

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 9TH SEPTEMBER 2025 / TUESDAY**

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

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

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



## PROPERTY AUCTION



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

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [106901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [109401000897 (295576-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON TUESDAY, THE 9TH SEPTEMBER 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

<b>LOT 1</b> <b>RESERVE PRICE: RM 619,650.00</b> <b>TELOK PANGLIMA GARANG</b> Type : <b>An Intermediate Double Storey Terrace House</b> Area : 1,894 sq. ft. Assignor : Noorharniza Binti Haris & Wan Afzanizam Bin Wan Razali Solicitor : Goh & Partners Address : No. 18, Jalan Flora 1A/1, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor  AMBANK ISLAMIC BERHAD LIYANA/AMI0635	<b>LOT 2</b> <b>RESERVE PRICE: RM 558,000.00</b> <b>RAWANG</b> Type : <b>A Corner Double Storey Linked House Within A Gated And Guarded Scheme</b> Area : 3,134 sq. ft. Assignor : Mohd Bhaseer Bin Wan Solicitor : Nik Hisham, Fakhiah & Co. Address : No. 1, Jalan MR 2/22, Taman M Residence 2, 48020 Rawang, Selangor  BUMI QUOTA AMBANK ISLAMIC BERHAD UMI/AMI0633	<b>LOT 3</b> <b>RESERVE PRICE: RM 500,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A 1 Bedroom Serviced Apartment</b> Area : 829 sq. ft. Assignor : Lim Wei Shen Solicitor : Manjit Singh Sachdev, Mohamad Radzi & Partners Address : No. A-10-09, Residensi Pano, No. 556, Batu 3 1/2 Jalan Ipoh, 51200 Kuala Lumpur.  AMBANK ISLAMIC BERHAD WAWA/AMI0637
<b>LOT 4</b> <b>RESERVE PRICE: RM 480,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A 3-Bedroom Serviced Apartment</b> Area : 1,119 sq. ft. Assignor : Chen Wei Hong Solicitor : Vas & Co (Klang) Address : No. A-30-02, Apartment Servis J Dupion, No. 1, Jalan Sembilang, 56000 Kuala Lumpur.  WAWA/AMB6882	<b>LOT 5</b> <b>RESERVE PRICE: RM 470,000.00</b> <b>BANDAR PUNCAK ALAM</b> Type : <b>A 2-Storey Intermediate Stratified Terrace House</b> Area : 1,200 sq. ft. Assignor : Pinua Kian Yet & Khau Li Qi Solicitor : Nik Hisham, Fakhiah & Co. Address : No. 77, Jalan Rentak 1/6, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.  UMI/AMB6878	<b>LOT 6</b> <b>RESERVE PRICE: RM 400,000.00</b> <b>SERI KEMBANGAN</b> Type : <b>A Serviced Apartment Unit Together With Two Car Park Bays</b> Area : 1,216 sq. ft. Assignor : Lee Kit Wai Solicitor : Goh & Partners Address : Unit No. C-13A-07, Block C, Garden @ One South, Taman Serdang Perdana, Section 6, 43300 Seri Kembangan, Selangor  LIYANA/AMB6890
<b>LOT 7</b> <b>RESERVE PRICE: RM 304,560.00</b> <b>SUNGAI BESI</b> Type : <b>A 2-Bedroom Serviced Apartment Unit</b> 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.  LIYANA/AMB6852	<b>LOT 8</b> <b>RESERVE PRICE: RM 220,000.00</b> <b>SEMENYIH</b> Type : <b>An End Small Office Home Office (Soho) Unit</b> Area : 463 sq. ft. Assignor : Kalai Arasi A/P Sundar Rajoo Solicitor : Azhar & Wong Address : Unit No. B-19-03, Block B, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor  ALIN/AMB6888	<b>LOT 9</b> <b>RESERVE PRICE: RM 208,000.00</b> <b>KAJANG</b> Type : <b>A Three-Bedroom Walk-Up Apartment Unit</b> Area : 1,033 sq. ft. Assignor : Amir Hassan Bin Kasolang & Noraini Binti Hamzah Solicitor : B.H. Gan, Nor & Kim Address : Unit No. B-G-11, Ground Floor, Block B, Apartment Pesona, Taman Kajang Utama (Rumah Pangsa), 43000 Kajang, Selangor  ALIN/AMB6877
<b>LOT 10</b> <b>RESERVE PRICE: RM 174,960.00</b> <b>KAJANG</b> Type : <b>A 3 Bedroom Walk-Up Apartment</b> Area : 1,053 square feet Assignor : Nazrin Bin Nasaruddin Solicitor : Vas & Co Address : No. B2-1-3, Pangsapuri Goodview 2, Goodview Heights, 43000 Kajang, Selangor  AMBANK ISLAMIC BERHAD WAWA/AMI0627	<b>LOT 11</b> <b>RESERVE PRICE: RM 171,000.00</b> <b>PETALING JAYA</b> Type : <b>A 3-Bedroom Medium-Cost Apartment</b> Area : 850 sq. ft. Assignor : Razin Bin Ahmad Rahimi Solicitor : Azhar & Wong Address : No. E-23A-12A, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor  AMBANK ISLAMIC BERHAD ALIN/AMI0634	<b>LOT 12</b> <b>RESERVE PRICE: RM 150,000.00</b> <b>BATU CAVES</b> Type : <b>An End Low Cost Apartment Unit</b> Area : 743 sq. ft. Assignor : Hasnah Binti Ismail Solicitor : Vas & Co Address : Unit No. B-01-02, Block B, Pangsapuri Laksamana Jaya, Jalan Laksamana 2, Kampung Laksamana, 68100 Batu Caves, Selangor  WAWA/AMB6891
<b>LOT 13</b> <b>RESERVE PRICE: RM 120,000.00</b> <b>KUALA LUMPUR</b> Type : <b>An Low Cost Apartment Unit</b> Area : 678 sq. ft. Assignor : Harmaizan Bin Harun Solicitor : Vas & Co. Address : Unit No. A-5-9, Block A, Pangsapuri Mega Indah, Jalan Mega, Taman Mega Jaya, 56100 Kuala Lumpur.  WAWA/AMB6892	<b>LOT 14</b> <b>RESERVE PRICE: RM 100,800.00</b> <b>PUCHONG</b> Type : <b>A 3-Bedroom Low-Cost Apartment</b> 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.  AMBANK ISLAMIC BERHAD UMI/AMI0625	<b>LOT 15</b> <b>RESERVE PRICE: RM 100,000.00</b> <b>RAWANG</b> Type : <b>A Corner 3-Bedroom Walk-Up Apartment</b> Area : 700 sq. ft. Assignor : Azizan Bin Mohd Anuar & Anizah Binti Mohd Anuar Solicitor : Azhar & Wong Address : No. G-2-02, Block G, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor  LIYANA/AMB6879
<b>LOT 16</b> <b>RESERVE PRICE: RM 142,054.00</b> <b>KUALA LUMPUR</b> Type : <b>An Intermediate Retail Lot</b> 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](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 TUESDAY, THE 9TH SEPTEMBER 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 300,000.00	PERMATANG PAUH	LOT 2	RESERVE PRICE: RM 220,000.00	BALIK PULAU	LOT 3	RESERVE PRICE: RM 200,880.00	PERAI
Type Area Assignor Solicitor Address	:A Three Bedroom Apartment Unit :900 sq. ft. :Punitha A/P Anandan :Zaid Ibrahim & Co. :Unit No. 22-05, Residensi Damai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.		Type Area Assignor Solicitor Address	:An Intermediate Townhouse Unit :1,166 sq. ft. :Sharullizuannizam Bin Salehuddin :Zaid Ibrahim & Co. :No. 83C-3-7, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Penang.		Type Area Assignor Solicitor Address	:An Upper Floor Duplex Corner Townhouse Unit :1,119 sq. ft. :Mummoorthy A/L Doraisamy & Anjalay Devi A/P Letchumanan :Jayadeva & Kamal :No. 31, Lorong Perai Utama 1, Taman Perai Utama, 13600 Perai, Pulau Pinang.	
AMBANK ISLAMIC BERHAD		LIANA/AMI0636	AMBANK ISLAMIC BERHAD		ALIN/AMI0632			UMI/AMB6887



  

LOT 4	RESERVE PRICE: RM 35,000.00	SEMANGGOL
Type Area Assignor Solicitor Address	:A One-bedroom Serviced Apartment Unit :452 sq. ft. :Rashidi Bin Zinol :Lalchand & Nawawi :Unit No. A-5-536 (Room No. 7409), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.	
		ALIN/AMB6889

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



ON TUESDAY, THE 9TH SEPTEMBER 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 360,000.00	JOHOR BAHRU	LOT 2	RESERVE PRICE: RM 340,000.00	BANDAR PENAWAR
Type Area Assignor Solicitor Address	:A Serviced Apartment Unit :1,152 sq. ft. :Suhada Binti Md Shehweli :Ibrahim Nik Junainah & Associates (Johor Bahru) :#10-08, Blok A, Pangsapuri Amara Larkin, Jalan Larkin, 80350 Johor Bahru, Johor Darul Takzim.		Type Area Assignor Solicitor Address	:A Service Apartment Unit :926 sq. ft. :Mohd. Abdul Rahman Bin Saham :A. Rahim & Co (Johor Bahru) :No. B-10-16, Pangsapuri Desaru Utama, Jalan Kempas 5, Taman Desaru Utama, 81930 Bandar Penawar, Johor.	
		ALIN/AMB6884	AMBANK ISLAMIC BERHAD		UMI/AMI0518

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

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

## DEPOSIT:

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

## RESERVE PRICE:

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

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



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

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

You will be notified once your registration has been approved.

### HOW TO DO ONLINE BIDDING?

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

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

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

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



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

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**



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

# **ARENA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 09 September 2025 / Tuesday**

**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**  
**9 SEPTEMBER 2025, TUESDAY, 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 680,000.00**

**KOTA KINABALU**



**DESCRIPTION** : A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE  
**LAND AREA** : 1,765.28 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : FRAYJISS GISUAN & J ELYANA BINTI ANGAI  
**SOLICITOR** : MESSRS DR. YEE, TAN & ASSOCIATES  
**REFERENCE** : AASB1344/AMBB (S)/130/005/25-Z01(BK-1)  
**LOT ID** : 36426

**HOUSE NO. 68, LOT NO. 232, LORONG CERAH 10, TAMAN CERAH, PHASE 5B, JALAN TUARAN BYPASS, 88450 KOTA KINABALU, SABAH**

**AA02 | RESERVE PRICE : RM 558,000.00**

**KOTA KINABALU**



**DESCRIPTION** : LEVEL 1 (1ST FLOOR) RETAIL SHOP PARCEL  
**FLOOR AREA** : 465.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : AYUB KHAN BIN GULAM KHAN & HALIJAH BT GULAMKHAN  
**SOLICITOR** : MESSRS DR. YEE, TAN & ASSOCIATES  
**REFERENCE** : AASB1307/AMBB (S)/126/001/25-U01(BK-3)  
**LOT ID** : 35490

**LOT NO. 1L-18 (DBKK NO. B-1-19), BLOCK B, FIRST LEVEL, RIVERSON WALK, THE RIVERSON, 88100 KOTA KINABALU, SABAH**

**AA03 | RESERVE PRICE : RM 470,000.00**

**TAWAU**



**DESCRIPTION** : A SINGLE STOREY INTER-CORNER TERRACED HOUSE - TYPE A  
**LAND AREA** : 2,439.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : ZARINA BINTI ISMAIL  
**SOLICITOR** : MESSRS DR. YEE, TAN & ASSOCIATES  
**REFERENCE** : AASB1385/AMBB (S)/133/008/25-U01(BK-1)  
**LOT ID** : 36467  
**NOTE** : **NON - BUMIPUTERA LOT**

**LOT NO. 614, TAMAN RIA HEIGHTS PHASE 2A, JALAN UTARA, 91000 TAWAU, SABAH**

**AA04 | RESERVE PRICE : RM 300,000.00**

**KENINGAU**



**DESCRIPTION** : DOUBLE STOREY INTERMEDIATE TERRACED HOUSE  
**LAND AREA** : 915.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : SHIM NYUK CHUNG  
**SOLICITOR** : MESSRS WONG & SHIM (KK)  
**REFERENCE** : AASB1339/AMBB (S)/129/004/25-Z01(BK-1)  
**LOT ID** : 36415  
**NOTE** : **NON - BUMIPUTERA LOT**

**LOT NO. 37, LORONG VILA PALMA 2B, TAMAN VILA PALMA 2, PHASE 1, 89000 KENINGAU, SABAH**

**AA05 | RESERVE PRICE : RM 290,000.00**

**KENINGAU**



**DESCRIPTION** : SINGLE STOREY INTERMEDIATE TERRACED HOUSE  
**LAND AREA** : 1,820.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : VICTOR OR KENG SIONG  
**SOLICITOR** : MESSRS WONG & SHIM (KK)  
**REFERENCE** : AASB1390/AMBB (S)/135/010/25-Z01(BK-1)  
**LOT ID** : 36884

**LOT NO. 70, BLOCK NO. 4, LORONG HARMONY VILLA 3, TAMAN HARMONY VILLA, PHASE 2, OFF JALAN BINGKOR BYPASS, 89000 KENINGAU, SABAH**



**AA06 | RESERVE PRICE : RM 244,800.00 | PENAMPANG**



DESCRIPTION : A 3 ROOMS APARTMENT (TYPE A)  
 FLOOR AREA : 750.00 SQUARE FEET  
 ASSIGNOR(S) / : SURIFAH BINTI BONGSU  
 CUSTOMER(S)  
 SOLICITOR : MESSRS WONG & SHIM (KK)  
 REFERENCE : AASB1318/AMBB  
 (S)/128/003/25-Z02(BK-3)  
 LOT ID : 35920  
 NOTE : **NON - BUMIPUTERA LOT**

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

**AA07 | RESERVE PRICE : RM 242,000.00 | PAPAR**



DESCRIPTION : A CONDOMINIUM UNIT  
 FLOOR AREA : 900.00 SQUARE FEET  
 ASSIGNOR(S) / : MAURICE EDWIN  
 CUSTOMER(S)  
 SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
 REFERENCE : AASB1388/AMBB  
 (S)/134/009/25-Z02(BK-2)  
 LOT ID : 36878  
 NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. A-8-3A, TOWER A, 8TH FLOOR, BENONI GARDENS, JALAN PAPAR SPUR, 89600 PAPAR, SABAH

**AA08 | RESERVE PRICE : RM 240,000.00 | KOTA KINABALU**



DESCRIPTION : CORNER APARTMENT UNIT  
 FLOOR AREA : 581.00 SQUARE FEET  
 ASSIGNOR(S) / : LO SHENG KHAI @ DAVID LO  
 CUSTOMER(S)  
 SOLICITOR : MESSRS WONG & SHIM (KK)  
 REFERENCE : AASB1345/AMBB  
 (S)/131/006/25-U01(BK-1)  
 LOT ID : 36427

LOT NO. 2B-1-1, BLOCK 2B, FIRST FLOOR, UNIVERSITY CONDO APARTMENTS 2, 88450 KOTA KINABALU, SABAH

**AA09 | RESERVE PRICE : RM 135,000.00 | PENAMPANG**



DESCRIPTION : AN APARTMENT UNIT SITUATED ON THE THIRD FLOOR OF A 4-STORY WALK-UP APARTMENT BLOCK. (CORNER UNIT, TYPE II [ROSE])  
 FLOOR AREA : 686.00 SQUARE FEET  
 ASSIGNOR(S) / : SHYLVERA SHANE TEO & JOEY RYAN  
 CUSTOMER(S) BIN CLADIUS  
 SOLICITOR : MESSRS WONG & SHIM (KK)  
 REFERENCE : AASB1308/AMBB  
 (S)/127/002/25-U02(BK-3)  
 LOT ID : 35491  
 NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. 3B 11-3, THIRD FLOOR, BLOCK 3B, COUNTRY HEIGHTS APARTMENTS, PHASE 3, 88450 PENAMPANG, SABAH

## DEPOSIT :

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

## RESERVE PRICE :

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

**ARENA AUCTIONEERS SDN BHD** (201401016251 / 1092337-X)

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

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

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

**9 SEPTEMBER 2025, TUESDAY, 11:30 AM**

**at arenaauctioneers.com**



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

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

 AmBank (M) Berhad

 AmBank Islamic Berhad

**AA01 | RESERVE PRICE : RM 1,100,000.00**

**RAWANG**



**DESCRIPTION** : A STRATIFIED DOUBLE STOREY SEMI DETACHED HOUSE  
**LAND AREA** : 3,197.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : MALVINDER KAUR D/O PRETAP SINGH  
**SOLICITOR** : MESSRS AZHAR & WONG  
**REFERENCE** : AASB1335/AMBB (P)/247/005/25-Z01(BK-1)  
**LOT ID** : 36002

**NO. 6, JALAN ANGGUN 3P, TAMAN ANGGUN 3, 48000 RAWANG, SELANGOR**

**AA02 | RESERVE PRICE : RM 777,600.00 | CYBERJAYA**



**DESCRIPTION** : A STRATIFIED 3-STOREY CORNER TERRACE HOUSE  
**LAND AREA** : 2,368.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : ANDREW KAYA ANAK SIBAT  
**SOLICITOR** : MESSRS AZHAR & WONG (KL)  
**REFERENCE** : AASB1322/AMBB (P)/245/003/25-N01(BK-4)  
**LOT ID** : 35989  
**NOTE** : **BUMIPUTERA LOT**

**NO. 10, JALAN SCHUBERT 1B, SYMPHONY HILLS, CYBER 9, PERSIARAN BESTARI, 63000 CYBERJAYA, SELANGOR**

**AA03 | RESERVE PRICE : RM 620,000.00 | GENTING HIGHLANDS**



**DESCRIPTION** : A ONE-BEDROOM SERVICE APARTMENT UNIT  
**FLOOR AREA** : 67.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : MUHAMAD HAFIZ BIN OSMAN  
**SOLICITOR** : MESSRS HAMIDAH ROSMAWATI & ASSOCIATES (KUANTAN)  
**REFERENCE** : AASB1316/AMBB (P)/243/001/25-Z01(BK-1)  
**LOT ID** : 35918

**UNIT WD31-06, WINDMILL UPON HILLS, GENTING PERMAI, 69000 GENTING HIGHLANDS, PAHANG**

**AA04 | RESERVE PRICE : RM 600,000.00 | KUALA LUMPUR**



**DESCRIPTION** : A DUAL KEY 2-BEDROOM SERVICED APARTMENT  
**FLOOR AREA** : 861.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : CHIN TZE KHANG  
**SOLICITOR** : MESSRS A. RAHIM & CO. (KL)  
**REFERENCE** : AASB1387/AMBB (P)/253/011/25-Z02(BK-2)  
**LOT ID** : 36877

**NO. B-12-05, MENARA INSPIRASI (EXPRESSIONZ PROFESSIONAL SUITES), JALAN 1/65A, OFF JALAN TUN RAZAK, 50400 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**

**AA05 | RESERVE PRICE : RM 400,000.00 | KUALA LUMPUR**



**DESCRIPTION** : A SERVICED APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL  
**FLOOR AREA** : 807.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : AHMAD SHAZLY BIN KAMALRUDIN  
**SOLICITOR** : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
**REFERENCE** : AASB1389/AMBB (P)/254/012/25-Z01(BK-1)  
**LOT ID** : 36883

**UNIT NO. B-48-06, BLOCK B, MERCU KENWINGSTON (KENWINGSTON PLATZ @ KL NORTH) NO. 81, JALAN GOMBAK, 53000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**



**AA06 | RESERVE PRICE : RM 350,000.00 | RAWANG**



DESCRIPTION : A 4-BEDROOM CONDOMINIUM  
FLOOR AREA : 1,076.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : JEEVAN SAMUEL A/L DENNIS FRANKLIN  
SOLICITOR : MESSRS GOH & PARTNERS (KL)  
REFERENCE : AASB1391/AMBB (P)/255/013/25-Z01(BK-1)  
LOT ID : 36885

NO. 25-10, RESIDENSI MORI SCIENTEX RAWANG (MORI RESIDENCES), JALAN ANGGUN JAYA 2, TAMAN SCIENTEX RAWANG, 48000 RAWANG, SELANGOR

**AA07 | RESERVE PRICE : RM 344,000.00 | PETALING JAYA**



DESCRIPTION : A STUDIO UNIT SERVICE APARTMENT  
FLOOR AREA : 689.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : CAIRIL BIN ABU BAKAR  
SOLICITOR : MESSRS AZHAR & WONG (KL)  
REFERENCE : AASB1386/AMBB (P)/252/010/25-Z02(BK-2)  
LOT ID : 36876

NO. A-19-23A, EVE SUITE @ ARA DAMANSARA, NO 1A, JALAN PJU 1A/41, ARA DAMANSARA, 47301 PETALING JAYA, SELANGOR

**AA08 | RESERVE PRICE : RM 320,760.00 | SHAH ALAM**



DESCRIPTION : AN END SERVICED APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AND A FOYER WITH AN AIR-CONDITIONER LEDGE AS ACCESSORY PARCELS  
FLOOR AREA : 980.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : SURYANI BINTI MUSTAPA  
SOLICITOR : MESSRS A RAHIM & CO (KL)  
REFERENCE : AASB1324/AMBB (P)/246/004/25-N01(BK-5)  
LOT ID : 35991

UNIT NO. SA-21-11, BLOCK SA, DATARAN PRESTIJ (SQWHERE), JALAN SUNGAI BULOH, KAMPUNG BARU SUNGAI BULOH, SECTION U19, 40160 SHAH ALAM, SELANGOR

**AA09 | RESERVE PRICE : RM 260,000.00 | SEMENYIH**



DESCRIPTION : A 3 BEDROOM APARTMENT  
FLOOR AREA : 797.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MOHD ARIS BIN SAPNAWI & RUS ANIYAH BINTI RAHMAT & NOR HALIDAH BINTI RAHMAT  
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
REFERENCE : AASB1342/AMBB (P)/248/006/25-Z01(BK-1)  
LOT ID : 36423

NO. K01-15-10, PANGSAPURI KARISMA, JALAN ECO MAJESTIC 3A/5, ECO MAJESTIC, 43500 SEMENYIH, SELANGOR

**AA10 | RESERVE PRICE : RM 237,600.00 | KAJANG**



DESCRIPTION : A 3-BEDROOM APARTMENT  
FLOOR AREA : 990.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : LIM AH YOKE  
SOLICITOR : MESSRS SIDEK TEOW WONG & DENNIS (KL)  
REFERENCE : AASB1319/AMBB (P)/244/002/25-Z03(BK-3)  
LOT ID : 35921

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

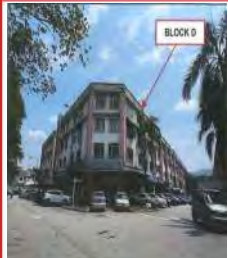
**AA11 | RESERVE PRICE : RM 190,000.00 | AMPANG**



DESCRIPTION : A TWO-BEDROOM WALK-UP APARTMENT UNIT  
FLOOR AREA : 656.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : CHAI YU CHOY & CHANG CHIN SZE  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
REFERENCE : AASB1383/AMBB (P)/250/008/25-Z01(BK-1)  
LOT ID : 36465

UNIT NO. A2-06, 2ND FLOOR, BLOCK A, APARTMENT FRESIA (ALSO KNOWN AS '600 APARTMENT'), JALAN MAJU 2/1, TAMAN LEMBAH MAJU, 68000 AMPANG, SELANGOR DARUL EHSAN (ADDRESS IN THE ASSESSMENT BILL STATED AS UNIT NO. A2/06, TINGKAT 2, BLOK A, TAMAN LEMBAH MAJU, 56100 KUALA LUMPUR), 68000 AMPANG, SELANGOR

**AA12 | RESERVE PRICE : RM 150,000.00 | PETALING JAYA**



DESCRIPTION : AN APARTMENT UNIT  
FLOOR AREA : 671.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : A JAYASINGAM A/L ARJUNAN & THANAM A/P S RAMASAMY  
SOLICITOR : MESSRS GOH & PARTNERS (KL)  
REFERENCE : AASB1384/AMBB (P)/251/009/25-U01(BK-1)  
LOT ID : 36466

UNIT NO. D-2-7B, BLOCK D, JALAN PJU 10/10F, PJU 10, SAUJANA DAMANSARA, 47830 PETALING JAYA, SELANGOR

**AA13 | RESERVE PRICE : RM 100,800.00 | PUCHONG**



DESCRIPTION : A THREE-BEDROOM WALK-UP APARTMENT  
FLOOR AREA : 606.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : ISKANDAR DZULKARNAIN BIN BAHARUDDIN & ROZILAH BINTI ABD SOHOD  
SOLICITOR : MESSRS SIDEK TEOW WONG & DENNIS (KL)  
REFERENCE : AASB1343/AMBB (P)/249/007/25-Z01(BK-3)  
LOT ID : 36425

UNIT NO. 01-4-08, 4TH FLOOR, RISTA VILLA APARTMENT, TAMAN PUTRA PERDANA, 47130 PUCHONG, 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](mailto:aasb@arenaauctioneers.com)**

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

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



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

# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 9 September 2025 / Tuesday**

**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

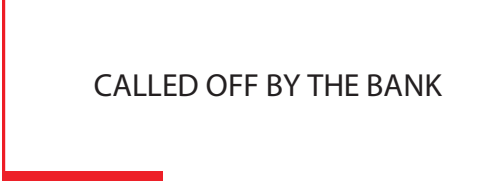
In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneers

Will Sell The Property Described Below By  
**PUBLIC AUCTION VIA ONLINE BIDDING**  
**ON TUESDAY, THE 9TH DAY OF SEPTEMBER, 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 RM650,000.00	RESERVE PRICE <b>RM650,000.00</b>
		
CALLED OFF BY THE BANK		
PETALING JAYA		

Lot 2	MARKET PRICE RM450,000.00	RESERVE PRICE <b>RM291,600.00</b>
		
A Condominium 108.32 sq. metres (1,166 sq. ft.) No. 22-03A, Kondominium Puncak 7, Jalan Ferum 7/31A, Section 7, 40000 Shah Alam, Selangor. Assignor(s): Suhaimi Bin Salbani Solicitors: M/S Nik Hisham Fakhiah & Co. Our ref: HASB/4036/AMBB/25 AMBANK ISLAMIC BERHAD		
SHAH ALAM		

Lot 3	MARKET PRICE RM320,000.00	RESERVE PRICE <b>RM244,800.00</b>
		
A Three-Room Apartment 83.70 sq. metres (901 sq. ft.) No. MPC-06-11, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. Assignor(s): Muhammad Aniq Bin Jumali & Nur Afifah Binti Shafie Solicitors: M/S Azhar & Wong Our ref: HASB/4054/AMBB/25 AMBANK ISLAMIC BERHAD		
PUNCAK ALAM		

Lot 4	MARKET PRICE RM240,000.00	RESERVE PRICE <b>RM240,000.00</b>
		
A 3-Bedroom Medium-Cost Apartment Unit 78.97 sq. metres (850 sq. ft.) No. H-11-20, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Tengku Mohd Al Mizi Bin Tg Mohamed Azmi Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4056/AMBB/25 AMBANK ISLAMIC BERHAD		
PETALING JAYA		

Lot 5	MARKET PRICE RM270,000.00	RESERVE PRICE <b>RM216,000.00</b>
		
A Three-Bedroom Apartment Unit 100.34 sq. metres (1,080 sq. ft.) Unit No. F-22-22A, 22nd Floor, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Nurfainuz Binti Ab Rahman Solicitors: M/S B H Gan, Nor & Kim Our ref: HASB/4044/AMBB/25 AMBANK ISLAMIC BERHAD		
PETALING JAYA		

Lot 6	MARKET PRICE RM200,000.00	RESERVE PRICE <b>RM200,000.00</b>
		
A Stratified Office Suite 31.03 sq. metres (334 sq. ft.) Unit No. P-08-06, Paxtonz Tower (Menara Kayangan Damai), Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Lim Shin Jeh Solicitors: M/S Zain Megat & Murad Our ref: HASB/4052/AMBB/25		
PETALING JAYA		

Lot 7	MARKET PRICE RM180,000.00	RESERVE PRICE <b>RM140,000.00</b>
		
A 3-Bedroom Low-Cost Apartment 62.00 sq. metres (667 sq. ft.) No. C-02-11, Block C, Taman Medan Cahaya, No. 49, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Maznah Binti Mohamed Solicitors: M/S Nik Hisham Fakhiah & Co. Our ref: HASB/4047/AMBB/25		
PETALING JAYA		

Lot 8	MARKET PRICE RM135,000.00	RESERVE PRICE <b>RM135,000.00</b>
		
A Three Room Low-Cost Apartment 62 sq. metres (667 sq. ft.) No. 8-4-23, Pangsapuri Utarid Subang, No. 1, Jalan Utarid U5/2, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan. Assignor(s): Rosmizan Bin Mohamed Ani Solicitors: M/S B H Gan, Nor & Kim Our ref: HASB/3590/AMBB/23 Note: Bumiputra Lot		
SHAH ALAM		

Lot 9	MARKET PRICE RM120,000.00	RESERVE PRICE <b>RM120,000.00</b>
		
A Three-Bedroom Walk-Up Low-Cost Apartment Unit 61.00 sq. metres (657.00 sq. ft.) C-5-2, Block C, Jalan Sejati 2C, Taman Selayang Sejati, 68100 Batu Caves, Selangor Darul Ehsan. Assignor(s): Ashidda Bin Hamdzhah Solicitors: M/S Vas & Co. Our ref: HASB/4055/AMBB/25		
BATU CAVES		

Lot 10	MARKET PRICE RM155,000.00	RESERVE PRICE <b>RM111,600.00</b>
		
A 3-Bedroom Low Cost Apartment Unit 60.39 sq. metres (650 sq. ft.) No. A-23-18, Block A, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Mohd Saiful Nizam Bin Maktar Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HAH/3785/AMBB/24 AMBANK ISLAMIC BERHAD Note: Restricted to Bumiputra purchaser only.		
PETALING JAYA		

Lot 11	MARKET PRICE RM140,000.00	RESERVE PRICE <b>RM99,000.00</b>
		
A 3-Bedroom Apartment 66.00 sq. metres (710 sq. ft.) No. 19-3A, Block M, Jalan Seksyen 3/11, Taman Kajang Utama, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Thanga Rajah A/L Oddaiaippan Solicitors: M/S Vas & Co. Our ref: HAH/3719/AMBB/24		
KAJANG		

Lot 12	MARKET PRICE RM150,000.00	RESERVE PRICE <b>RM97,200.00</b>
		
A 3-Bedroom Walk-Up Duplex Apartment 102.10 sq. metres (1,099 sq. ft.) No. C-4-20, Sepang Utama Apartment, Jalan Pramugara, Pangsapuri Langat Utama, Taman Langat Utama, 42700 Banting, Selangor Darul Ehsan. Assignor(s): Mohd Zul Affian Bin Othman Solicitors: M/S Azhar & Wong Our ref: HASB/4051/AMBB/25 AMBANK ISLAMIC BERHAD		
BANTING		



 <p><b>Lot 13</b> MARKET PRICE RM110,000.00</p> <p><b>BATU CAVES</b></p>	<p><b>RESERVE PRICE</b></p> <p><b>RM65,610.00</b></p>
	<p>A Low Cost Apartment Unit 60.39 sq. metres (650 sq. ft.)</p> <p>Unit No. A-3-11, Block Aman, Pangsapuri Putri Laksamana, 68100 Batu Caves, Selangor Darul Ehsan.</p> <p>Assignor(s): Jeganathan A/L Munisamy and Parthiban A/L Nadaraja Solicitors: M/S Goh &amp; Partners Our ref: HASB/4032/AMBB/25</p>

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

## RESERVE PRICE:

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

## DEPOSIT:

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

For online bidders please refer to the Terms & Conditions on [www.heritageauctioneers.my](http://www.heritageauctioneers.my) on the manner of payment of the deposit.

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

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)

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

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

Tel: 03 7890 0501

Whatsapp Hotline: 011 5585 1442

Email: [hauctionhouse@gmail.com](mailto:hauctionhouse@gmail.com)

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

Facebook : [heritageauctioneersMY](https://www.facebook.com/heritageauctioneersMY)

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



## A STEP BY STEP GUIDE TO BID ONLINE



## WHY BID ONLINE?

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

## TIPS FOR DEVICES BEFORE AUCTIONS

## TIPS FOR DEVICES DURING AUCTIONS

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

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

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10% deposit of  
reserve price or  
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whichever is  
higher

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

**Date/Day : 9 September 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 9<sup>TH</sup> DAY OF SEPTEMBER, 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: RM470,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> SOVO <b>Address:</b> Unit No. 3-05-02, Plaza Bukit Jalil (REV.O @ Aurora Place), No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. <b>Area:</b> approx 596 sq feet (55.37 sq metres) <b>Assignor(s):</b> Bukit Jalil Development Sdn. Bhd. <b>Solicitor:</b> M/S Lee &amp; Koh <b>Our Ref:</b> PAH39055(A)</p>
<b>2</b>	<b>RESERVE PRICE: RM470,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> SOVO <b>Address:</b> Unit No. 3-05-16, Plaza Bukit Jalil (REV.O @ Aurora Place), No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. <b>Area:</b> approx 596 sq feet (55.37 sq metres) <b>Assignor(s):</b> Bukit Jalil Development Sdn. Bhd. <b>Solicitor:</b> M/S Lee &amp; Koh <b>Our Ref:</b> PAH39055(B)</p>
<b>3</b>	<b>RESERVE PRICE: RM470,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> SOVO <b>Address:</b> Unit No. 3-06-02, Plaza Bukit Jalil (REV.O @ Aurora Place), No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. <b>Area:</b> approx 596 sq feet (55.37 sq metres) <b>Assignor(s):</b> Bukit Jalil Development Sdn. Bhd. <b>Solicitor:</b> M/S Lee &amp; Koh <b>Our Ref:</b> PAH39055(C)</p>
<b>4</b>	<b>RESERVE PRICE: RM189,405.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Retail lot <b>Address:</b> Unit No. 3A-05, Plaza Haji Taib, 42, Lorong Haji Taib 5, 50350 Wilayah Persekutuan Kuala Lumpur <b>Area:</b> approx 12.0 sq metres <b>Assignor(s):</b> TSL Franchise (M) Sdn Bhd <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH37473(10)</p>
<b>5</b>	<b>RESERVE PRICE: RM1,400,000.00</b>	<b>Puchong</b>	 <p><b>Description:</b> 2 1/2 storey mid terraced house <b>Address:</b> No. 17, Jalan NPT 7/1L, Taman Nusaputra Timur, 47130 Puchong, Selangor Darul Ehsan. <b>Area:</b> approx 190 sq metres (2,045 sq feet) <b>Assignor(s):</b> James Ravi A/L D Dorairaj <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH39097</p>
<b>6</b>	<b>RESERVE PRICE: RM920,000.00</b>	<b>Ampang</b>	 <p><b>Description:</b> 5 bedroom duplex condominium <b>Address:</b> No. 3-C, Residensi 28, Jalan Beverly Heights 1, Taman Beverly Heights, 68000 Ampang, Selangor Darul Ehsan. <b>Area:</b> approx 3,056 sq feet (283.91 sq metres) <b>Assignor(s):</b> Gaincost (M) Sdn Bhd <b>Solicitor:</b> M/S Sidek Teoh Wong &amp; Dennis <b>Our Ref:</b> PAH38966</p>
<b>7</b>	<b>RESERVE PRICE: RM486,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> Unit No. N-30-09, 30th Floor, Idaman Robertson, Jalan Robertson, 50150 Kuala Lumpur. <b>Area:</b> approx 60.00 sq metres (646 sq feet) <b>Assignor(s):</b> Yap Ee Khoo <b>Solicitor:</b> M/S A. Rahim &amp; Co <b>Our Ref:</b> PAH39003</p>
<b>8</b>	<b>RESERVE PRICE: RM338,400.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> No. C-03A-03, Residensi Lakeville, No. 68, Jalan SibU, Taman Wahyu, 68100 Kuala Lumpur. <b>Area:</b> approx 91 sq metres (980 sq feet) <b>Assignor(s):</b> Angela Lai Kah May <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH39083</p>
<b>9</b>	<b>RESERVE PRICE: RM304,000.00</b>	<b>Dengkil</b>	 <p><b>Description:</b> Townhouse (MALAY RESERVED LAND) <b>Address:</b> Unit No. 5, Ground Floor, Jalan KMS 12, Kita Mesra @ Cybersouth, 43800 Dengkil, Selangor Darul Ehsan. <b>Area:</b> approx 85.19 sq metres (917 sq feet) <b>Customer(s):</b> Mohd Chacha Bin Mohd Zuelkeffli <b>Solicitor:</b> M/S A. Rahim &amp; Co <b>Our Ref:</b> PAH38856(2) <b>AmBank Islamic Berhad</b></p>
<b>10</b>	<b>RESERVE PRICE: RM270,000.00</b>	<b>Kajang</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> No. A-35-08, Block A, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan. <b>Area:</b> approx 64 sq metres (689 sq feet) <b>Customer(s):</b> Mohamad Firdaus Bin Almi <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH39056 <b>AmBank Islamic Berhad</b></p>
<b>11</b>	<b>RESERVE PRICE: RM234,000.00</b>	<b>Kajang</b>	 <p><b>Description:</b> Apartment <b>Address:</b> No. C-08-03, Block C, Residensi Zamrud, Jalan Zamrud 1, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan. <b>Area:</b> approx 92 sq metres (990 sq feet) <b>Assignor(s):</b> Hoo Siew Wah <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH39004</p>
<b>12</b>	<b>RESERVE PRICE: RM230,000.00</b>	<b>Jenjarom</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> Unit No. A-17-12, BSP 21, Persiaran Saujana Utama, 42610 Bandar Saujana Putra, Jenjarom, Selangor Darul Ehsan. <b>Area:</b> approx 57.00 sq metres (614 sq feet) <b>Assignor(s):</b> Mohd Azren Bin Mohd Ridza <b>Solicitor:</b> M/S Nik Hisham, Fakhiah &amp; Co <b>Our Ref:</b> PAH39098</p>
<b>13</b>	<b>RESERVE PRICE: RM65,610.00</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(2) <b>AmBank Islamic Berhad</b></p>
<b>J1</b>	<b>RESERVE PRICE: RM390,000.00</b>	<b>Johor Bahru</b>	 <p><b>Description:</b> Apartment <b>Address:</b> Unit No. 05-05, Tower A, Pangsapuri Lagun, Jalan Seri Austin 3/56, Taman Seri Austin, 81100 Johor Bahru, Johor <b>Area:</b> approx 93 sq metres (1,001 sq feet) <b>Assignor(s):</b> Zulkifli Bin Ramli <b>Solicitor:</b> M/S Nor Ding &amp; Co. <b>Our Ref:</b> PAHJ/7512(1)/8/2025(LA)</p>
<b>S1</b>	<b>RESERVE PRICE: RM324,000.00</b>	<b>Kota Kinabalu</b>	 <p><b>Description:</b> A Level 05 corner condominium parcel within a 29-storey condominium block <b>Address:</b> Lot No. AT/05/01 (DBKK No. 5-1) Unit No. 01, Level 05, Pangsapuri Ashton, Jalan Nountun, Kg. Nountun, Inanam, 88450 Kota Kinabalu, Sabah <b>Area:</b> approx 89.3 sq metres (961.22 sq feet) <b>Assignor(s):</b> Norlezhah Binti Abd Rahman <b>Solicitor:</b> M/S Wong &amp; Shim <b>Our Ref:</b> PAHS/8554/8/2025(LA)</p>

<b>S2</b>	<b>RESERVE PRICE: RM816,000.00</b>	<b>Kota Kinabalu</b>		<b>Description:</b> A commercial suite <b>Address:</b> Unit No. A-11-02, Level 11, Type A1, Sutera Bay @ Sadong Jaya, Lorong Ikan Juara 3, Sadong Jaya, 88100 Kota Kinabalu, Sabah <b>Area:</b> approx 63.81 sq metres (686 sq feet) <b>Assignor(s):</b> MH Pharma Resources Sdn Bhd <b>Solicitor:</b> M/S Wong & Shim <b>Our Ref:</b> PAHS/8552/8/2025(LA)
<b>S3</b>	<b>RESERVE PRICE: RM915,000.00</b>	<b>Putatan</b>		<b>Description:</b> A 2-storey intermediate shop/office building <b>Address:</b> Lot No. 35, Block D, Lorong SPCC 1, Seri Putatan Commercial Centre, Off Jalan Pasir Putih, 88200 Putatan, Sabah <b>Area:</b> approx 103.5 sq metres (1,114 sq feet) <b>Assignor(s):</b> MH Pharma Resources Sdn Bhd <b>Solicitor:</b> M/S Wong & Shim <b>Our Ref:</b> PAHS/8553/8/2025(LA)
<b>S4</b>	<b>RESERVE PRICE: RM135,000.00</b>	<b>Tawau</b>		<b>Description:</b> Single storey intermediate terrace house ( <b>BUMI LOT</b> ) <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 & Shim <b>Our Ref:</b> PAHS/8526(3)/8/2025(LA) <b>AMBANK ISLAMIC BERHAD</b>
<b>S5</b>	<b>RESERVE PRICE: RM246,402.00</b>	<b>Tawau</b>		<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 & Ng Yuen Jin <b>Solicitor:</b> M/S Dr. Yee, Tan & Associates <b>Our Ref:</b> PAHS/8513(3)/8/2025(LA)
<b>S6</b>	<b>RESERVE PRICE: RM460,000.00</b>	<b>Tawau</b>		<b>Description:</b> Double storey corner terraced house ( <b>BUMI LOT</b> ) <b>Address:</b> TB 535, Lot 1916, Bandar Sri Indah, Phase 5I, Km 16 (Mile 10), Jalan Apas, 91000 Tawau, Sabah <b>Area:</b> approx 211.45 sq metres (2,276 sq feet) <b>Assignor(s):</b> Khalid Ridwan Bin Hainih <b>Solicitor:</b> M/S Dr. Yee, Tan & Associates <b>Our Ref:</b> PAHS/8560/8/2025(LA) <b>AMBANK ISLAMIC BERHAD</b>
<b>S7</b>	<b>RESERVE PRICE: RM175,000.00</b>	<b>Lahad Datu</b>		<b>Description:</b> Single storey intermediate terrace house <b>Address:</b> Lot A17-8, Block A17, ML LD 9391, Taman Khazma, Km 12, Jalan Menghampar, 91000 Lahad Datu, Sabah <b>Area:</b> approx 143.30 sq metres (1,542.46 sq feet) <b>Customer(s):</b> Christopher Duncan <b>Solicitor:</b> M/S Dr. Yee, Tan & Associates <b>Our Ref:</b> PAHS/8559/8/2025(LA) <b>AMBANK ISLAMIC BERHAD</b>
<b>S8</b>	<b>RESERVE PRICE: RM260,000.00</b>	<b>Keningau</b>		<b>Description:</b> Single storey corner terraced house <b>Address:</b> Lot No. 71, Type C, Lorong MDK 4B(3), Taman MDK, Km 5.5, 80000 Keningau, Lahad Datu, Sabah <b>Area:</b> approx 201.5 sq metres (2,173 sq feet) <b>Customer(s):</b> Natra Binti Michael <b>Solicitor:</b> M/S Dr. Yee, Tan & Associates <b>Our Ref:</b> PAHS/8536(2)/8/2025(LA) <b>AMBANK ISLAMIC BERHAD</b>

**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:**  
No. 44-01, Jalan Kebun Teh 1,  
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

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

**Date/Day : 10 September 2025 /  
Wednesday**

**Time : 11.00 am**

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

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

**AmBank Financing Please contact:**

**For Individual bidder(s)**

**Yuan Chik Chong : 012-223 2498**

**For Company bidder**

**Camile Tang : 013-999 6875**



# **PROPERTY AUCTION**



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

# 产业公开拍卖 PROCLAMATION OF SALE

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

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



**DATE : WEDNESDAY, THE 10TH OF SEPTEMBER 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 : RM340,000.00	LOT 2	KUCHING	RESERVE PRICE : RM250,000.00
	Description : Single storey terraced intermediate Land Area : Approx. 179.90 sqm. / 1,936.43 sqft. Built-up Area : Approx. 90.06 sqm. / 969.40 sqft. Our Ref. : AMB-2022-0050 Assignee : AmBank Islamic Berhad Bank Ref : 88820003904122			Description : Double storey quadrant house Land Area : Approx. 135.0 sqm. / 1,453.1 sqft. Built-up Area : Approx. 67 sqm. / 720 sqft. Our Ref. : AMB-2025-0129 Assignee : AmBank Islamic Berhad Bank Ref : 88820006472358	
<b>ISLAMIC</b>	Solicitors : S.K. Ling & Tan Advocates (Kch)		<b>ISLAMIC</b>	Solicitors : S.K. Ling & Tan Advocates (Kch)	

**Lot 6501, Lorong Mutiara 9, Jalan Mutiara, Vista Perdana 2, 98000 Miri, Sarawak**

**No. 839, Lorong 3H, RPR Landeh (Taman Sri Permai), Jalan Landeh, 93250 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](mailto:auction@praisemillion.com.my))

Iris Mui Tze En  
Tiong Mei Chek  
Lo Lion Hock  
Licensed Auctioneers



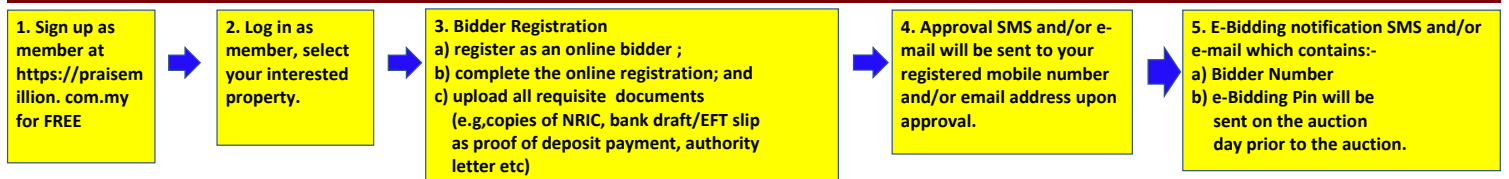
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

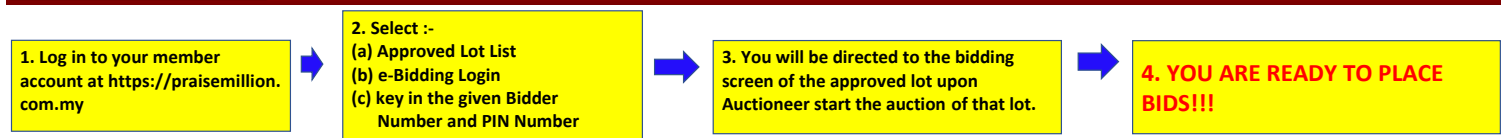


## HOW TO REGISTER AND BID ONLINE?

### 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

# **PALMA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 12 September 2025 / Friday**

**Time : 11.00 AM**

**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](http://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**  
**12<sup>TH</sup> September 2025**

**TIME**  
**11.00 A.M**

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

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

**NOTE : (1)** Prior to the auction sale, all intending bidders are advised, inter alia, to :-  
(i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale.

**(2)** This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

**(3)** As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/ transfer (if applicable) pertaining to the auction from the Developer/ Proprietor and/ or the relevant authorities

1

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

2

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

**LOT 01** Ayer Itam **Reserve Price RM 265,000**

**Apartment Unit**  
710 sq.ft.

Unit No. 7-10-05, Lengkong Angsana, Mukim 13, 11500 Ayer Itam, Pulau Pinang.

**Assignor / Borrower :**  
Hamuthra Valli A/P P. K. Murugiah & Balakrishnan A/L Arputhanathan & Arputhanathan A/L Rajamanikam

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

**Pulau Pinang**

**LOT 02** Kampar **Reserve Price RM 86,400**

**Service Suite Unit**  
431 sq.ft.

Unit No. 16-32, Menara Agacia @ Kampar (Champ Elysees), Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.

**Assignor / Borrower :**  
Ivan Lou Boon Yik & Ng Lei Lian

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

**Perak**

**LOT 03** Bayan Lepas **Reserve Price RM 670,000**

**Apartment Unit**  
1,155 sq.ft.

Unit No. 99-10-05, Novus, Gerbang Bukit Kecil 2, 11900 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Tan Chunn Huk

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

**Pulau Pinang**

**LOT 04** Ipoh **Reserve Price RM 304,430**

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

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

**Assignor / Borrower :**  
Hoo En Min

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

**Pulau Pinang**

**LOT 05** Bayan Lepas **Reserve Price RM 31,886**

**Apartment Unit**  
904 sq.ft.

Unit No. 3-1-07, LFV Blok 3, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

**Assignor / Borrower :**  
Zuraida Binti Abdul Karim

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

**Pulau Pinang**

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

**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/>.

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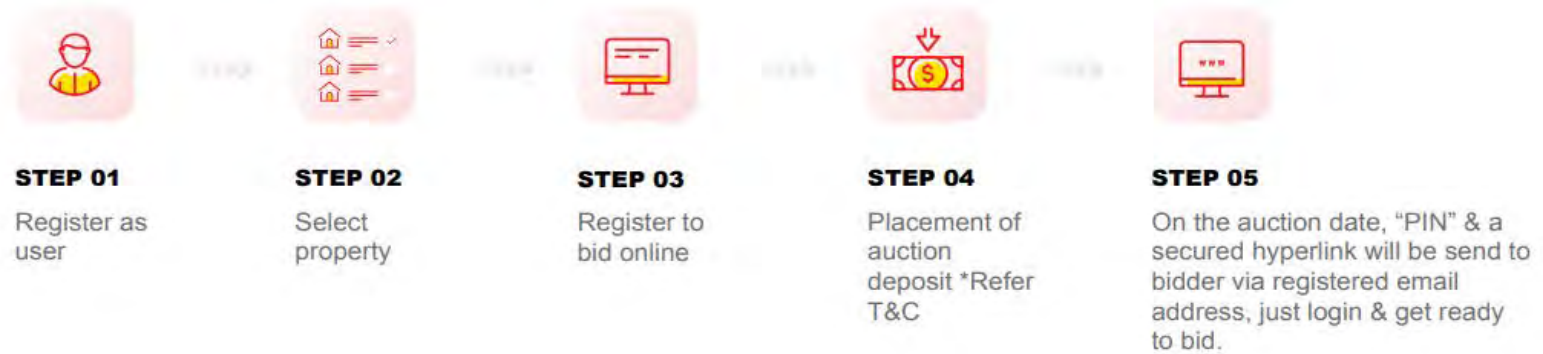
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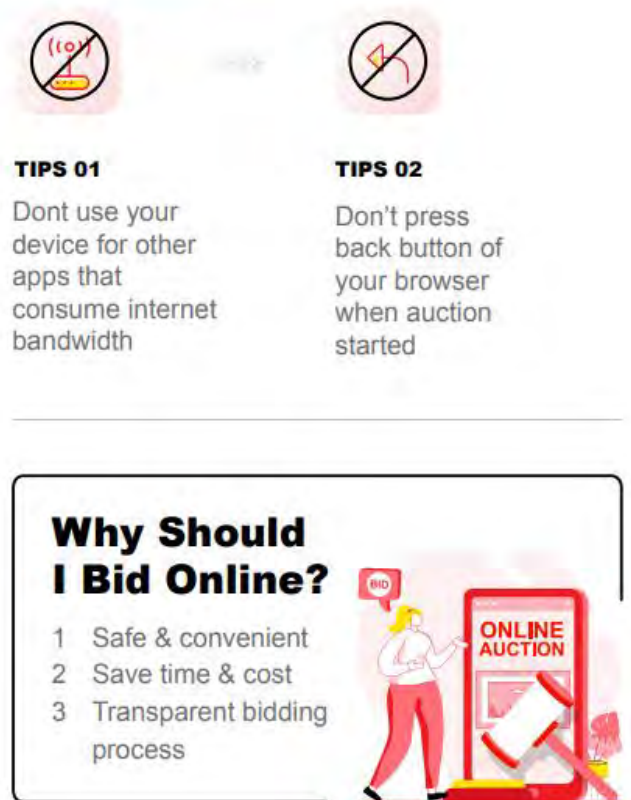


### Devices Tips During Auction Property Online

#### Before Auction



#### During Auction



#### Why Should I Bid Online?

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- 2 Save time & cost
- 3 Transparent bidding process



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- ☎ 04-229 9777
- 🌐 [palma.bidnow.my](https://palma.bidnow.my)
- ✉ [palmaauctioneers@gmail.com](mailto:palmaauctioneers@gmail.com)



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whichever is  
higher

# NG CHAN MAU & CO SDN BHD ONLINE AUCTION

**Date/Day : 12th September 2025 / Friday**

**Time : 3.00 pm | 3.30 pm**

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

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

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



## PROPERTY AUCTION



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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.

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

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

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

<p>Reserve Price : <b>RM 453,600</b></p> <p><b>LOT 1</b> JALAN SEMBILANG</p> <p><b>3 BEDROOM SERVICED APARTMENT</b> 1,119 SQ. FT. / 104 SQ. MTR.</p> <p>Unit No. A-18-02, 18th Floor, Apartment Servis J Dupion, Jalan Sembilang, 56000 Kuala Lumpur.</p> <p>Assignor/Borrower : Ong Swee Mun Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>KUALA LUMPUR</b></p>	<p>Reserve Price : <b>RM 430,000</b></p> <p><b>LOT 2</b> CHERAS</p> <p><b>3 BEDROOM SERVICED APARTMENT</b> 1,020 SQ. FT. / 94.76 SQ. MTR.</p> <p>Unit No. A-20-11, 20th Floor, Block A, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor.</p> <p>Assignor/Borrower : Haw Chai Teng Solicitor : M/S Sidek Teoh Wong &amp; Dennis (Tel : 03-2692 3000)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 350,000</b></p> <p><b>LOT 3</b> TELOK PANGLIMA GARANG</p> <p><b>3 BEDROOM APARTMENT UNIT</b> 872 SQ. FT. / 81 SQ. MTR.</p> <p>Unit No. A-13-02, 13th Floor, Blok A, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor.</p> <p>Assignors : Ng Shi Man &amp; Lum Mei Foong Borrower : Ng Shi Man Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>SELANGOR</b></p>
<p>Reserve Price : <b>RM 310,000</b></p> <p><b>LOT 4</b> BATU CAVES</p> <p><b>3 BEDROOM CONDOMINIUM</b> 969 SQ. FT. / 90.02 SQ. MTR.</p> <p>No. T-11-12A, Kondominium Selayang 228, No.1, Jalan 1, Selayang Baru, 68100 Batu Caves, Selangor.</p> <p>Assignors/Borrowers : Andrew Pereira A/L Alexander Pereira, Kasthuri A/P Linganyagan &amp; M A Paradi A/P M Annamalai Solicitor : M/S Sidek Teoh Wong &amp; Dennis (Tel : 03-2692 3000)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 270,000</b></p> <p><b>LOT 5</b> BANDAR PUNCAK ALAM</p> <p><b>SERVICED APARTMENT</b> 840 SQ. FT. / 78 SQ. MTR.</p> <p>Unit No. 2-12-13, Apartment Servis Sentrovue B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor.</p> <p>Assignor/Customer : Mohamad Fadzly Bin Abdullah Solicitor : M/S Goh &amp; Partners (Tel : 03-2166 8300)</p> <p><b>*AMBank ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 252,000</b></p> <p><b>LOT 6</b> SHAH ALAM</p> <p><b>3 BEDROOM SERVICED APARTMENT</b> 861 SQ. FT. / 79.99 SQ. MTR.</p> <p>No. B-23-12, Alam Sanjung, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor.</p> <p>Assignors/Borrowers : Elson Joe Sabran &amp; Jusing @ Geoffrey Bin Sabran Solicitor : M/S A Rahim &amp; Co (Tel : 03-2282 4922)</p> <p><b>SELANGOR</b></p>
<p>Reserve Price : <b>RM 250,000</b></p> <p><b>LOT 7</b> CYBERJAYA</p> <p><b>APARTMENT UNIT</b> 947 SQ. FT. / 88 SQ. MTR.</p> <p>Unit No. 6-13A, Cassia Residence, Persiaran Laman View, Cyber 9, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Mohd Alif Bin Mumin Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners (Tel : 03-2698 7533)</p> <p><b>*AMBank ISLAMIC BERHAD</b></p> <p><b>BUMI LOT</b> <b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 226,800</b></p> <p><b>LOT 8</b> BANDAR PUNCAK ALAM</p> <p><b>3 BEDROOM APARTMENT</b> 901 SQ. FT. / 83.70 SQ. MTR.</p> <p>Unit No. MPD-01-07, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor.</p> <p>Assignors/Customers : Muhammad Muizzuddin Bin Azman &amp; Nurul Suhailah Binti Mohamad Solicitor : M/S B.H. Gan, Nor &amp; Kim (Tel : 03-2142 9393)</p> <p><b>*AMBank ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 198,000</b></p> <p><b>LOT 9</b> BANDAR SRI MENJALARA</p> <p><b>SERVICED APARTMENT</b> 946 SQ. FT. / 87.89 SQ. MTR.</p> <p>Unit No. B2-11-10, Beverly Tower, Plaza Medan Putra, Jalan Medan Putra 6, Medan Putra Business Centre, Bandar Sri Menjalara, 52200 Kuala Lumpur.</p> <p>Assignors/Borrowers : Swee Fu Sen &amp; Liew Huey Keng Solicitor : M/S Nik Hisham, Fakhiah &amp; Co (Tel : 03-4101 2399)</p> <p><b>KUALA LUMPUR</b></p>

<p>Reserve Price : <b>RM 150,000</b></p> <p><b>LOT 10 AMPANG</b></p> <p><b>CORNER 3 BEDROOM WALK UP LOW COST APARTMENT</b> 657 SQ. FT. / 61 SQ. MTR.</p> <p>Unit No. A6-03-01, Block A6, Pangsapuri Kos Rendah Taman Ampang Saujana, Jalan Persiaran Saujana, Taman Ampang Saujana, 68000 Ampang, Selangor.</p> <p>Assignors/Borrowers : Adhari Bin Sayut &amp; Rogayah Binti Hamzah Solicitor : M/S B.H. Gan, Nor &amp; Kim (Tel : 03-2142 9393)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 130,000</b></p> <p><b>LOT 11 PUCHONG</b></p> <p><b>3 BEDROOM APARTMENT</b> 704 SQ. FT. / 65.40 SQ. MTR.</p> <p>Unit No. C-4-7, Anggerik Apartment, Jalan Putra Perdana 1A, Taman Putra Perdana, 47130 Puchong, Selangor.</p> <p>Assignors/Customers : Khairul Abdillah Bin Azhan Affandy &amp; Nur Fatin Nabila Binti Sulaiman Solicitor : M/S Sidek Teoh Wong &amp; Dennis (Tel : 03-2692 3000)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 70,000</b></p> <p><b>LOT 12 RAWANG</b></p> <p><b>END APARTMENT UNIT</b> 650 SQ. FT. / 60.38 SQ. MTR.</p> <p>Unit No. A-3A-17, (Block A), Jalan Bunga Raya 1, Apartment Kemuning, Taman Bunga Raya, 48300 Rawang, Selangor.</p> <p>Assignor/Borrower : Norhisham Bin Abdullah Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners (Tel : 03-2698 7533)</p> <p><b>SELANGOR</b></p>
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**WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING**  
**On Friday, 12th September 2025, 3.30 p.m. at [www.ngchanmau.com](http://www.ngchanmau.com)**

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<p>Reserve Price : <b>RM 450,000</b></p> <p><b>LOT 1 GELANG PATAH</b></p> <p><b>SERVICE APARTMENT</b> 1,334 SQ. FT. / 124 SQ. MTR.</p> <p>Unit No. B-13-04, Apartment Nusa Puncak, Jalan Gelang Patah, Taman Nusa Puncak, 81550 Gelang Patah, Johor.</p> <p>Assignor/Borrower : Sankaran A/L Kupon Solicitor : M/S Ibrahim Nik Junainah &amp; Associates (Tel : 07-226 8272)</p> <p><b>JOHOR</b></p>	<p>Reserve Price : <b>RM 430,000</b></p> <p><b>LOT 2 JOHOR BAHRU</b></p> <p><b>SERVICED APARTMENT</b> 721 SQ. FT. / 67 SQ. MTR.</p> <p>Unit No. 25-03, Blok D, Pangsapuri Dwi Galaksi, Jalan Dato' Abdullah Tahir, 80300 Johor Bahru, Johor.</p> <p>Assignor/Borrower : Lee Han Hong Solicitor : M/S Nor Ding &amp; Co. (Tel : 07- 335 7277)</p> <p><b>JOHOR</b></p>	<p>Reserve Price : <b>RM 230,000</b></p> <p><b>LOT 3 MASAI</b></p> <p><b>SERVICE APARTMENT</b> 667 SQ. FT. / 61.97 SQ. MTR.</p> <p>Unit No. C-08-06, Blok C, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.</p> <p>Assignor/Borrower : Leong Kah Hou Solicitor : M/S Ibrahim Nik Junainah &amp; Associates (Tel : 07-226 8272)</p> <p><b>JOHOR</b></p>
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**DEPOSIT** : All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten percent (10%)** of the reserve price OR a **minimum of RM2,000.00** whichever is higher by **Bank Draft** or **Cashier's Order** only in favour of **AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD** for the account (**CUSTOMER NAME**) or remit the same through online banking instant transfer by **5 pm** at least one (**1**) day before auction day. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at **[www.ngchanmau.com](http://www.ngchanmau.com)**.

*\*Publication as dated 2nd September 2025.*

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3. Make sure your internet connection is stable with strong signal



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