalaluddin Bin Ahmad & Atnawati Binti Abu Hanipah Solicitor : Azhar & Wong Address : No. 53, Jalan UB 7, Taman Ukay Bistari, 68000 Ampang, Selangor  UMI/ AMB6863
LOT 4 RESERVE PRICE: RM 480,000.00 SENTUL PASAR Type : A 3-BEDROOM SERVICED APARTMENT UNIT Area : 883 sq. ft. Assignor : Yap Kok Hong & Chin Pui Kuan Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. A-53A-08, 54th Floor, Block A, Residensi M Arisa Pelangi, 6, Jalan Sentul Pelangi, Sentul Pasar, 51000 Kuala Lumpur.  UMI/ AMB6864	LOT 5 RESERVE PRICE: RM 400,000.00 SETAPAK Type : A SERVICED APARTMENT UNIT Area : 940 sq. ft. Assignor : Saineethian a/l Murugiah Solicitor : Azhar & Wong (KL) Address : Unit No. A-36-10, Blok A, KL Traders Square (Plaza KLTs), Jalan Gombak, Setapak, 53000 Kuala Lumpur.  WAWA/ AMB6538	LOT 6 RESERVE PRICE: RM 376,000.00 SUNGAI BESI Type : A 2-BEDROOM SERVICED APARTMENT UNIT Area : 882 sq. ft. Assignor : Low Pooi Teng Solicitor : Azhar & Wong Address : No. B-12-6, Suria Sungai Besi, No. 366, Jalan Sungai Besi, 57100 Kuala Lumpur.  UMI/ AMB6852
LOT 7 RESERVE PRICE: RM 360,000.00 SHAH ALAM Type : A CONDOMINIUM UNIT TOGETHER WITH 2 CAR PARK BAYS AS ACCESSORY PARCELS Area : 1,166 sq. ft. Assignor : Suhaimi Bin Salbani Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. 22-03A, Kondominium Puncak 7, Jalan Ferum 7/31A, Section 7, 40000 Shah Alam, Selangor Darul Ehsan.  LIYANA/AMI0563 AMBANK ISLAMIC BERHAD	LOT 8 RESERVE PRICE: RM 360,000.00 CYBERJAYA Type : AN END SERVICED SUITE UNIT WITH TWO CAR PARKING BAYS Area : 790 sq. ft. Assignor : Abdul Nasir Bin Saari Solicitor : Vas & Co. Address : Unit No. N-08-17, Block Northwood, Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor  UMI/ AMI0624 AMBANK ISLAMIC BERHAD	LOT 9 RESERVE PRICE: RM 300,000.00 RAWANG Type : A SINGLE-STOREY INTERMEDIATE TERRACE HOUSE Area : 1,302 sq. ft. Assignor : Rajendran a/l Kaliyapen Solicitor : Sidek Teoh Wong & Dennis Address : No. 6, Jalan 4/24, Taman Bukit Rawang Jaya, 48000 Rawang, Selangor.  UMI/AMB6862
LOT 10 RESERVE PRICE: RM 248,000.00 PETALING JAYA Type : A 2+1 BEDROOM CONDOMINIUM UNIT Area : 923 sq. ft. Assignor : Nurul Azimah Binti Abd Latip Solicitor : Goh & Partners Address : No. B-9-08, Block B, Park Avenue Condominium, No. 5, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.  UMI/ AMI0623 AMBANK ISLAMIC BERHAD	LOT 11 RESERVE PRICE: RM 160,000.00 PETALING JAYA Type : A LOW COST APARTMENT UNIT Area : 657 sq. ft. Assignor : Ponambalam A/L Aravam Solicitor : Zain Megat & Murad (KL) Address : Unit No. C-3A-16, Block C (Cempaka), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor Darul Ehsan.  ALIN/AMB6859	LOT 12 RESERVE PRICE: RM 140,000.00 BANDAR SUNWAY Type : AN APARTMENT UNIT Area : 852 sq. ft. Assignor : Yusup Bin Manan & Maskuri Bin Manan Solicitor : Goh & Partners Address : Unit No. 3A-01-16 (4-01-16), Blok 3A, Pangsapuri Lagoon Perdana, Jalan PJS 9/1, Bandar Sunway, 46150 Petaling Jaya, Selangor Darul Ehsan.  LIYANA/ AMB6639
LOT 13 RESERVE PRICE: RM 140,000.00 PUCHONG Type : A 3-BEDROOM LOW-COST APARTMENT Area : 657 sq. ft. Assignor : Venkatesh A/L Sivaraman Solicitor : A. Rahim & Co. Address : No. A-09-22, Pangsapuri Aman, Jalan Prima 6/1, Taman Puchong Prima, 47100 Puchong, Selangor.  ALIN/ AMI0625 AMBANK ISLAMIC BERHAD	LOT 14 RESERVE PRICE: RM 157,838.00 KUALA LUMPUR Type : AN INTERMEDIATE RETAIL LOT Area : 129 sq. ft. Assignor : TSL Franchise (M) Sdn Bhd Solicitor : Vas & Co. Address : No. 2-3A, Plaza Haji Taib, No. 42, Lorong Haji Taib 5, 50350 Kuala Lumpur.  WAWA/ AMB6664	

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING**



**ON TUESDAY, THE 22ND JULY 2025, AT 2.30 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**

LOT 1	RESERVE PRICE: RM 370,000.00	BALIK PULAU
Type : A INTERMEDIATE TOWNHOUSE UNIT Area : 1,166 sq. ft. Assignor : Lo Wee Keng Solicitor : Zaid Ibrahim & Co. Address : No. 83F-3-2, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Penang		LIYANA/ AMB6858

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING**



**ON TUESDAY, THE 22ND JULY 2025, AT 3.00 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO. 9,
JALAN SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR.
AT WEBSITE www.ehsanauctioneers.com.**

LOT 1	RESERVE PRICE: RM 380,000.00	ISKANDAR PUTERI
Type : A SERVICE APARTMENT Area : 883 sq. ft. Assignor : Teo Hilyan & Chong Ai Ching Solicitor : Nor Ding & Co. Address : No. B-04-07, Pangsapuri Satu Sentral, Jalan Sentral 22, Taman Nusa Sentral, 79100 Iskandar Puteri, Johor.		LIYANA/ AMB6860

LOT 2	RESERVE PRICE: RM 220,000.00	SKUDAI
Type : A SERVICE APARTMENT UNIT Area : 818 sq. ft. Assignor : Chin Choy Hoong @ Yati Binti Hassan Solicitor : Nor Ding & Co. Address : Unit No. B-03-10, Villa Krystal, Jalan Silat Lincak, Bandar Selesa Jaya, 81300 Skudai, Johor.		BUMIPUTRA LOT LIYANA/ AMB6861

LOT 3	RESERVE PRICE: RM 200,880.00	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		BUMIPUTRA LOT AMBANK ISLAMIC BERHAD WAWA/ AMI0613

**PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com**

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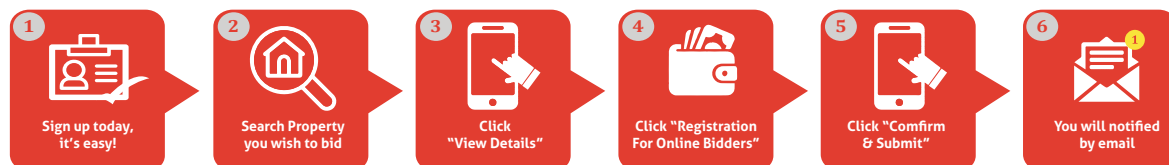
DEPOSIT:

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, ten per cent (10%) of the reserve price OR a minimum of RM2,000.00 whichever is higher by Bank Draft or Cashier's Order only in favour of AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD for the account of (Assignor's Name) or remit the same through online banking transfer, one (1) working day before auction date. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

RESERVE PRICE:

The subject property will be sold on an "as is where is basis" and subject to the reserve price as mentioned above and the Conditions of Sale and subject to consent (if applicable) being obtained by the Purchaser from the Developer/ Proprietor and other relevant authorities, if any.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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

You will be notified once your registration has been approved.

HOW TO DO ONLINE BIDDING?

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

"REMINDER'S TO ALL ONLINE BIDDERS"

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

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



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

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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03 2161 6649 / 016 216 1047

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 22 July 2025 / Tuesday

Time : 11.00 AM

Via Online : www.eszamauctioneer.com (eZ2Bid)

For more information, please call:

03-7452 1318

AmBank Financing

Please Contact:

For Individual Bidder(s)

Yuan Chik Chong : 012-2232498

For Company Bidder(s)

Camile Tang : 013-9996875



**PROPERTY
AUCTION**



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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 : 22 JULY 2025 / TUESDAY

TIME : 11.00 A.M.

**VENUE : VIA ONLINE BIDDING AT www.eszamauctioneer.com
(eZ2Bid)**

VIA ONLINE
BIDDING



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

NOTE: (1) Prior to the auction sale, all intending bidders are advised to:- i) inspect the subject property ii) conduct an official title search iii) enquire from the Developer/Proprietor and/or other relevant authorities iv) obtain a copy of the Conditions of Sale from the Auctioneer
(2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.
(3) As at auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and /or the relevant authorities.

EZ 1 RESERVE PRICE : RM167,670.00 SENAWANG



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

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

EZ 2 RESERVE PRICE : RM207,000.00 NILAI



Type : Apartment
Area : Approx 67 sqmt / 721 sqft
Assignor(s) : Jaswinder 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.

EZ 3 RESERVE PRICE : RM450,000.00 PORT DICKSON



Type : A Ground Floor Double Storey Water Chalet
Area : Approx 120 sqmt / 1,292 sqft
Assignor(s) : Yiu Po Yan (F) & Tsang Chi Wing
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-26987533)

Unit No. 2121, Jalan Batu 2, The Legend International Water Homes, 71000 Port Dickson, 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

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ONLINE BIDDING STEP

eZ2Bid

www.eszamauctioneer.com



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

DEPOSIT: ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT WITH THE AUCTIONEER, PRIOR TO THE AUCTION SALE, TEN PERCENT (10%) OF THE FIXED RESERVE PRICE OR MINIMUM OF RM2,000.00 WHICHEVER IS HIGHER BY BANK DRAFT OR CASHIER'S ORDER ONLY IN FAVOUR OF AMBANK (M) BERHAD/ AMBANK ISLAMIC BERHAD FOR THE ACCOUNT OF (ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S) NAME) OR REMIT THE SAME THROUGH ONLINE BANKING TRANSFER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE. FOR ONLINE BIDDERS, PLEASE REFER TO THE TERMS AND CONDITIONS ON www.eszamauctioneer.com FOR MANNER OF PAYMENT OF THE DEPOSIT. THE BALANCE OF THE PURCHASE MONEY TO BE SETTLED WITHIN NINETY (90) DAYS FROM THE DATE OF AUCTION SALE.

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



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

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

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

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

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

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

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

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



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 22ND DAY OF JULY, 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

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

1	RESERVE PRICE: RM880,000.00	Puchong	 <p>Description: 3 storey terraced house Address: No. 12, Andana Villa, Jalan D'Alpinia Utama, 47120 Puchong, Selangor Darul Ehsan. Area: approx 168.00 sq metres (1,808 sq feet) Assignor(s): Low Siong Ley & Caryn Quah Sue Yhi Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH38641(2)</p>	2	RESERVE PRICE: RM765,000.00	Telok Panglima Garang	 <p>Description: Double storey terrace house Address: No. 18, Jalan Flora 1A/1, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor Darul Ehsan. Area: approx 1,894 sq feet (176 sq metres) Customer(s): Noorharniza Binti Haris & Wan Afzanizam Bin Wan Razali Solicitor: M/S Goh & Partners Our Ref: PAH38679(2) AMBANK ISLAMIC BERHAD</p>	3	RESERVE PRICE: RM750,000.00	Ampang	 <p>Description: Penthouse Address: Unit No. A-23A-01, Tower A, Ampang Putra Residensi, Jalan Ampang Putra 6, Taman Putra Sulaiman, 68000 Ampang, Selangor Area: approx 230 sq metres (2,480 sq feet) Assignor(s): Ahmad Bin Maslan & Noraini Binti Sulaiman Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH38757</p>
4	RESERVE PRICE: RM240,000.00	Banting	 <p>Description: 2 storey terrace house Address: No. 66, Jalan BB 2/4, Taman Banting Baru, 42700 Banting, Selangor Darul Ehsan. Area: approx 102 sq metres (1,098 sq feet) Assignor(s): Hamzah Bin Kassim & Siti Mahiran Binti Abd Hamid Solicitor: M/S Vas & Co Our Ref: PAH30353(2)</p>	5	RESERVE PRICE: RM240,000.00	Petaling Jaya	 <p>Description: 3 bedroom apartment Address: No. E-23A-12A, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area: approx 78.97 sq metres (850 sq feet) Customer(s): Razin Bin Ahmad Rahimi Solicitor: M/S Azhar & Wong Our Ref: PAH38755 AMBANK ISLAMIC BERHAD</p>	6	RESERVE PRICE: RM210,600.00	Cyberjaya	 <p>Description: 3 bedroom apartment Address: No. 1-10-06, Tower 1, Aspire Residence, Persiaran Aspirasi, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 83.61 sq metres (900 sq feet) Customer(s): Mohd Said Bin Mohd Nor Solicitor: M/S Vas & Co Our Ref: PAH38725 AMBANK ISLAMIC BERHAD</p>
7	RESERVE PRICE: RM200,000.00	Petaling Jaya	 <p>Description: SOHO Address: No. P-22-32, Paxtonz Tower, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area: approx 32.14 sq metres (346 sq feet) Customer(s): Segar A/L Ramchandram Solicitor: M/S A. Rahim & Co Our Ref: PAH38703 AMBANK ISLAMIC BERHAD</p>	8	RESERVE PRICE: RM150,000.00	Kajang	 <p>Description: 3 bedroom apartment Address: No. A-3-02, Blok A, Apartment Kelisa Ria, Jalan Kelisa 1, Kampung Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan. Area: approx 61 sq metres (657 sq feet) Assignor(s): Norazinah Binti Mohd Lajis Solicitor: M/S Azhar & Wong Our Ref: PAH38730</p>	9	RESERVE PRICE: RM120,000.00	Puchong	 <p>Description: 3 bedroom apartment Address: Unit No. B-4-07, 4th Floor, Block B, Pangsapuri Seri Pulai, Jalan PH 4, Taman Puchong Hartamas, 47100 Puchong, Selangor Darul Ehsan. Area: approx 62.00 sq metres (667 sq feet) Assignor(s): Murugan A/L Ranganathan & Ranganathan A/L Arumugam Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH19942(2)</p>
10	RESERVE PRICE: RM90,000.00	Rawang	 <p>Description: 3 bedroom apartment Address: No. D-1-33, Block D, Apartment Kemuning, Jalan Bunga Raya 3, Taman Bunga Raya, 48300 Bukit Beruntung, Selangor Darul Ehsan. Area: approx 60.38 sq metres (650 sq feet) Assignor(s): Rohaidi Bin Abdul Halim Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH38756 Note: Successful bidder has to pay sum of RM875.00 the being subdivision charges to the Developer</p>	S1	RESERVE PRICE: RM885,000.00	Kota Kinabalu	 <p>Description: Level 1 (1st Floor) Retail Shop Parcel Address: Lot No. 1L-18 (DBKK No. B-1-19), Block B, First Level, Riverson Walk, The Riverson, 88100 Kota Kinabalu, Sabah Area: approx 465 sq feet (43.20 sq metres) Customer(s): Ayub Khan Bin Gulam Khan & Halijah Bt Gulamkhan Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8527/7/2025(LA) AMBANK ISLAMIC BERHAD</p>	S2	RESERVE PRICE: RM260,000.00	Penampang	 <p>Description: An intermediate ground floor apartment unit Address: Lot 105A, Ground Floor, Block I, Regency Park, off Jalan Penampang, 89500 Penampang, Sabah Area: approx 59 sq metres (635 sq feet) Assignor(s): Janny Wong Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8509/6/2025(LA)</p>
S3	RESERVE PRICE: RM244,800.00	Kota Kinabalu	 <p>Description: A 3-bedroom apartment unit with common lifts facility Address: Lot No. D-0-2, Block D, Ground Floor, Puncak Menggatal Phase 1, Menggatal, 88450 Kota Kinabalu, Sabah Area: approx 940.75 sq feet (87.40 sq metres) Customer(s): Yuriza Ting Song & Yunaidah Binti Ting Song Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8511/6/2025(LA) AMBANK ISLAMIC BERHAD</p>	S4	RESERVE PRICE: RM320,000.00	Tuaran	 <p>Description: An intermediate apartment unit situated on the ground floor of a 5-storey apartment block (with lift facilities) Address: Unit No. E-01, Block E, Level 1, E Residensi @ Tepon, Phase 2A, off Jalan Tuaran, 89200 Tuaran, Sabah Area: approx 95.60 sq metres (1,029 sq feet) Customer(s): Noorhinda Binti Anisun Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8512/6/2025(LA) AMBANK ISLAMIC BERHAD</p>	S5	RESERVE PRICE: RM170,100.00	Kota Kinabalu	 <p>Description: A ground floor apartment unit Address: Unit No. 05, Ground Floor, Block C, Seri Warisan Apartment, Inanam, off Jalan Tuaran, 88450 Kota Kinabalu, Sabah Area: approx 75.0 sq metres (807 sq feet) Assignor(s): Jalipin Bin Masir, Yilin Bin Masir, Waidi Bin Masir & Rosneha Binti Chacho Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8070/3(7)/2025(LA)</p>

S6 	RESERVE PRICE: RM264,000.00	Puatan Description: A 3-bedroom condominium unit with common lifts facility together with one (1) car park bay Address: Lot No. E-7-18, Block Emerald, Level 7, Alam Pesona Putatan Phase 1, Jalan Ketiau Tombovo, 89500 Putatan, Sabah Area: approx 662 sq feet (61.50 sq metres) Customer(s): Mohammad Gahpbur Bin Matshah Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8339(3)/7/2025(LA) AMBank ISLAMIC BERHAD
S7 	RESERVE PRICE: RM304,200.00	Tawau Description: Double storey intermediate terraced house Address: Lot 1037, TB 18764, Lorong Sri Indah 5C 1/9, Bandar Sri Indah Phase 5F, Km 16 (Mile 10), Jalan Apas, 91000 Tawau, Sabah Area: approx 167.22 sq metres (1,800 sq feet) Assignor(s): Edwin Liew Fen Chun & Ng Yuen Jin Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8513/6/2025(LA)
S8 	RESERVE PRICE: RM390,000.00	Tawau Description: Double storey intermediate terrace house (Type C3) (BUMI LOT) Address: Lot 1819, House No. 438, Bandar Sri Indah, Phase 5I, off km 16, Jalan Apas, 91000 Tawau, Sabah Area: approx 125.70 sq metres (1,353 sq feet) Customer(s): Sammah Bin Peyong Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8510/6/2025(LA) AMBank ISLAMIC BERHAD
S9 	RESERVE PRICE: RM550,000.00	Putatan Description: Condominium Address: Lot No. A-03A-06, Block A, Level 03A, Type B, Kingfisher Putatan Condominium Phase 1, 89500 Putatan, Sabah Area: approx 1,314 sq metres (11,000 sq feet) Assignor(s): Peter Bernard Solicitor: M/S Wong & Shim Our Ref: PAHS/8518/7/2025(LA)
S10 	RESERVE PRICE: RM195,000.00	Penampang Description: An apartment unit situated on the third floor of a 4-storey Walk-up apartment block (Corner unit, Type II Rose) Address: Unit No. 3B 11-3, Third Floor, Block 3B, Country Heights Apartments, Phase 3, 88450 Penampang, Sabah Area: approx 63.7 sq metres (686 sq feet) Assignor(s): Joey Ryan Bin Cladius & Shylvera Shane Teo Solicitor: M/S Wong & Shim Our Ref: PAHS/8517/7/2025(LA)
S11 	RESERVE PRICE: RM93,150.00	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(6)/6/2025(LA)
S12 	RESERVE PRICE: RM318,000.00	Kota Kinabalu Description: An intermediate fifth floor apartment unit Address: Lot No. L-5F-14, Block L, 5th Floor, Apartmen Angkasa Phase 2, Kampung Darau, Rampayan, Manggatal, 88450 Kota Kinabalu, Sabah Area: approx 80.92 sq metres (871 sq feet) Assignor(s): Al Amin Yasser Bin Sumarin & Andera Binti Sumarin Solicitor: M/S Wong & Shim Our Ref: PAHS/8516/7/2025(LA)
S13 	RESERVE PRICE: RM147,420.00	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(3)/7/2025(LA) AMBank ISLAMIC BERHAD
S14 	RESERVE PRICE: RM210,000.00	Tawau Description: Single storey intermediate terrace house Address: Lot C15-3, Block C15, House No. 324, Taman Apas Permai, Km 23, Jalan Apas, 91000 Tawau, Sabah Area: approx 149.85 sq metres (1,613 sq feet) Customer(s): Hadijah Binti Usman Solicitor: M/S Wong & Shim Our Ref: PAHS/8526/7/2025(LA) AMBank ISLAMIC BERHAD
J1 	RESERVE PRICE: RM520,000.00	Pasir Gudang Description: Strata double storey terrace house Address: No. 21, Jalan Eko Tropika 2/14, Taman Kota Masai, 81700 Pasir Gudang, Johor Area: approx 130 sq metres (1,399 sq feet) Assignor(s): Tan Poh Yen Solicitor: M/S Nor Ding & Co. Our Ref: PAHJ/7441(1)/6/2025(LA)
J2 	RESERVE PRICE: RM470,000.00	Iskandar Puteri Description: Service apartment Address: No. B-13-5, Inspira Bestari, Jalan Bestari 15/2, Taman Nusa Bestari, 79100 Iskandar Puteri, Johor Area: approx 115 sq metres (1,238 sq feet) Assignor(s): Che Chin Sing Solicitor: M/S A. Rahim & Co. Our Ref: PAHJ/7460(1)/7/2025(LA)
J3 	RESERVE PRICE: RM390,000.00	Johor Bahru Description: Service apartment unit Address: Unit No. 15-15, Menara A, Residensi KSL Kangkar Tebrau, Jalan Kesum, Taman Istimewa, 81100 Johor Bahru, Johor Area: approx 82 sq metres (883 sq feet) Assignor(s): Joe Harry Solicitor: M/S A. Rahim & Co. Our Ref: PAHJ/7443(1)/6/2025(LA)
J4 	RESERVE PRICE: RM360,000.00	Skudai Description: Service apartment Address: Unit No. B-4-3, Block B, Residensi Anjung Hijauan, Jalan Mutiara 1/15, Taman Mutiara Mas, 81300 Skudai, Johor Area: approx 90 sq metres (969 sq feet) Assignor(s): Kong Kar Lek Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7258(2)/7/2025(LA)-01

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.

For any enquiries, please contact any of our branches below:
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Fax: 03-20729557
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80250 Johor Bahru, Johor
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higher

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 24 July 2025 / Thursday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

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

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



PROPERTY AUCTION



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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 24TH DAY OF JULY, 2025, AT 11.00 A.M,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

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

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

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

Lot 1	MARKET PRICE RM720,000.00	RESERVE PRICE RM720,000.00
		
A Serviced Apartment Unit 79.27 sq. metres (853 sq. ft.) Unit No. 2-13-3A, Tower 2, Pangsapuri Dataran Atwater, Jalan Profesor Diraja Ungku Aziz, Seksyen 13, 46200 Petaling Jaya, Selangor. Assignor(s): Yam Jia Wei Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4023/AMBB/25		
PETALING JAYA		

Lot 2	MARKET PRICE RM450,000.00	RESERVE PRICE RM450,000.00
		
WITHDRAWN		
GOMBAK		

Lot 3	MARKET PRICE RM420,000.00	RESERVE PRICE RM420,000.00
		
Three-Bedroom Serviced Apartment Unit 72.00 sq. metres (775 sq. ft.) Unit No. B-28-03, 28th Floor, Block B, Residensi Cheras Selatan Traders Garden, Jalan Dataran Cheras 7, 43200 Balakong, Selangor Darul Ehsan. Assignor(s): Low Chi Yan Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4027/AMBB/25 AMBANK ISLAMIC BERHAD		
BALAKONG		

Lot 4	MARKET PRICE RM330,000.00	RESERVE PRICE RM330,000.00
		
An Apartment Unit 92 sq. metres (990 sq. ft.) Unit No. C-08-03, Block C, Residensi Zamrud, Jalan Zamrud 1, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Hoo Siew Wah Solicitors: M/S Vas & Co. Our ref: HASB/4021/AMBB/25		
KAJANG		

Lot 5	MARKET PRICE RM430,000.00	RESERVE PRICE RM218,481.00
		
A SOFO Unit 78.00 sq. metres (839.91 sq. ft.) No. 11-09 Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor Darul Ehsan. Assignor(s): Aw Kah Guan Solicitors: M/S Vas & Co. Our ref: HASB/3959/AMBB/25		
SHAH ALAM		

Lot 6	MARKET PRICE RM330,000.00	RESERVE PRICE RM213,840.00
		
A 3-Bedroom Serviced Suite 94 sq. metres (1,012 sq. ft.) No. C-08-02, Blok C, Residence Amara, Jalan Raintree Utama, 68100 Batu Caves, Selangor Assignor(s): Vigneswaran A/L Vellasaamy Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4026/AMBB/25		
BATU CAVES		

Lot 7	MARKET PRICE RM210,000.00	RESERVE PRICE RM210,000.00
		
3-Bedroom Apartment (RUMAWIP-Affordable Housing) 74 sq. metres (797 sq. ft.) No. C-22-15, Residensi Metro Kepong, No. 5, Persiaran Metro Perdana, Taman Metropolitan Kepong, 52100 Kuala Lumpur. Assignor(s): Vijayaanaanthiny A/P Veriah Solicitors: M/S Azhar & Wong Our ref: HASB/4025/AMBB/25		
KEPONG		

Lot 8	MARKET PRICE RM180,000.00	RESERVE PRICE RM180,000.00
		
Two-Bedroom Medium-Cost Walk-Up Apartment Unit 52.03 sq. metres (560 sq. ft.) Unit No. 25-04-27, 4th Floor, Block 25, Bandar Baru Sentul, 51000 Kuala Lumpur. Assignor(s): Gunalan A/L Rajagopal and Uma A/P K Subramaniam Solicitors: M/S Azhar & Wong Our ref: HASB/4022/AMBB/25		
KUALA LUMPUR		

Lot 9	MARKET PRICE RM200,000.00	RESERVE PRICE RM144,000.00
		
An End Low Cost Apartment Unit 61 sq. metres (657 sq. ft.) Unit No. G-06-1, Block G, Pangsapuri Pelangi Ara, Pelangi Utama, Jalan Teratai, PJU 6A, 47400 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Musrizan Bin Musa Solicitors: M/S Zain Megat & Murad Our ref: HAH/3780/AMBB/24 Note: Bumiputra Purchaser Only		
PETALING JAYA		

Lot 10	MARKET PRICE RM75,000.00	RESERVE PRICE RM48,600.00
		
Three-Bedroom Low-Cost Walk-Up Flat Unit 60.38 sq. metres (650 sq. ft.) Unit No. E-3A-20, 3Ath Floor, Block E, Apartment Kemuning, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor Darul Ehsan. Assignor(s): Kohbi A/L Kalimuthu Solicitors: M/S Azhar & Wong Our ref: HASB/4020/AMBB/25 Successful bidder has to pay an outstanding sum of RM875.00.		
RAWANG		

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

RESERVE PRICE:

The subject properties will be sold on an "as is where is basis" and subject to the reserve price as mentioned above and the Conditions of Sale and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

DEPOSIT:

All intending Bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%)** of the reserve price or **RM2, 000.00** (whichever is higher) by **Bank Draft Or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** whichever is applicable and by **Local Bank Transfer** to AmBank (M) Berhad in favour of **HERITAGE AUCTIONEERS SDN. BHD. (BIDDER DEPOSIT)** by 5PM, at least one (1) day before auction day.

For online bidders please refer to the Terms & Conditions on www.heritageauctioneers.my on the manner of payment of the deposit.

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee herein or the undermentioned Auctioneer.

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)

[formerly known as Heritage Auction House Enterprise (001269594-A)]

Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.

Tel: 03-5518 1442 Fax: 03-5518 1443

Whatsapp Hotline: 011 5585 1442

Email: hauctionhouse@gmail.com

Website: www.heritageauctioneers.my

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A STEP BY STEP GUIDE TO BID ONLINE



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min. RM2,000,
whichever is
higher

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 24 July 2025 / Thursday

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



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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 : THURSDAY, THE 24TH OF JULY 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 : RM51,176.00	LOT 2	KUCHING	RESERVE PRICE : RM1,150,000.00
	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)			Description : Double storey terraced corner Land Area : Approx. 322.70 sqm. / 3,473.54 sqft. Built-up Area : Approx. 160.00 sqm. / 1,722.24 sqft. Our Ref. : AMB-2025-0137 Assignee : AmBank (M) Berhad Bank Ref : 88820002321674 Solicitors : Ariffin, Lai & Kan Advocates (Kch)	

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

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

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

Organised by the 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: 018-9549069 / 016-2107727 FAX: 082-349135
 (Web Site : <https://praisemillion.com.my> E-mail Address: auction@praisemillion.com.my)

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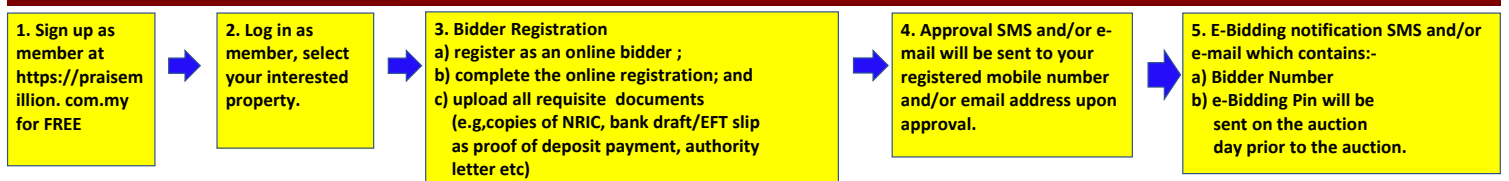
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

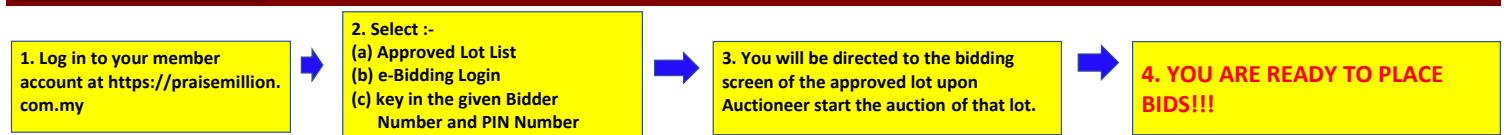


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 25 July 2025 / Friday
Time : 10:30 am / 11:30 am
Via Online : 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

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
25 JULY 2025, FRIDAY, 10:30 AM

at arenauctioneers.com

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



- NOTE :
- (1) Prior to the auction sale, all intending bidders are advised to:-
 - i) inspect the subject property
 - ii) conduct an official title search
 - iii) enquire from the Developer/Proprietor and/or other relevant authorities
 - iv) obtain a copy of the Conditions of Sale from the Auctioneer
 - (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.
 - (3) As at auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and /or the relevant authorities.

 **AmBank (M) Berhad**  **AmBank Islamic Berhad**

AA01 | RESERVE PRICE : RM 700,000.00 | PENAMPANG



DESCRIPTION : A DOUBLE STOREY END-LOT TERRACED HOUSE HAD BEEN EXTENDED AND RENOVATED
LAND AREA : 2,556.43 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD RAFIK BIN ABDUL JUBAR & NOR AFIZA BINTI MOHD RAFIK
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1050/AMBB (S)/102/005/25-Z01(BK-1)
LOT ID : 33558

LOT NO. 79, BLOCK K, TAMAN KETIAU, PHASE II, KG. TOMBOVO, PUTATAN, 88200 PENAMPANG, SABAH

AA02 | RESERVE PRICE : RM 627,300.00 | KOTA KINABALU



DESCRIPTION : A RETAIL UNIT (INTERMEDIATE)
FLOOR AREA : 465.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : AYUB KHAN BIN GULAM KHAN & FARESHA NATASHA BINTI ANNUAR ZAINI
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1089/AMBB (S)/105/008/25-N01(BK-3)
LOT ID : 33813

LOT NO. 1L-19, BLOCK B, FIRST LEVEL, RIVERSON WALK, 88000 KOTA KINABALU, SABAH

AA03 | RESERVE PRICE : RM 480,000.00 | KOTA KINABALU



DESCRIPTION : A 3 BEDROOM CONDOMINIUM UNIT
FLOOR AREA : 948.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NORLEZAH BINTI ABD RAHMAN
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1044/AMBB (S)/098/001/25-Z02(BK-2)
LOT ID : 33552

LOT NO. AT/05/01 (HOUSE NO. 05-01), LEVEL 5, PANGSAPURI ASHTON, JLN NOUNTUN, INANAM, 88450 KOTA KINABALU, SABAH

AA04 | RESERVE PRICE : RM 346,500.00 | TAWAU



DESCRIPTION : SINGLE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,349.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SAIDIN BIN HUSSIN
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1090/AMBB (S)/106/009/25-N01(BK-3)
LOT ID : 33814

LOT 400, TB 19444, BANDAR SRI INDAH, PHASE 5G, OFF KM 16, JALAN APAS, 91000 TAWAU, SABAH

AA05 | RESERVE PRICE : RM 340,000.00 | PENAMPANG



DESCRIPTION : A 3 ROOMS APARTMENT (TYPE A)
FLOOR AREA : 750.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SURIFAH BINTI BONGSU
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1045/AMBB (S)/099/002/25-Z02(BK-2)
LOT ID : 33553
NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. H2-0, BLOCK H, GROUND FLOOR, CYBER CITY APARTMENTS, OFF JALAN LINTAS, 88200 PENAMPANG, SABAH

AA06 | RESERVE PRICE : RM 320,000.00 | TUARAN



DESCRIPTION : AN INTERMEDIATE APARTMENT UNIT SITUATED ON THE GROUND FLOOR OF A 5-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)
FLOOR AREA : 1,029.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : FRANCISCA GONDILI & DAIVE BIN GONDILI
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1088/AMBB (S)/104/007/25-N01(BK-1)
LOT ID : 33812
NOTE : **BUMIPUTERA LOT**

UNIT NO. H-G-7, BLOCK H, GROUND FLOOR, E RESIDENCE @ TELIPOK PHASE 2A, OFF JALAN TUARAN, 89200 TUARAN, SABAH

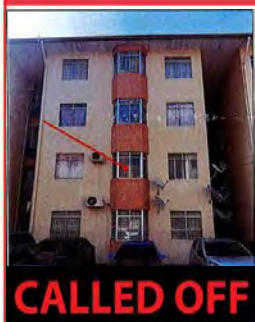
AA07 | RESERVE PRICE : RM 301,077.00 | PENAMPANG



DESCRIPTION : A CONDOMINIUM UNIT
FLOOR AREA : 1,405.25 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : KHOR WEI THENG
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1052/AMBB (S)/103/006/25-Z02(BK-2)
LOT ID : 33562
NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. 1-06, LEVEL 1, TYPE C, JING YUEN CONDOMINIUM, KG. BABAIG, 87500 PENAMPANG, SABAH

AA08 | RESERVE PRICE : RM 280,000.00 | PENAMPANG



DESCRIPTION : A WALK-UP APARTMENT UNIT
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MARCELLUS UKOR
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1092/AMBB (S)/107/010/25-N01(BK-1)
LOT ID : 33816
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. C-1F-06, VISTA MININTOD, PENAMPANG, VISTA MININTOD PENAMPANG, JALAN BUNDUSAN PENAMPANG, 89500 PENAMPANG, SABAH

AA09 | RESERVE PRICE : RM 190,000.00 | PUTATAN



DESCRIPTION : A WALK-UP APARTMENT UNIT SITUATED AT THE FIRST FLOOR OF A 5-STOREY WALK-UP APARTMENT BUILDING
FLOOR AREA : 634.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LAU KAM MOI
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1048/AMBB (S)/101/004/25-Z01(BK-1)
LOT ID : 33556

UNIT NO. B03, 1ST FLOOR, BLOCK LB, TAMAN KETIAU, PHASE I, KG. TOMBOVO, 88200 PUTATAN, SABAH

DEPOSIT :

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

RESERVE PRICE :

The subject properties will be sold on an **'as is where is'** basis and subject to the reserve price as mentioned above and the Conditions of Sale and subject to the consent (if applicable) being obtained by the purchaser from the Developer / Proprietor and other relevant authorities.

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

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

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com

PROCLAMATION OF SALE

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



25 JULY 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**

AA01 | RESERVE PRICE : RM 680,000.00

KUALA LUMPUR



DESCRIPTION : A ONE-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 646.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : YAP EE KHOON
SOLICITOR : MESSRS A. RAHIM & CO. (KL)
REFERENCE : AASB1046/AMBB (P)/209/001/25-Z01(BK-1)
LOT ID : 33554

UNIT NO. N-30-09, 30TH FLOOR, IDAMAN ROBERTSON, JALAN ROBERTSON, 50150 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA02 | RESERVE PRICE : RM 576,000.00

PETALING JAYA



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 1,242.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : WONG LI PING
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1093/AMBB (P)/215/007/25-Z02(BK-2)
LOT ID : 33827

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

AA03 | RESERVE PRICE : RM 560,000.00

KUALA LUMPUR



DESCRIPTION : A THREE-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 1,119.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ONG SWEE MUN
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB1095/AMBB (P)/217/009/25-Z02(BK-2)
LOT ID : 33829

UNIT NO. A-18-02, 18TH FLOOR, APARTMENT SERVIS J DUPION, JALAN SEMBILANG, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA04 | RESERVE PRICE : RM 480,000.00

CYBERJAYA



DESCRIPTION : 3+1 BEDROOM CONDOMINIUM
FLOOR AREA : 1,442.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : YAHYA BIN SIDEK
SOLICITOR : MESSRS NIK HISHAM, FAKIAH & CO (KL)
REFERENCE : AASB1097/AMBB (P)/219/011/25-Z02(BK-2)
LOT ID : 33831
NOTE : BUMIPUTERA LOT

NO. 01-31-01, VERDI RESIDENCE, SYMPHONY HILLS, PERSIARAN BESTARI, CYBER 9, 63000 CYBERJAYA, SELANGOR

AA05 | RESERVE PRICE : RM 480,000.00

PUCHONG



DESCRIPTION : AN END CONDOMINIUM UNIT TOGETHER WITH TWO CAR PARK BAYS AS ACCESSORY PARCELS
FLOOR AREA : 1,642.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ONG POH CHYE
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1053/AMBB (P)/212/004/25-Z02(BK-2)
LOT ID : 33766

NO. A-4-6, BLOCK A, VISION RESIDENCE, JALAN PUCHONG - CYBERJAYA, 47120 PUCHONG, SELANGOR

AA06 | RESERVE PRICE : RM 380,000.00

PUCHONG



DESCRIPTION : AN END CONDOMINIUM UNIT TOGETHER WITH TWO CAR PARK BAYS AS ACCESSORY PARCELS
FLOOR AREA : 1,418.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : TEH PUI GEIK
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB1096/AMBB (P)/218/010/25-Z02(BK-2)
LOT ID : 33830

UNIT NO. 05-06, ELEVIA RESIDENCE, JALAN PUCHONG UTAMA 7, TAMAN TASIK PRIMA, 47150 PUCHONG, SELANGOR

AA07 | RESERVE PRICE : RM 330,000.00

KAJANG



DESCRIPTION : A 3-BEDROOM APARTMENT
FLOOR AREA : 990.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LIM AH YOKE
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB1091/AMBB (P)/214/006/25-N01(BK-1)
LOT ID : 33815

NO. D-12-22, BLOK D, RESIDENSI ZAMRUD, JALAN ZAMRUD 1, SUNGAI TANGKAS, 43000 KAJANG, SELANGOR

AA08 | RESERVE PRICE : RM 312,000.00

CYBERJAYA



DESCRIPTION : A 3-BEDROOM SMALL OFFICE HOME OFFICE (SOHO)
FLOOR AREA : 973.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD RAMLI BIN ROSLI
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB1094/AMBB (P)/216/008/25-Z02(BK-2)
LOT ID : 33828

NO. 13A-02, BLOK B (T2), THIRD AVENUE, JALAN TEKNOKRAT 3, CYBER 4, 63000 CYBERJAYA, SELANGOR

AA09 | RESERVE PRICE : RM 240,000.00

CYBERJAYA



DESCRIPTION : A SMALL OFFICE HOME OFFICE (SOHO) BUILDING
FLOOR AREA : 484.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LAW KUAN PHENG
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB1049/AMBB (P)/210/002/25-Z01(BK-1)
LOT ID : 33557

NO. 17-13, BLOK B (T2), THIRD AVENUE, JALAN TEKNOKRAT 3, CYBER 4, 63000 CYBERJAYA, SELANGOR

AA10 | RESERVE PRICE : RM 155,000.00

PETALING JAYA



DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT
FLOOR AREA : 650.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD SAIFUL NIZAM BIN MAKTAR
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB1054/AMBB (P)/213/005/25-Z01(BK-1)
LOT ID : 33767

NO. A-23-18, BLOK A, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, 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
WEBSITE : 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

H/P : 012- 327 5047

WEBSITE : arenaauctioneers.com

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 25 July 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



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 **25TH July 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	Location	Reserve Price	Property Details	Assignor / Borrower	Solicitor
01	Kampar	RM 120,000	Serviced Suite 431 sq.ft. Unit No. 16-32, Menara Agacia @ Kampar (Champ Elysees), Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.	Ivan Lou Boon Yik	Nor Ding & Co (Tel: 05-6882627)
02	Ipoh	RM 338,256	Condominium Unit 1,163 sq.ft. Unit No. A-1-2A, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan	Hoo En Min	Zaid Ibrahim & Co (Tel: 04-3753130)

 = AmBank (M) 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



PALMA AUCTIONEERS SDN BHD

04-2299777

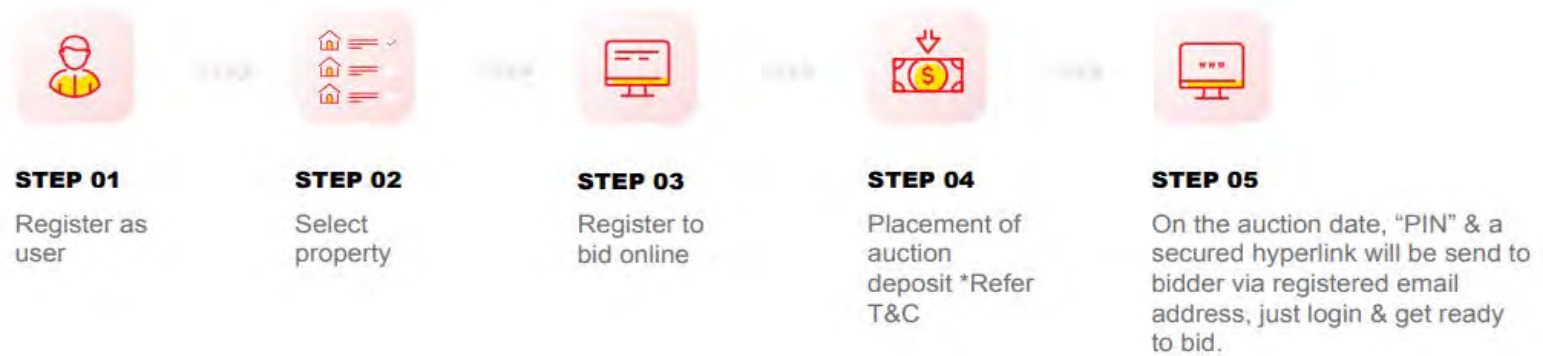
 = AmBank (M) Berhad

 = AmBank Islamic Berhad



Simple Step of Bidding

5 Step To Bid Auction Property Online

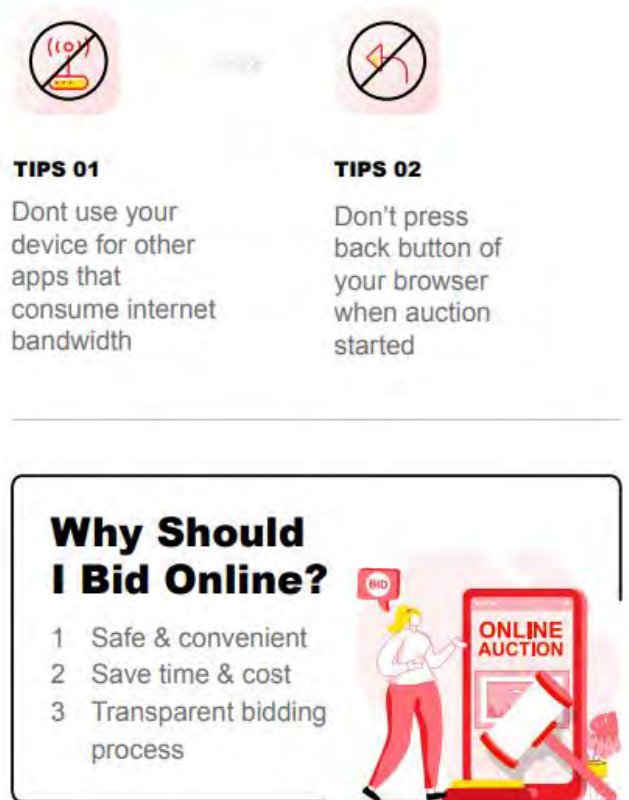


Devices Tips During Auction Property Online

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
- ✉ palmaauctioneers@gmail.com



PALMA AUCTIONEERS
SDN BHD • 1324107-M