

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

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

**Date/Day : 05 August 2025 / Tuesday**

**Time : 11.00 am**

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

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

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



# **PROPERTY AUCTION**



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

# 产业公开拍卖 PROCLAMATION OF SALE

**10%** deposit (Ten percent of the reserve price)

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




**DATE : TUESDAY, THE 05TH OF AUGUST 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	KUCHING	RESERVE PRICE : RM978,000.00	Organised by the below Auctioneer:
	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)		<b>PMSB PRAISE MILLION SDN. BHD.</b> (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 Website : <a href="https://praisemillion.com.my">https://praisemillion.com.my</a> E-mail Address: <a href="mailto:auction@praisemillion.com.my">auction@praisemillion.com.my</a>
<b>No. 85 (Survey Lot 1993), Lorong 3, Tabuan Tranquility Phase 2, Jalan Tabuan Tranquility, 93350 Kuching, Sarawak</b>			<b>Licensed Auctioneers :</b> Iris Mui Tze En / Tiong Mei Chek / Lo Lion Hock

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

## What you need to prepare for online bidding:

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



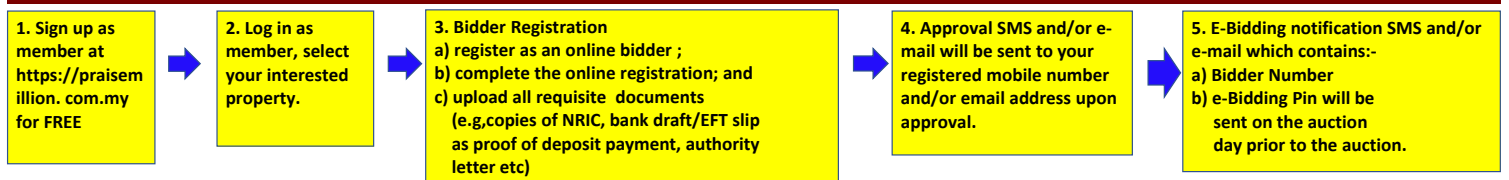
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

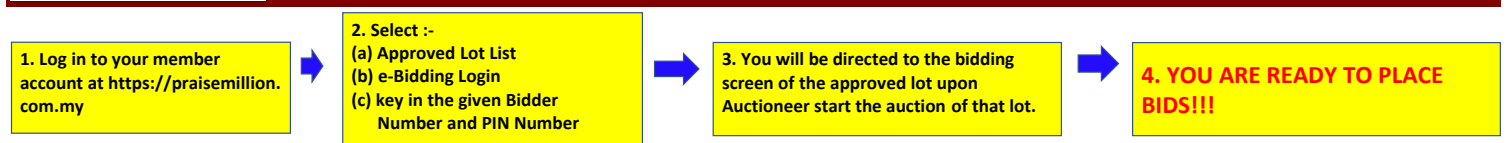


## HOW TO REGISTER AND BID ONLINE?

### BIDDER REGISTRATION PROCEDURE



### ONLINE BIDDING STEPS



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

On the auction day, please:

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

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

**ESZAM AUCTIONEER SDN BHD  
ONLINE AUCTION**

**Date/Day : 5 August 2025 / Tuesday**

**Time : 11.00 AM**

**Via Online : [www.eszamauctioneer.com](http://www.eszamauctioneer.com) (eZ2Bid)**

**For more information, please call:**

**03-7452 1318**

**AmBank Financing**

**Please Contact:**

**For Individual Bidder(s)**

**Yuan Chik Chong : 012-2232498**

**For Company Bidder(s)**

**Camile Tang : 013-9996875**



**PROPERTY  
AUCTION**



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



# PROCLAMATION OF SALE

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

## PUBLIC AUCTION

**DATE : 5 AUGUST 2025 / TUESDAY**

**TIME : 11.00 A.M.**

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



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

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



**EZ 1** RESERVE PRICE : **RM360,000.00** PORT DICKSON

Type : 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.



**EZ 2** RESERVE PRICE : **RM360,000.00** PORT DICKSON

Type : Single Storey Water Chalet  
Area : Approx 97 sqmt / 1,044 sqft  
Assignor(s) : Yiu Po Yan (F) & Tsang Chi Wing  
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-26987533)

Unit No. 2109, Jalan Batu 2,  
The Legend International Water Homes,  
71000 Port Dickson, Negeri Sembilan.

 AmBank (M) Berhad

 AmBank Islamic Berhad

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



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

ESZAM AUCTIONEER SDN. BHD.  
(200701002904/760902-H)

NO. 14, 1ST FLOOR,  
JALAN DATO' LEE FONG YEE,  
70000 SEREMBAN,  
NEGERI SEMBILAN DARUL KHUSUS

☎ 06-7629786 / 016-6639786 / 018-6639786

☎ 06-7616986

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

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



# ONLINE BIDDING STEP

## eZ2Bid

[www.eszamauctioneer.com](http://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](http://www.eszamauctioneer.com) FOR MANNER OF PAYMENT OF THE DEPOSIT. THE BALANCE OF THE PURCHASE MONEY TO BE SETTLED WITHIN NINETY (90) DAYS FROM THE DATE OF AUCTION SALE.

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



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

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

☎ 06-7629786 / 016-6639786 / 018-6639786  
✉ 06-7616986  
✉ [eszamauctioneer@yahoo.com](mailto:eszamauctioneer@yahoo.com)  
🌐 [www.eszamauctioneer.com](http://www.eszamauctioneer.com)

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

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

**Date/Day : 5 August 2025 / Tuesday**  
**Time : 3.00 pm**  
**Via Online : [ebid.auctions.com.my](http://ebid.auctions.com.my)**

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

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



**PROPERTY**  
**AUCTION**



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



# PROCLAMATION OF SALE

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

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 5<sup>TH</sup> DAY OF AUGUST, 2025 AT 3.00 P.M IN THE AFTERNOON AT EBID.AUCTIONS.COM.MY

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

ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON [ebid.auctions.com.my](http://ebid.auctions.com.my)

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

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

<b>1</b>	<b>RESERVE PRICE: RM680,400.00</b>	<b>Kajang</b>	 <p><b>Description:</b> 3 storey stratified cluster house <b>Address:</b> No. 5, Jalan Tropicana Heights 2/5, Tropicana Heights, 43000 Kajang, Selangor Darul Ehsan. <b>Area:</b> approx 215 sq metres (2,314 sq feet) <b>Customer(s):</b> Hasniza Binti Abdullah Zawawi <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH38810 <b>AMBANK ISLAMIC BERHAD</b></p>	<b>2</b>	<b>RESERVE PRICE: RM600,000.00</b>	<b>Ampang</b>	 <p><b>Description:</b> Penthouse <b>Address:</b> Unit No. A-23A-01, Tower A, Ampang Putra Residensi, Jalan Ampang Putra 6, Taman Putra Sulaiman, 68000 Ampang, Selangor <b>Area:</b> approx 230 sq metres (2,480 sq feet) <b>Assignor(s):</b> Ahmad Bin Maslan &amp; Noraini Binti Sulaiman <b>Solicitor:</b> M/S Nik Hisham, Fakhiah &amp; Co <b>Our Ref:</b> PAH38757(2)</p>	<b>3</b>	<b>RESERVE PRICE: RM356,400.00</b>	<b>Shah Alam</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> Unit No. SA-21-11, Block SA, Dataran Prestij, Jalan Sungai Buloh, Kg. Baru Sungai Buloh, Section U19, 40160 Shah Alam, Selangor <b>Area:</b> approx 91 sq metres (980 sq feet) <b>Assignor(s):</b> Suryani Binti Mustapa <b>Solicitor:</b> M/S A. Rahim &amp; Co. <b>Our Ref:</b> PAH38792</p>
<b>4</b>	<b>RESERVE PRICE: RM340,200.00</b>	<b>Cyberjaya</b>	 <p><b>Description:</b> 2 bedroom condominium <b>Address:</b> No. 02-16-03, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. <b>Area:</b> approx 92 sq metres (990 sq feet) <b>Customer(s):</b> Nik Mohd Alsuykreen Bin Nik Mohd Alwi @ Nik Alwi <b>Solicitor:</b> M/S Zain Megat &amp; Murad <b>Our Ref:</b> PAH38803 <b>AMBANK ISLAMIC BERHAD</b></p>	<b>5</b>	<b>RESERVE PRICE: RM315,000.00</b>	<b>Bandar Puncak Alam</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. MPD-01-07, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. <b>Area:</b> approx 901 sq feet (83.70 sq metres) <b>Customer(s):</b> Muhammad Muizzuddin Bin Azman <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH38806 <b>AMBANK ISLAMIC BERHAD</b></p>	<b>6</b>	<b>RESERVE PRICE: RM270,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> Unit No. 22-18, Residensi Lanai Bukit Jalil, No. 2, Jalan 2/155A, Bukit Jalil, 57000 WP Kuala Lumpur. <b>Area:</b> approx 800 q (74 sq metres) <b>Assignor(s):</b> Teoh Yong Qiang <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH38818</p>
<b>7</b>	<b>RESERVE PRICE: RM190,000.00</b>	<b>Petaling Jaya</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. E-23A-12A, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 78.97 sq metres (850 sq feet) <b>Customer(s):</b> Razin Bin Ahmad Rahimi <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH38755(2) <b>AMBANK ISLAMIC BERHAD</b></p>	<b>8</b>	<b>RESERVE PRICE: RM170,000.00</b>	<b>Hulu Langat</b>	 <p><b>Description:</b> Apartment (<b>BUMI LOT</b>) <b>Address:</b> Unit No. D1-04, Pangsapuri Seri Mesra, Jalan Wawasan 3, Taman Wawasan, 43100 Hulu Langat, Selangor Darul Ehsan. <b>Area:</b> approx 750 sq feet (69.68 sq metres) <b>Assignor(s):</b> Mohd Zulzairy Bin Othman <b>Solicitor:</b> M/S Nik Hisham, Fakhiah &amp; Co <b>Our Ref:</b> PAH35423(2)</p>	<b>9</b>	<b>RESERVE PRICE: RM140,000.00</b>	<b>Kajang</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. 19-3A, Block M, Jalan Seksyen 3/11, Taman Kajang Utama, 43000 Kajang, Selangor Darul Ehsan. <b>Area:</b> approx 66 sq metres (710 sq feet) <b>Assignor(s):</b> Thanga Rajah A/L Oddaiaipan <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH38821</p>
<b>10</b>	<b>RESERVE PRICE: RM140,000.00</b>	<b>Petaling Jaya</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. B-15-07, Blok B, Impian Baiduri, No. 6, Jalan 224, Seksyen 51A, 46100 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 60 sq metres (646 sq feet) <b>Assignor(s):</b> Mohd Rodzi Bin Mohd Rejab <b>Solicitor:</b> M/S Sidek Teoh Wong &amp; Dennis <b>Our Ref:</b> PAH38794</p>	<b>11</b>	<b>RESERVE PRICE: RM120,000.00</b>	<b>Kajang</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. A-3-02, Blok A, Apartment Kelisa Ria, Jalan Kelisa 1, Kampung Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan. <b>Area:</b> approx 61 sq metres (657 sq feet) <b>Assignor(s):</b> Norazinah Binti Mohd Lajis <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH38730(2)</p>	<b>12</b>	<b>RESERVE PRICE: RM72,900.00</b>	<b>Seri Kembangan</b>	 <p><b>Description:</b> Apartment <b>Address:</b> Unit No. A1-412, Blok A1, Jenis Ghazal, Taman Impian Ehsan, 43300 Seri Kembangan, Selangor Darul Ehsan. <b>Area:</b> approx 662.30 sq feet (61.53 sq metres) <b>Customer(s):</b> Ramlah Binti Mohd Salleh <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH38809 <b>AMBANK ISLAMIC BERHAD</b></p>
<b>J1</b>	<b>RESERVE PRICE: RM380,000.00</b>	<b>Johor Bahru</b>	 <p><b>Description:</b> Service apartment <b>Address:</b> Unit No. 11-18, Menara E, Residensi KSL Kangkar Tebrau, Jalan Kesum, Taman Istimewa, 81100 Johor Bahru, Johor <b>Area:</b> approx 82 sq metres (883 sq feet) <b>Assignor(s):</b> Lim Ching Guan <b>Solicitor:</b> M/S A. Rahim &amp; Co. <b>Our Ref:</b> PAHJ/7472(1)/7/2025(LA)</p>	<b>J2</b>	<b>RESERVE PRICE: RM376,000.00</b>	<b>Iskandar Puteri</b>	 <p><b>Description:</b> Service apartment <b>Address:</b> No. B-13-5, Inspira Bestari, Jalan Bestari 15/2, Taman Nusa Bestari, 79100 Iskandar Puteri, Johor. <b>Area:</b> approx 115 sq metres (1,238 sq feet) <b>Assignor(s):</b> Che Chin Sing <b>Solicitor:</b> M/S A. Rahim &amp; Co. <b>Our Ref:</b> PAHJ/7460(2)/7/2025(LA)</p>	<b>J3</b>	<b>RESERVE PRICE: RM201,600.00</b>	<b>Skudai</b>	 <p><b>Description:</b> Apartment <b>Address:</b> Unit No. B-17-14, Villa Krystal, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor <b>Area:</b> approx 76 sq metres (818 sq feet) <b>Assignor(s):</b> John Barrie A/L Lanan @ Lionel Berry <b>Borrower(s):</b> John Barrie A/L Lanan @ Lionel Berry &amp; Kannan A/L Narayananmuthi. <b>Solicitor:</b> M/S Nor Ding &amp; Co. <b>Our Ref:</b> PAHJ/7473(1)/7/2025(LA)</p>

<b>S1</b>	<b>RESERVE PRICE:</b> <b>RM620,000.00</b>	<b>Kota Kinabalu</b>	 <p> <b>Description:</b> Level 1 (1st Floor) Retail Shop Parcel  <b>Address:</b> Lot No. 1L-18 (DBKK No. B-1-19), Block B, First Level, Riverson Walk, The Riverson, 88100 Kota Kinabalu, Sabah  <b>Area:</b> approx 465 sq feet (43.20 sq metres)  <b>Customer(s):</b> Ayub Khan Bin Gulam Khan &amp; Halijah Bt Gulamkhan  <b>Solicitor:</b> M/S Dr. Yee, Tan &amp; Associates  <b>Our Ref:</b> PAHS/8527(2)/7/2025(LA)  <b>AMBANK ISLAMIC BERHAD</b> </p>
<b>S2</b>	<b>RESERVE PRICE:</b> <b>RM260,000.00</b>	<b>Penampang</b>	 <p> <b>WITHDRAWN</b> </p>
<b>S3</b>	<b>RESERVE PRICE:</b> <b>RM275,000.00</b>	<b>Putatan</b>	 <p> <b>Description:</b> An intermediate apartment unit situated on the 11th floor of a 20-storey apartment block with lift facilities (Type C)  <b>Address:</b> Lot No. E-11-16, Level 11, Emerald Tower, Type C, Alam Pesona Putatan Phase 1, Off Jalan Ketiau Tombovo, 88200 Putatan, Sabah  <b>Area:</b> approx 50.17 sq metres (540 sq feet)  <b>Customer(s):</b> Shim Nyuk Chung  <b>Solicitor:</b> M/S Dr. Yee, Tan &amp; Associates  <b>Our Ref:</b> PAHS/8530/7/2025(LA)  <b>AMBANK ISLAMIC BERHAD</b> </p>
<b>S4</b>	<b>RESERVE PRICE:</b> <b>RM220,320.00</b>	<b>Kota Kinabalu</b>	 <p> <b>Description:</b> A 3-bedroom apartment unit with common lifts facility  <b>Address:</b> Lot No. D-0-2, Block D, Ground Floor, Puncak Menggatal Phase 1, Menggatal, 88450 Kota Kinabalu, Sabah  <b>Area:</b> approx 940.75 sq feet (87.40 sq metres)  <b>Customer(s):</b> Yuriza Ting Song &amp; Yunaidah Binti Ting Song  <b>Solicitor:</b> M/S Dr. Yee, Tan &amp; Associates  <b>Our Ref:</b> PAHS/8511(2)/7/2025(LA)  <b>AMBANK ISLAMIC BERHAD</b> </p>
<b>S5</b>	<b>RESERVE PRICE:</b> <b>RM186,624.00</b>	<b>Tuaran</b>	 <p> <b>Description:</b> An apartment unit  <b>Address:</b> Unit No. D-1-10, Block D, Level 1, Taman E Residence @ Telipok Phase 1, 89200 Tuaran, Sabah  <b>Area:</b> approx 1,029 sq ft (95.59 sq metres)  <b>Customer(s):</b> Mohd Razis Bin Abdul  <b>Solicitor:</b> M/S Dr. Yee, Tan &amp; Associates  <b>Our Ref:</b> PAHS/8481(4)/7/2025(LA)  <b>AMBANK ISLAMIC BERHAD</b> </p>
<b>S6</b>	<b>RESERVE PRICE:</b> <b>RM273,780.00</b>	<b>Tawau</b>	 <p> <b>Description:</b> Double storey intermediate terraced house  <b>Address:</b> Lot 1037, TB 18764, Lorong Sri Indah 5C 1/9, Bandar Sri Indah Phase 5F, KM 16 (Mile 10), Jalan Apas, 91000 Tawau, Sabah  <b>Area:</b> approx 167.22 sq metres (1,800 sq feet)  <b>Assignor(s):</b> Edwin Liew Fen Chun &amp; Ng Yuen Jin  <b>Solicitor:</b> M/S Dr. Yee, Tan &amp; Associates  <b>Our Ref:</b> PAHS/8530(2)/7/2025(LA) </p>
<b>S7</b>	<b>RESERVE PRICE:</b> <b>RM150,000.00</b>	<b>Penampang</b>	 <p> <b>Description:</b> An apartment unit situated on the third floor of a 4-storey Walk-up apartment block (Corner unit, Type II Rose)  <b>Address:</b> Unit No. 3B 11-3, Third Floor, Block 3B, Country Heights Apartments, Phase 3, 88450 Penampang, Sabah  <b>Area:</b> approx 63.7 sq metres (686 sq feet)  <b>Assignor(s):</b> Joey Ryan Bin Cladius &amp; Shylvera Shane Teo  <b>Solicitor:</b> M/S Wong &amp; Shim  <b>Our Ref:</b> PAHS/8517(2)/7/2025(LA) </p>
<b>S8</b>	<b>RESERVE PRICE:</b> <b>RM320,000.00</b>	<b>Tuaran</b>	 <p> <b>Description:</b> An apartment unit situated on Level 3A of 5-storey apartment building with common lift facility [Type C]  <b>Address:</b> Unit No. D-3A-5, Block D, Level 3A, E Residence @ Telipok Phase 1, 89200 Tuaran, Sabah  <b>Area:</b> approx 1,029 sq feet (95.59 sq metres)  <b>Assignor(s):</b> Eric Romeo &amp; Connie Natasya Jalane  <b>Solicitor:</b> M/S Wong &amp; Shim  <b>Our Ref:</b> PAHS/8534/7/2025(LA) </p>
<b>S9</b>	<b>RESERVE PRICE:</b> <b>RM330,000.00</b>	<b>Tawau</b>	 <p> <b>Description:</b> Double storey intermediate terraced house  <b>Address:</b> TB 11400, Lot 6, Block 5, Taman Milenium Phase 1A, Lorong Milenium 3, Jalan Timur, 91000 Tawau, Sabah  <b>Area:</b> approx 143.50 sq metres (1,545 sq feet)  <b>Assignor(s):</b> Abdul Kadir Bin Talib @ Talip  <b>Solicitor:</b> M/S Wong &amp; Shim  <b>Our Ref:</b> PAHS/8535/7/2025(LA) </p>
<b>S10</b>	<b>RESERVE PRICE:</b> <b>RM150,000.00</b>	<b>Tawau</b>	 <p> <b>Description:</b> Single storey intermediate terrace house  <b>Address:</b> Lot C15-3, Block C15, House No. 324, Taman Apas Permai, KM 23, Jalan Apas, 91000 Tawau, Sabah  <b>Area:</b> approx 149.85 sq metres (1,613 sq feet)  <b>Customer(s):</b> Hadijah Binti Usman  <b>Solicitor:</b> M/S Wong &amp; Shim  <b>Our Ref:</b> PAHS/8526(2)/7/2025(LA)  <b>AMBANK ISLAMIC BERHAD</b> </p>

**RESERVE PRICE:** The subject properties will be sold on an “as is where is basis” and subject to the **reserve price as mentioned above** and the Conditions of Sale and subject to the consent (if applicable) being obtained by the purchaser from the Developer/Proprietor and other relevant authorities.  
**DEPOSIT:** All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%) of the reserve price or a minimum of RM2,000.00 whichever is higher by Bank Draft or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** for the a/c of (Assignor/Borrower) or remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.  
**Online bidders are further subject to the Terms and Conditions on [ebid.auctions.com.my](http://ebid.auctions.com.my).**

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

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

**Johor:**  
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 Pusat Perdagangan Kebun Teh,  
 80250 Johor Bahru, Johor  
 Tel: 07-3336226 & 3333226  
 Email: [johor@auctions.com.my](mailto:johor@auctions.com.my)

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



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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 7TH AUGUST 2025 / THURSDAY**  
**Via Online : [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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

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



## PROPERTY AUCTION



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

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBank (M) BERHAD [199901000186 (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 THURSDAY, THE 7TH AUGUST 2025, AT 11.00 A.M. IN THE MORNING,  
AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO.12, JALAN YAP  
KWAN SENG, 50450 KUALA LUMPUR. AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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

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

<div>LOT 1</div> <div>RESERVE PRICE: RM 1,000,000.00</div> <div>PETALING JAYA</div> <div>Type : A DUPLEX CONDOMINIUM Area : 2,411 sq. ft. Assignor : Siti Zubaidah Binti Redzuan &amp; R A Gunaseharan A/L Appoo Solicitor : Azhar &amp; Wong Address : Unit No. B-12-B02A, Blok B, Armanee Terrace Condominium, No. 8, Jalan PJU 8/1, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor</div> <div></div> <div>WAWA/AMB6873</div>	<div>LOT 3</div> <div>RESERVE PRICE: RM 470,000.00</div> <div>BANDAR PUNCAK ALAM</div> <div>Type : A STRATIFIED INTERMEDIATE UNIT DOUBLE-STOREY TERRACED HOUSE Area : 1,420 sq. ft. Assignor : Kayelivilly A/P Ramachandran Solicitor : Goh &amp; Partners Address : No. 10, Jalan Ritma 1/7, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor</div> <div></div> <div>LIYANA/AMB6867</div>
<div>WITHDRAWN</div> <div>WAWA/AMB6870</div>	
<div>LOT 4</div> <div>RESERVE PRICE: RM 470,000.00</div> <div>CHERAS</div> <div>Type : A THREE-BEDROOM SERVICE APARTMENT UNIT Area : 1,050 sq. ft. Assignor : Lim Guat Fei Solicitor : B.H. Gan, Nor &amp; Kim Address : Unit No. A-13-15, 13th Floor, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor</div> <div></div> <div>LIYANA/AMB6868</div>	<div>LOT 5</div> <div>RESERVE PRICE: RM 290,000.00</div> <div>CYBERJAYA</div> <div>Type : AN END SERVICED SUITE UNIT WITH TWO CAR PARKING BAYS Area : 790 sq. ft. Assignor : Abdul Nasir Bin Saari Solicitor : Vas &amp; Co. Address : Unit No. N-08-17, Block Northwood, Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor</div> <div></div> <div>WAWA/AMI0624</div> <div>AMBANK ISLAMIC BERHAD</div>
<div>LOT 6</div> <div>RESERVE PRICE: RM 280,000.00</div> <div>KUALA LUMPUR</div> <div>Type : A SERVICED APARTMENT UNIT Area : 946 sq. ft. Assignor : Swee Fu Sen &amp; Liew Huey Keng Solicitor : Nik Hisham, Fakhiah &amp; Co. Address : Unit No. B2-11-10, Beverly Tower, Plaza Medan Putra, Jalan Medan Putra 6, Medan Putra Business Centre, Bandar Sri Menjalara, 52200 Kuala Lumpur.</div> <div></div> <div>LIYANA/AMB6866</div>	
<div>LOT 7</div> <div>RESERVE PRICE: RM 194,400.00</div> <div>KAJANG</div> <div>Type : A 3 BEDROOM WALK-UP APARTMENT Area : 1,053 sq. ft. Assignor : Nazrin Bin Nasaruddin Solicitor : Vas &amp; Co. Address : No. B2-1-3, Pangsapuri Goodview 2, Goodview Heights, 43000 Kajang, Selangor</div> <div></div> <div>WAWA/AMI0627</div> <div>AMBANK ISLAMIC BERHAD</div>	<div>LOT 8</div> <div>RESERVE PRICE: RM 190,000.00</div> <div>SETAPAK</div> <div>Type : A THREE BEDROOM MEDIUM COST APARTMENT UNIT Area : 802 sq. ft. Assignor : Muhammad Naim Bin Radzuwan &amp; Wan Raihan Binti Wan Abdul Rahim Solicitor : Vas &amp; Co. Address : No. 1-1-4, Block 1, Genting Court Apartment, Off Jalan Genting Klang, Taman Setapak Indah Jaya, 53300 Kuala Lumpur.</div> <div></div> <div>WAWA/AMI0626</div> <div>AMBANK ISLAMIC BERHAD</div>
<div>LOT 9</div> <div>RESERVE PRICE: RM 190,000.00</div> <div>PUCHONG</div> <div>Type : A 3-BEDROOM LOW-COST APARTMENT Area : 678 sq. ft. Assignor : Kumar A/L Suppaya Solicitor : Sidek Teoh Wong &amp; Dennis Address : No. A-8-14, Block A, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor</div> <div></div> <div>LIYANA/AMB6874</div>	
<div>LOT 10</div> <div>RESERVE PRICE: RM 112,000.00</div> <div>PUCHONG</div> <div>Type : A 3-BEDROOM LOW-COST APARTMENT Area : 657 sq. ft. Assignor : Venkatesh A/L Sivaraman Solicitor : A. Rahim &amp; Co. Address : No. A-09-22, Pangsapuri Aman, Jalan Prima 6/1, Taman Puchong Prima, 47100 Puchong, Selangor. .</div> <div></div> <div>WAWA/AMI0625</div> <div>AMBANK ISLAMIC BERHAD</div>	<div>LOT 11</div> <div>RESERVE PRICE: RM 104,976.00</div> <div>PUCHONG</div> <div>Type : A 3-BEDROOM LOW-MEDIUM COST APARTMENT Area : 753 sq. ft. Assignor : Anjela Dewi a/p Gonnalan &amp; Gobalakrishnan a/l Maniveloo Solicitor : Zain Megat &amp; Murad (KL) Address : Unit No. B-5-01, Block B, Pangsapuri Seri Jati, Jalan PH 4, Taman Puchong Hartamas, 47100 Puchong, Selangor.</div> <div></div> <div>WAWA/AMB6410</div>
<div>LOT 12</div> <div>RESERVE PRICE: RM 83,835.00</div> <div>KLANG</div> <div>Type : A LOW-COST FLAT UNIT Area : 654 sq. ft. Assignor : Perumalu A/L Sinnappan &amp; Saravanan A/L Perumalu Solicitor : B.H. Gan, Nor &amp; Kim Address : Unit No. A-5-16, Block A, Pangsapuri Rebana, Jalan Gamelan, Bandar Bukit Raja, 41050 Klang, Selangor .</div> <div></div> <div>LIYANA/AMB6869</div>	
<div>LOT 13</div> <div>RESERVE PRICE: RM 46,800.00</div> <div>PETALING JAYA</div> <div>Type : A SHOP UNIT Area : 237 sq. ft. Assignor : Nurulhuda Binti Aziz &amp; Fatimah Binti Abdul Majid Solicitor : Goh &amp; Partners Address : Unit No. G07, Ground Floor, Menara Mutiara Majestic PJ, Jalan Othman, Seksyen 3, 46000 Petaling Jaya, Selangor</div> <div></div> <div>WAWA/AMB5638</div>	

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


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



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



**ON THURSDAY, THE 7TH AUGUST 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](http://www.ehsanauctioneers.com)**

LOT 1	RESERVE PRICE: RM 600,000.00	BAYAN LEPAS	LOT 2	RESERVE PRICE: RM 260,000.00	BALIK PULAU
Type : <b>A CONDOMINIUM UNIT</b> Area : 1,238 sq. ft. Assignor : Goh Yee Chee & Beh Yau Kim Solicitor : Zaid Ibrahim & Co. (Png) Address : No. 9B-25-06, Lilitan Sungai Ara, Skycube Residence, 11900 Bayan Lepas, Penang.			Type : <b>A INTERMEDIATE TOWNHOUSE UNIT</b> 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		
		WAWA/AMB6871			WAWA/AMB6858


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



**ON THURSDAY, THE 7TH AUGUST 2025, AT 3.00 P.M. IN THE AFTERNOON,  
AT "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO. 9,  
JALAN SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR.  
AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com).**

LOT 1	RESERVE PRICE: RM 620,000.00	PASIR GUDANG	LOT 2	RESERVE PRICE: RM570,000.00	SKUDAI	LOT 3	RESERVE PRICE: RM 331,200.00	MASAI
Type : <b>A DOUBLE STOREY TERRACE HOUSE, INTERMEDIATE LOT</b> Area : 1,684 sq. ft. Assignor : Revathi A/P Ravindran & Ravindran A/L Munisamy Solicitor : Nor Ding & Co. Address : No. 16, Jalan Jed Sadu 9, Bandar Seri Alam, 81750 Pasir Gudang, Johor.			Type : <b>A DOUBLE STOREY TERRACE HOUSE</b> Area : 1,539 sq. ft. Assignor : Ma Chin Fook, Ma Khai Meng & Tan Lee Feen Solicitor : A. Rahim & Co. Address : No. 39, Jalan Pulau 49, Taman Pulau Utama, 81300 Skudai, Johor.			Type : <b>A SERVICE APARTMENT</b> Area : 1,410 sq. ft. Assignor : Hia Soil Kiang & Lai Beng Swee Solicitor : A Rahim & Co (JB) Address : No. #11-06, Blok C, Pangsapuri Ikatan Flora, Jalan Permas 2, Bandar Baru Permas Jaya, 81750 Masai, Johor		
		LIYANA/AMB6872		AMBANK ISLAMIC BERHAD	WAWA/AMI0628			WAWA/AMB6782

LOT 4	RESERVE PRICE: RM 304,000.00	ISKANDAR PUTERI	LOT 5	RESERVE PRICE: RM 180,000.00	SKUDAI
Type : <b>A SERVICE APARTMENT</b> 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.			Type : <b>A SERVICE APARTMENT UNIT</b> 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 Lincih, Bandar Selesa Jaya, 81300 Skudai, Johor.		
		WAWA/AMB6860		BUMIPUTRA LOT	WAWA/AMB6861

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

**KINDLY CALL OR WHATSAPP FOR ASSISTANCE  
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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](http://www.ehsanauctioneers.com) on the manner of payment of the deposit.

## RESERVE PRICE:

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

### HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



### HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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

You will be notified once your registration has been approved.

### HOW TO DO ONLINE BIDDING?

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

### "REMINDER'S TO ALL ONLINE BIDDERS"

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

**EHSAN AUCTIONEERS SDN. BHD.** [200301014889 (617309-U)]  
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Tel : 03 - 2161 6649 / 03-2162 6649 HP No.: 016 2161 047 / 010 2161 147  
[coordinator@ehsanauctioneers.com](mailto:coordinator@ehsanauctioneers.com)  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN  
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**[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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



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

# **ARENA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 08 August 2025 / Friday**

**Time : 10:30 am / 11:30 am**

**Via Online : [arenaauctioneers.com](http://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](http://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**



**8 AUGUST 2025, FRIDAY, 10:30 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 370,000.00** **TAWAU**



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE - TYPE C2  
LAND AREA : 1,353.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MEDZLAN AZHAR BIN MOHAMED & AZLINDA BINTI JAABI  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1108/AMBB (S)/111/004/25-N01(BK-1)  
LOT ID : 34761  
NOTE : **NON - BUMIPUTERA LOT**

TB 312, LOT NO. 1693, BANDAR SRI INDAH PHASE 5H, MILE 10, JALAN APAS, 91000 TAWAU, SABAH

**AA02 | RESERVE PRICE : RM 360,000.00** **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 : AASB1164/AMBB (S)/117/010/25-N02(BK-2)  
LOT ID : 34878

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

**AA03 | RESERVE PRICE : RM 272,000.00** **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 : AASB1165/AMBB (S)/111/009/25-N02(BK-2)  
LOT ID : 34877  
NOTE : **NON - BUMIPUTERA LOT**

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

**AA04 | RESERVE PRICE : RM 260,000.00** **PENAMPANG**



DESCRIPTION : A 2 ROOMS APARTMENT (TYPE B3)  
FLOOR AREA : 482.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : JEFFERY BIN PUTI  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1130/AMBB (S)/113/006/25-N01(BK-1)  
LOT ID : 34786  
NOTE : **BUMIPUTERA LOT**

U10-0, CYBER CITY APARTMENT 2, JALAN LINTAS, 88300 PENAMPANG, SABAH



**AA05 | RESERVE PRICE : RM 251,100.00**

**KOTA KINABALU**



DESCRIPTION : A GROUND FLOOR CORNER APARTMENT UNIT  
FLOOR AREA : 1,112.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MOHD SHAHRIZAL BIN SABAL  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1101/AMBB (S)/109/002/25-Z04(BK-4)  
LOT ID : 33844  
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. C-0-1, LEVEL GROUND, BLOCK C, TAMAN EKOLOGI (ECOPARK) PHASE 2; KG. GUIDAN, JALAN SEPANGGAR, 88450 KOTA KINABALU, SABAH

**AA06 | RESERVE PRICE : RM 210,000.00**

**KOTA KINABALU**



DESCRIPTION : A RESIDENTIAL APARTMENT UNIT SITUATED ON THE SECOND FLOOR OF A BLOCK OF 5-STORY WALK-UP APARTMENT (TYPE B1 - INTERMEDIATE UNIT)  
FLOOR AREA : 508.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : NORHAFAZAN BINTI YAAKOB  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1106/AMBB (S)/110/003/25-Z01(BK-1)  
LOT ID : 34300

LOT NO. 2Z-2-9, BLOCK 2Z, SECOND LEVEL, LORONG UNIVERSITI UTAMA 3/12, UNIVERSITY UTAMA CONDOMINIUM PHASE 3, OFF JALAN TUARAN, TELIPOK, 88450 KOTA KINABALU, SABAH

**AA07 | RESERVE PRICE : RM 200,000.00**

**SANDAKAN**



DESCRIPTION : APARTMENT UNIT  
FLOOR AREA : 957.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MUHAMAD HAZIQ BIN NOOR AZHAR & NORWINA BINTI ARIEL  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1142/AMBB (S)/114/007/25-N01(BK-1)  
LOT ID : 34831

2ND FLOOR, LOT 7, BLOCK C, VILLA PERMAI JAYA, MILE 5, JALAN SIBUGA, 90000 SANDAKAN, SABAH

**AA08 | RESERVE PRICE : RM 152,000.00**

**PUTATAN**



DESCRIPTION : A WALK-UP APARTMENT UNIT SITUATED AT THE FIRST FLOOR OF A 5-STORY WALK-UP APARTMENT BUILDING  
FLOOR AREA : 634.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : LAU KAM MOI  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1158/AMBB (S)/115/008/25-N02(BK-2)  
LOT ID : 34833

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

**AA09 | RESERVE PRICE : RM 150,000.00**

**TAWAU**



DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACE HOUSE  
LAND AREA : 809.15 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : SAHIMIN BIN HAMID  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1098/AMBB (S)/108/001/25-Z01(BK-1)  
LOT ID : 33835

LOT 338, TB 12100, TAMAN SEMARAK JAYA(A), (FORMERLY KNOWN AS TAMAN BAL III), OFF KM 6½, JALAN KUHARA, 91000 TAWAU, SABAH

**AA10 | RESERVE PRICE : RM 132,678.00**

**TAWAU**



DESCRIPTION : A SINGLE STOREY CORNER TERRACED HOUSE  
LAND AREA : 2,800.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : RIDGE ALBERTO & JOSPHE ANAK REBUT  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1116/AMBB (S)/112/005/25-Z03(BK-5)  
LOT ID : 34772

TB 572, LOT C38-01, TAMAN APAS PERMAI, MILE 14, JALAN APAS, 91000 TAWAU, 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

**8 AUGUST 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 688,500.00**

**TELOK PANGLIMA GARANG**



**DESCRIPTION** : AN INTERMEDIATE DOUBLE STOREY TERRACE HOUSE  
**LAND AREA** : 1,894.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : NOORHARNIZA BINTI HARIS & WAN AFZANIZAM BIN WAN RAZALI  
**SOLICITOR** : MESSRS GOH & PARTNERS (KL)  
**REFERENCE** : AASB1114/AMBB (P)/229/010/25-Z02(BK-3)  
**LOT ID** : 34770

**NO. 18, JALAN FLORA 1A/1, BANDAR RIMBAYU, 42500 TELOK PANGLIMA GARANG, SELANGOR**

**AA02 | RESERVE PRICE : RM 600,000.00**

**PETALING JAYA**



**DESCRIPTION** : AN END SERVICED APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AND TWO AIR CONDITIONER LEDGES AS ACCESSORY PARCEL  
**FLOOR AREA** : 1,200.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : CHAN YEE FEI  
**SOLICITOR** : MESSRS AZHAR & WONG (KL)  
**REFERENCE** : AASB1156/AMBB (P)/231/012/25-N01(BK-1)  
**LOT ID** : 34832

**UNIT NO. B-39-02, BLOCK B, RESIDENSI HIJAUAN RIMBA (D'ERICA RESIDENCES), NO.1, JALAN PJU 8/8B, SENTRAL DAMANSARA PJU 8, 47820 PETALING JAYA, SELANGOR**

**AA03 | RESERVE PRICE : RM 580,000.00**

**JENJAROM**



**DESCRIPTION** : A 2 STOREY INTERMEDIATE SEMI-DETACHED CLUSTER LINK HOUSE  
**LAND AREA** : 1,760.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : SHANMUGAM A/L NAGALINGAM  
**SOLICITOR** : MESSRS AZHAR & WONG (KL)  
**REFERENCE** : AASB1099/AMBB (P)/220/001/25-Z01(BK-1)  
**LOT ID** : 33837

**NO. 19, JALAN SP 10/4, BANDAR SAUJANA PUTRA, LEBUHRAYA ELITE, JENJAROM, 42610 JENJAROM, SELANGOR**

**AA04 | RESERVE PRICE : RM 540,000.00**

**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** : AASB1161/AMBB (P)/233/014/25-N02(BK-2)  
**LOT ID** : 34874

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

**AA05 | RESERVE PRICE : RM 430,000.00**

**KUALA LUMPUR**



**DESCRIPTION** : A 4-BEDROOM SERVICED APARTMENT  
**FLOOR AREA** : 1,033.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : BARATAN A/L LETCHMANAN & KUMARAGURU A/L LETCHMANAN  
**SOLICITOR** : MESSRS B H GAN, NOR & KIM  
**REFERENCE** : AASB1105/AMBB (P)/225/006/25-Z01(BK-1)  
**LOT ID** : 34299

**NO. B-16-13A, BLOCK B, RESIDENSI M ARISA, 6, JALAN SENTUL PELANGI, SENTUL PASAR, 51000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**

**AA06 | RESERVE PRICE : RM 309,600.00 | CHERAS**



DESCRIPTION : SMALL OFFICE HOME OFFICE (SOHO)  
FLOOR AREA : 1,020.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : WONG KENG HOE & VONG SIEW WEI  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
REFERENCE : AASB1104/AMBB (P)/224/005/25-Z01(BK-3)  
LOT ID : 34260

NO. A-13A-02, DAMAI HILLPARK, JALAN 6/1F, BANDAR DAMAI PERDANA, 56000 CHERAS, SELANGOR

**AA07 | RESERVE PRICE : RM 264,000.00 | 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 : AASB1162/AMBB (P)/234/015/25-N02(BK-2)  
LOT ID : 34876

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

**AA08 | RESERVE PRICE : RM 223,200.00 | PETALING JAYA**



DESCRIPTION : A UNIT OF 2+1-BEDROOM CONDOMINIUM  
FLOOR AREA : 923.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : NURUL AZIMAH BINTI ABD LATIP  
SOLICITOR : MESSRS GOH & PARTNERS (KL)  
REFERENCE : AASB1115/AMBB (P)/230/011/25-Z02(BK-3)  
LOT ID : 34771

NO. B-9-08, BLOCK B, PARK AVENUE CONDOMINIUM, NO. 5, JALAN PJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR

**AA09 | RESERVE PRICE : RM 190,000.00 | 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 : AASB1160/AMBB (P)/232/013/25-N02(BK-2)  
LOT ID : 34873

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

**AA10 | RESERVE PRICE : RM 187,200.00 | CYBERJAYA**



DESCRIPTION : A STUDIO UNIT SERVICED APARTMENT  
FLOOR AREA : 452.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : PUSPANATHAN A/L ANTHONYSAMY  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
REFERENCE : AASB1100/AMBB (P)/221/002/25-Z01(BK-3)  
LOT ID : 33843

NO. C-17-10, EDUSPHERE SUITES, PERSIARAN BESTARI, CYBER 11, 63000 CYBERJAYA, SELANGOR

**AA11 | RESERVE PRICE : RM 150,000.00 | RAWANG**



DESCRIPTION : A MEDIUM-COST APARTMENT UNIT SITED ON THE 3RD FLOOR OF A 5-STORY BLOCK  
FLOOR AREA : 868.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : SIVANESAN A/L NADARAJU  
SOLICITOR : MESSRS GOH & PARTNERS (KL)  
REFERENCE : AASB1109/AMBB (P)/227/008/25-Z01(BK-1)  
LOT ID : 34763  
NOTE : NON - BUMIPUTERA LOT

NO. B3-3-22, JALAN BUKIT RAWANG PUTRA /15, BLOCK 3, TAMAN BUKIT RAWANG PUTRA, 48000 RAWANG, SELANGOR

**AA12 | RESERVE PRICE : RM 124,000.00 | 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 : AASB1163/AMBB (P)/235/016/25-N02(BK-2)  
LOT ID : 34875

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

**AA13 | RESERVE PRICE : RM 108,000.00 | BANTING**



DESCRIPTION : A 3-BEDROOM WALK-UP DUPLEX APARTMENT  
FLOOR AREA : 1,099.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MOHD ZUL AFFIAN BIN OTHMAN  
SOLICITOR : MESSRS AZHAR & WONG (KL)  
REFERENCE : AASB1103/AMBB (P)/223/004/25-Z03(BK-3)  
LOT ID : 33846

NO. C-4-20, SEPANG UTAMA APARTMENT, JALAN PRAMUGARA, PANGSAPURI LANGAT UTAMA, TAMAN LANGAT UTAMA, 42700 BANTING, 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)

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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**

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

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

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

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

# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 8 August 2025 / Friday**

**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 FRIDAY, THE 8TH DAY OF AUGUST, 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 RM1,800,000.00	RESERVE PRICE <b>RM1,440,000.00</b>
		
<b>A Stratified Three Storey Semi Detached House</b> 334 sq. metres (3,595 sq. ft.) No.83, Jalan Sejati 1, Sejati Residences Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Sharuddin Bin Abdullah & Shahrina Binti Apana Solicitors: M/S Vas & Co Our ref: HASB/4019/AMBB/25 AMBANK ISLAMIC BERHAD		
CYBERJAYA		

Lot 2	MARKET PRICE RM1,020,000.00	RESERVE PRICE <b>RM1,020,000.00</b>
		
<b>A Lower Ground Shop Lot Within A Serviced Apartment</b> 183.00 sq. metres (1,970 sq. ft.) No. C-LG-3A, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan. Assignor(s): Loh Sah Hooi Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4038/AMBB/25		
SERI KEMBANGAN		

Lot 3	MARKET PRICE RM1,200,000.00	RESERVE PRICE <b>RM864,000.00</b>
		
<b>A Stratified 3 Storey Corner Terrace House</b> 220 sq. metres (2,368 sq. ft.) No. 10, Jalan Schubert 1B, Symphony Hills, Cyber 9, Persiaran Bestari, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Andrew Kaya Anak Sibat Solicitors: M/S Azhar & Wong Our ref: HASB/4035/AMBB/25		
CYBERJAYA		

Lot 4	MARKET PRICE RM720,000.00	RESERVE PRICE <b>RM610,000.00</b>
		
<b>A Serviced Apartment Unit</b> 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 5	MARKET PRICE RM600,000.00	RESERVE PRICE <b>RM600,000.00</b>
		
<b>A 3+1-Bedroom Condominium</b> 224 sq. metres (2,411 sq. ft.) No. A-06-3A, Block A, X2 Residency, Jalan Putra Prima Utama, Taman Putra Prima, 47130 Puchong, Selangor. Assignor(s): Ricky Loke Shoa Dick Solicitors: M/S A. Rahim & Co Our ref: HASB/4028/AMBB/25		
PUCHONG		

Lot 6	MARKET PRICE RM450,000.00	RESERVE PRICE <b>RM450,000.00</b>
		
<b>A 2-Storey Intermediate Stratified Terrace House</b> 111.48 sq. metres (1,200 sq. ft.) No. 46, Jalan Ritma 2/5, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor. Assignor(s): Sharifah Shazmin Binti Syed Sofi Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4039/AMBB/25 AMBANK ISLAMIC BERHAD		
PUNCAK ALAM		

Lot 7	MARKET PRICE RM420,000.00	RESERVE PRICE <b>RM420,000.00</b>
		
<b>A Corner 3+1-Bedroom Serviced Apartment</b> 87.33 sq. metres (940 sq. ft.) No. C-13A-18, Plaza KLTS, Jalan Gombak, Setapak, 53000 Kuala Lumpur. Assignor(s): Low Chun Wai Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4031/AMBB/25		
SETAPAK		

Lot 8	MARKET PRICE RM410,000.00	RESERVE PRICE <b>RM410,000.00</b>
		
<b>An Intermediate Unit Double-Storey Terraced House</b> 121.00 sq. metres (1,302 sq. ft.) No. 123, Jalan Parkland 2, Semenyih Parklands, 43700 Beranang, Selangor Darul Ehsan. Assignor(s): Norashikin Binti Ismail and Azhar Bin Mohammad Solicitors: M/S Goh & Partners Our ref: HASB/4033/AMBB/25		
BERANANG		

Lot 9	MARKET PRICE RM500,000.00	RESERVE PRICE <b>RM400,000.00</b>
		
<b>A Three-Bedroom Serviced Apartment Unit</b> 83.00 sq. metres (893 sq. ft.) No. L15-11, Residensi Convena, No. 23, Jalan 9/155, Bukit Jalil, 58200 Kuala Lumpur. Assignor(s): Choong Kim Tin & Fong Ken Wei Solicitors: M/S Vas & Co. Our ref: HASB/4010/AMBB/25		
KUALA LUMPUR		

Lot 10	MARKET PRICE RM450,000.00	RESERVE PRICE <b>RM360,000.00</b>
		
<b>A 2-Bedroom Condominium</b> 92 sq. metres (990 sq. ft.) No. 02-34-06, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Assignor(s): Chua Soh Kee Solicitors: M/S Vas & Co. Our ref: HASB/4017/AMBB/25		
CYBERJAYA		

Lot 11	MARKET PRICE RM350,000.00	RESERVE PRICE <b>RM350,000.00</b>
		
<b>A 3-Bedroom Serviced Apartment</b> 80 sq. metres (861 sq. ft.) No. B-23-12, Alam Sanjung, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor. Assignor(s): Jusing @ Geoffrey Bin Sabran & Elson Joe Sabran Solicitors: S/A. Rahim & Co. Our ref: HASB/4030/AMBB/25 AMBANK ISLAMIC BERHAD		
SHAH ALAM		

Lot 12	MARKET PRICE RM420,000.00	RESERVE PRICE <b>RM336,000.00</b>
		
<b>A Three-Bedroom Serviced Apartment Unit</b> 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 13** MARKET PRICE RM450,000.00 **RESERVE PRICE RM324,000.00**

**SHAH ALAM**

A Condominium Unit  
108.32 sq. metres (1,166 sq. ft.)

Unit No. 22-03A, Kondominium Puncak 7, Jalan Ferum 7/31A, Section 7, 40000 Shah Alam, Selangor Darul Ehsan.

Assignor(s): Suhaimi Bin Salbani  
Solicitors: M/S Nik Hisham Fakhiah & Co.  
Our ref: HASB/4036/AMBB/25

AMBANK ISLAMIC BERHAD

**Lot 14** MARKET PRICE RM400,000.00 **RESERVE PRICE RM320,000.00**

**CHERAS**

A Serviced Apartment Unit  
71.82 sq. metres (773 sq. ft.)

No. A-09-10, Block A, Residensi Cheras Selatan 2 (Traders Park), Jalan Dataran Cheras 7, 43200 Cheras, Selangor Darul Ehsan

Assignor(s): Tueng Li Ying & Goh Seok Hui  
Solicitors: M/S B.H. Gan, Nor & Kim  
Our ref: HASB/4018/AMBB/25

**Lot 15** MARKET PRICE RM300,000.00 **RESERVE PRICE RM300,000.00**

**SERI KEMBANGAN**

A Stratified Office Unit  
122 sq. metres (1,313 sq. ft.)

No. C-28-2, Block C, Jalan Atmosphere 5, The Atmosphere, 43300 Seri Kembangan, Selangor Darul Ehsan.

Assignor(s): Unique Steel & Trading Sdn Bhd  
Solicitors: M/S Vas & Co.  
Our ref: HASB/4029/AMBB/25

**Lot 16** MARKET PRICE RM260,000.00 **RESERVE PRICE RM260,000.00**

**BANTING**

An Intermediate Single-Storey Terraced House  
111.00 sq. metres (1,195 sq. ft.)

No. 3, Jalan BB 4/3, Taman Banting Baru, 42700 Banting, Selangor Darul Ehsan

Assignor(s): Ramesh A/L Kanniah & Malah A/P Kaliappan  
Solicitors: M/S Zain Megat & Murad  
Our ref: HASB/4034/AMBB/25

**Lot 17** MARKET PRICE RM330,000.00 **RESERVE PRICE RM260,000.00**

**KAJANG**

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

**Lot 18** MARKET PRICE RM330,000.00 **RESERVE PRICE RM189,540.00**

**CYBERJAYA**

An Intermediate 3-Bedroom Apartment  
83.61 sq. metres (900 sq. ft.)

No. 1-10-06, Tower 1 Aspire Residence, Persiaran Aspirasi, 63000 Cyberjaya, Selangor Darul Ehsan.

Assignor(s): Mohd Said Bin Mohd Nor  
Solicitors: M/S Vas & Co.  
Our ref: HASB/4037/AMBB/25

AMBANK ISLAMIC BERHAD

**Lot 19** MARKET PRICE RM110,000.00 **RESERVE PRICE RM72,900.00**

**BATU CAVES**

A Low Cost Apartment Unit  
60.39 sq. metres (650 sq. ft.)

Unit No. A-3-11, Block Aman, Pangsapuri Putri Laksamana, 68100 Batu Caves, Selangor Darul Ehsan.

Assignor(s): Jegannathan A/L Munisamy & Parthiban A/L Nadaraja  
Solicitors: M/S Goh & Partners  
Our ref: HASB/4032/AMBB/25

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.

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