

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 23RD SEPTEMBER 2025 / TUESDAY
Via Online : www.ehsanauctioneers.com

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my









PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [196901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401000897 (295576-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 23RD 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**

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

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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

LOT 1 RESERVE PRICE: RM 1,100,000.00 KAJANG Type : A Stratified 3-storey Cluster Semi Detached House Area : 2,314 sq. ft. Assignor : Hoh Sook Leng & Tan Cheep Seng Solicitor : Goh & Partners Address : Premises No. 9, Jalan Tropicana Heights 2/3A, Tropicana Heights (Parkfields Residences), 43000 Kajang, Selangor  LIYANA/AMB6894	LOT 2 RESERVE PRICE: RM 570,000.00 AMPANG Type : A 2+1-bedroom Serviced Apartment Area : 893 sq. ft. Assignor : Mohd Khorudin Bin Ab Hamid Solicitor : Azhar & Wong Address : No. B-08-3A, Blok B, Residensi Xtreme Meridian, Jalan Bemban, 55000 Ampang, Selangor.  BUMIPUTRA UNIT AMBANK ISLAMIC BERHAD WAWA/AMI0641	LOT 3 RESERVE PRICE: RM 550,000.00 KUALA LUMPUR Type : A Serviced Apartment Unit Together With 2 Car Park Bays Area : 893 sq. ft. Assignor : Liew Fung Lie Solicitor : Goh & Partners Address : Unit No. A-13A-08, Block A, D'ivo Residences, Jalan Klang Lama, 58200 Kuala Lumpur.  LIYANA/AMB6893
LOT 4 RESERVE PRICE: RM 400,000.00 KUALA LUMPUR Type : A 1 Bedroom Serviced Apartment Area : 629 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 LIYANA/AMI0637	LOT 5 RESERVE PRICE: RM 400,000.00 CYBERJAYA Type : An Intermediate 3-bedroom Serviced Apartment Area : 935 sq. ft. Assignor : Khairil Anwar Bin Rahmat Ali Malim Solicitor : B.H. Gan, Nor & Kim Address : No. J-24-10, Tower J, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor.  AMBANK ISLAMIC BERHAD LIYANA/AMI0639	LOT 6 RESERVE PRICE: RM 388,800.00 PUCHONG Type : An End Condominium Unit Together 2 Car Park Bays Area : 1,642 sq. ft. Assignor : Ong Poh Chye Solicitor : Vas & Co (Klang) Address : Unit No. A-4-6, Block A, Vision Residence, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor.  LIYANA/AMB6885
LOT 7 RESERVE PRICE: RM 376,000.00 BANDAR PUNCAK ALAM Type : A 2-storey Intermediate Stratified Terrace House Area : 1200 sq. ft. Assignor : Phua 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.  LIYANA/AMB6878	LOT 8 RESERVE PRICE: RM 320,000.00 SENTUL Type : A 2+1-bedroom Condominium Area : 1,071 sq. ft. Assignor : Sudhaseni a/p Gunasegaran Solicitor : Vas & Co. Address : No. 2-4-17, Mutiara Sentul Condominium, Jalan 9/48A, Off Jalan Sentul, 51000 Kuala Lumpur.  WAWA/AMB6896	LOT 9 RESERVE PRICE: RM 300,000.00 KUALA LUMPUR Type : A 3-bedroom Apartment Area : 1,141 sq. ft. Assignor : Jannaton Ferdaus Bin Shaari Solicitor : B.H. Gan, Nor & Kim Address : No. A-1-13A, Glenview Villa, Taman Pinggiran Cheras, 56100 Kuala Lumpur.  LIYANA/AMB6895
LOT 10 RESERVE PRICE: RM 180,000.00 CYBERJAYA Type : An Intermediate 3-bedroom Serviced Apartment Area : 452 sq. ft. Assignor : Muhammad Firdaus Bin Omar Solicitor : B.H. Gan, Nor & Kim Address : No. N-22-3A, Block N (Northwood), Edusphere Suites, Jalan Edusphere 2, Edusphere Cyber 11, 63000 Cyberjaya, Selangor  BUMI QUOTA AMBANK ISLAMIC BERHAD LIYANA/AMI0638	LOT 11 RESERVE PRICE: RM 115,200.00 RAWANG Type : A Medium-cost Apartment Unit Area : 868 sq. ft. Assignor : Silvanesan A/L Nadaraju Solicitor : Goh & Partners Address : Unit No. 3-3-22, Block 3, R/Pangsa Kos Sederhana, Taman Bukit Rawang Putra, 48000 Rawang, Selangor Darul Ehsan.  LIYANA/AMB6762	

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

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



**ON TUESDAY, THE 23RD 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**

LOT 1	RESERVE PRICE: RM 1,250,000.00	BAYAN LEPAS	LOT 2	RESERVE PRICE: RM 240,000.00	PERMATANG PAUH	LOT 3	RESERVE PRICE: RM 28,000.00	SEMANGGOL
Type : A 4-bedroom Condominium Area : 1,819 sq.ft. Assignor : Jim Johnson Chua Solicitor : Azmi Rahim & Co. Address : No. 8B-12-3, Muze at PICC, Persiaran Mahsuri, 11950 Bayan Lepas, Pulau Pinang.		 WAWA/AMB6898	Type : A Three Bedroom Apartment Unit Area : 900 sq.ft. Assignor : Punitha A/P Anandan Solicitor : Zaid Ibrahim & Co. Address : Unit No. 22-05, Residensi Damai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.		 WAWA/AMI0636	Type : A One-bedroom Serviced Apartment Unit Area : 452 sq. ft. Assignor : Rashidi Bin Zinol Solicitor : Lalchand & Nawawi Address : Unit No. A-5-536 (Room No. 7409), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.		 WAWA/AMB6889
		AMBANK ISLAMIC BERHAD						

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



**ON TUESDAY, THE 23RD 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**

LOT 1	RESERVE PRICE: RM 1,000,000.00	ISKANDAR PUTRI	LOT 2	RESERVE PRICE: RM 420,000.00	JOHOR BAHRU	LOT 3	RESERVE PRICE: RM 270,000.00	BANDAR PENAWAR
Type : Strata Double Storey Terrace House Area : 1,539 sq. ft. Assignor : Hairul Anwar Bin Ibrahim Solicitor : A Rahim & Co. Address : No. 29, Residensi Botani 2, Persiaran Eko Botani 2, Taman Eko Botani 2, 79100 Iskandar Puteri, Johor.		 WAWA/AMI0640	Type : A Two-bedroom Serviced Apartment Unit Area : 1,076 sq. ft. Assignor : Lim Kean Aun Solicitor : Ibrahim Nik Junainah & Associates Address : #R1-18-12, Residensi Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor Darul Takzim.		 WAWA/AMB6897	Type : A Service Apartment Unit Area : 926 sq. ft. Assignor : Mohd. Abdul Rahman Bin Saham Solicitor : A. Rahim & Co (Johor Bahru) Address : No. B-10-16, Pangsapuri Desaru Utama, Jalan Kempas 5, Taman Desaru Utama, 81930 Bandar Penawar, Johor.		 WAWA/ AMI0518
		BUMIPUTRA UNIT AMBANK ISLAMIC BERHAD						AMBANK ISLAMIC BERHAD

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

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

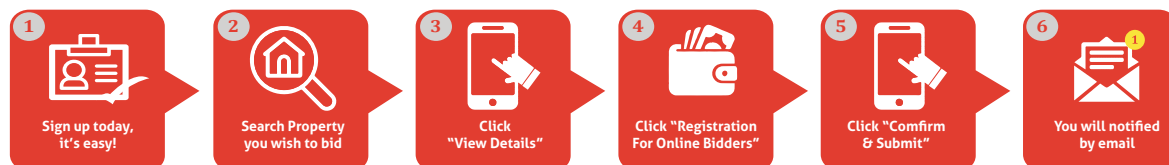
DEPOSIT:

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 on the manner of payment of the deposit.

RESERVE PRICE:

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

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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

You will be notified once your registration has been approved.

HOW TO DO ONLINE BIDDING?

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

"REMINDER'S TO ALL ONLINE BIDDERS"

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

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



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

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

10% deposit of
reserve price or
min RM2,000,
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**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 23 September 2025 / Tuesday

Time : 11.00 am

Via Online : www.eszamauctioneer.com (eZ2Bid)

For more information, please call:

03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

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

PUBLIC AUCTION

DATE : 23 SEPTEMBER 2025 / TUESDAY

TIME : 11.00 A.M.

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



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

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

EZ 1 RESERVE PRICE : RM320,000.00 NILAI



Type : Service Apartment
Area : Approx 68 sqmt / 732 sqft
Assignor(s) : Koh Yuan Hong & Ho Ling Hui
Solicitor : M/S Darshan Chong & Co
(Tel: 03-92844694)

**No. B-L21-09, Menara B (Begonia) @ Bandar Belia,
Jalan Bandar Belia 1/4, Bandar Wawasan, Putra Nilai,
71800 Nilai, 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**

 **www.eszamauctioneer.com**

ONLINE BIDDING STEP

eZ2Bid

www.eszamauctioneer.com



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

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

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



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

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

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

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 23 September 2025 / Tuesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

**For more information, please call:
03-7452 1764**

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | 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 23RD 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 for registration at least one (1) working days before auction day.

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

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

Lot 1 MARKET PRICE RM1,200,000.00 RESERVE PRICE RM777,600.00  PUCHONG	Lot 2 MARKET PRICE RM600,000.00 RESERVE PRICE RM432,000.00  PUCHONG	Lot 3 MARKET PRICE RM420,000.00 RESERVE PRICE RM420,000.00  KAJANG
An Intermediate Two And A Half-Storey Terraced House 190.00 sq. metres (2,045 sq. ft.) No. 38, Jalan NPT 7/1L, Taman Nusaputra Timur, 47130 Puchong, Selangor Darul Ehsan. Assignor(s): Loh Chong Liak Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4046/AMBB/25	A 3+1-Bedroom Condominium 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	A Three-Bedroom Condominium Unit 121.00 sq. metres (1,302 sq. ft.) Unit No. 12-09, 12th Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Kong Hoo Kit & Yun Mai Sang Solicitors: M/S Azhar & Wong Our ref: HASB/4065/AMBB/25
Lot 4 MARKET PRICE RM600,000.00 RESERVE PRICE RM388,800.00  CYBERJAYA	Lot 5 MARKET PRICE RM360,000.00 RESERVE PRICE RM360,000.00  AMPANG	Lot 6 MARKET PRICE RM360,000.00 RESERVE PRICE RM360,000.00  KUALA LUMPUR
A 3+1-Bedroom Condominium 134 sq. metres (1,442 sq. ft.) No. 01-31-01, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor. Assignor(s): Yahya Bin Sidek Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4064/AMBB/25 AMBANK ISLAMIC BERHAD Note: The Project is subject to bumi quota restriction.	A Three-Bedroom Medium-Cost Apartment Unit 107.00 sq. metres (1,152 sq. ft.) Unit No. AG-18, Ground Floor, City Garden Orchid Court Condominium, Jalan Nirwana 1, Taman Nirwana, 68000 Ampang, Selangor Darul Ehsan. Assignor(s): Choong Kean Hing and Ng Yan Nee (f) Solicitors: M/S A. Rahim & Co. Our ref: HASB/4062/AMBB/25	A 3-Bedroom Suite Apartment 80 sq. metres (861 sq. ft.) No. C-20-12, Residensi MH Platinum 2, No. 12, Jalan Usahawan 6, Setapak Jaya 2, 53200 Kuala Lumpur. Assignor(s): Ng Yoon Chin & Wong Joe Yuen Solicitors: M/S Vas & Co Our ref: HASB/4060/AMBB/25
Lot 7 MARKET PRICE RM220,000.00 RESERVE PRICE RM220,000.00  SHAH ALAM	Lot 8 MARKET PRICE RM240,000.00 RESERVE PRICE RM190,000.00  PETALING JAYA	Lot 9 MARKET PRICE RM240,000.00 RESERVE PRICE RM171,000.00  SHAH ALAM
A Small Office Flexible Office (SOFO) Unit 39.00 sq. metres (420 sq. ft.) No. 20-16, Suria Jaya, Jalan Padang Jawa, Seksyen 16, Shah Alam, 40200 Shah Alam, Selangor Darul Ehsan. Assignor(s): Victor Liaw Vui Lun & Ang Bee Lang Solicitors: M/S Nik Hisham, Fakhiah & Co Our ref: HASB/4063/AMBB/25	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	A Small Office Flexible Office (SOFO) Unit 55 sq. metres (592 sq. ft.) Unit No. 21-20, Avenue Crest, Jalan Jubli Perak 22/1, Section 22, 40300 Shah Alam, Selangor Darul Ehsan. Assignor(s): Eng Wai Sheng Solicitors: M/S Azhar & Wong Our ref: HASB/4061/AMBB/25
Lot 10 MARKET PRICE RM200,000.00 RESERVE PRICE RM160,000.00  PETALING JAYA	Lot 11 MARKET PRICE RM140,000.00 RESERVE PRICE RM140,000.00  PETALING JAYA	Lot 12 MARKET PRICE RM120,000.00 RESERVE PRICE RM96,000.00  BATU CAVES
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	A 3-Bedroom Low-Cost Apartment 60 sq. metres (646 sq. ft.) No. H-0-12, Blok H, Apartment Lestari, No. 1, Jalan PJU 10/1B, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor. Assignor(s): Mohamad Supandi Bin Mohd Aseri Solicitors: M/S Vas & Co. Our ref: HASB/4059/AMBB/25 AMBANK ISLAMIC BERHAD	A 3-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 Hamdzah Solicitors: M/S Vas & Co. Our ref: HASB/4055/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 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

Website: 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
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A STEP BY STEP GUIDE TO BID ONLINE

01

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02

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03

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04

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05

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Property Auction House Sdn. Bhd.
ONLINE AUCTION

Date/Day : 23 September 2025 / Tuesday
Time : 3.00 pm
Via Online : ebid.auctions.com.my

For more information, please call:
03-7452 1318

AmBank Home Financing Please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



PROPERTY
AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 23RD 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

- (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).

1	RESERVE PRICE: RM1,200,000.00	Kuala Lumpur	 <p>Description: Serviced apartment Address: Unit No. A-15-15, Block A, Residensi Akson (Axon Residence), No. 5, Lorong Walter Grenier, Bukit Bintang, 55100 Kuala Lumpur. Area: approx 74 sq metres (797 sq feet) Assignor(s): Tan Ah Nya @ Saw Lay Leng Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH39510</p>	2	RESERVE PRICE: RM1,120,000.00	Puchong	 <p>Description: 2 1/2 storey terraced house Address: No. 17, Jalan NPT 7/1L, Taman Nusaputra Timur, 47130 Puchong, Selangor Darul Ehsan. Area: approx 190 sq metres (2,045 sq feet) Assignor(s): James Ravi A/L D Dorairaj Solicitor: M/S Vas & Co Our Ref: PAH39097(2)</p>	3	RESERVE PRICE: RM970,000.00	Kuala Lumpur	 <p>Description: Condominium Address: No. H-21-03, Residensi Duta Kiara, Jalan Duta Hartamas, 50480 Kuala Lumpur. Area: approx 108 sq metres (1,163 sq feet) Assignor(s): Chin Fun Yuen Solicitor: M/S Goh & Partners Our Ref: PAH39417</p>
4	RESERVE PRICE: RM736,000.00	Ampang	 <p>Description: 5 bedroom duplex condominium Address: No. 3-C, Residensi 28, Jalan Beverly Heights 1, Taman Beverly Heights, 68000 Ampang, Selangor Darul Ehsan. Area: approx 3,056 sq feet (283.91 sq metres) Assignor(s): Gaincost (M) Sdn Bhd Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH38966(2)</p>	5	RESERVE PRICE: RM680,000.00	Kuala Lumpur	 <p>Description: Serviced apartment Address: No. 27-05, Anggun Residences, No. 8, Jalan Medan Tuanku Utama, 50300 Kuala Lumpur. Area: approx 60 sq metres (646 sq feet) Customer(s): Mohd Razi Bin Mohamood Solicitor: M/S Goh & Partners Our Ref: PAH39418 AMBank ISLAMIC BERHAD</p>	6	RESERVE PRICE: RM500,000.00	Kuala Lumpur	 <p>Description: Condominium Address: Unit No. 2-28-17, Tower 2, Residensi Bintang Bukit Jalil, No. 1, Jalan Jalil Impian, Bukit Jalil, 57000 Kuala Lumpur. Area: approx 95 sq metres (1,023 sq feet) Assignor(s): Teh Chung Hong Solicitor: M/S Azhar & Wong Our Ref: PAH39469</p>
7	RESERVE PRICE: RM260,000.00	Rawang	 <p>Description: Single storey terraced house Address: Premises No. 22, Jalan Seroja 5A/3, Section BS6, Bukit Sentosa, 48300 Rawang, Selangor Darul Ehsan. Area: approx 100 sq metres (1,076 sq feet) Assignor(s): Mohamed Yusuf Bin Amran & Mohamed Yasman Bin Mohamed Yusuf Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH34786(2)</p>	8	RESERVE PRICE: RM234,900.00	Cyberjaya	 <p>Description: Serviced suite Address: Unit No. N-08-17, Block Northwood, Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 73.39 sq metres (790 sq feet) Customer(s): Abdul Nasir Bin Saari Solicitor: M/S Vas & Co Our Ref: PAH37753(2) AMBank ISLAMIC BERHAD</p>	9	RESERVE PRICE: RM216,000.00	Seri Kembangan	 <p>Description: Office unit Address: Unit No. 28-2, Premises No. 28, Block C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Area: approx 122 sq metres (1,313 sq feet) Assignor(s): Unique Steel & Trading Sdn Bhd Solicitor: M/S Vas & Co Our Ref: PAH39468</p>
10	RESERVE PRICE: RM200,000.00	Semenyih	 <p>Description: Apartment Address: Unit No. TR1-02-02, The Residence 1, Jalan TE 5, Taman Tiara East, 43500 Semenyih, Selangor Darul Ehsan. Area: approx 75 sq metres (807 sq feet) Customer(s): Mohd Amirul Bin Mohd Razani Solicitor: M/S Vas & Co Our Ref: PAH39547 AmBank Islamic Berhad</p>	11	RESERVE PRICE: RM160,000.00	Petaling Jaya	 <p>Description: Apartment Address: Unit No. I-02-14, Block I, Pangsapuri Petaling Perdana, Jalan PJS 1/21, Taman Petaling Utama, 46150 Petaling Jaya, Selangor Darul Ehsan. Area: approx 60.39 sq metres (650 sq feet) Assignor(s): Poovaneswary A/P Perumal & Thewi A/P Perumal Solicitor: M/S Zain Megat & Murad Our Ref: PAH39555</p>	12	RESERVE PRICE: RM135,000.00	Puchong	 <p>Description: 3 bedroom low-cost apartment Address: No. A-8-14, Block A, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan. Area: approx 63.00 sq metres (678 sq feet) Assignor(s): Kumar A/L Suppaya Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH38024(2)</p>
J1	RESERVE PRICE: RM430,000.00	Johor Bahru	 <p>Description: Service apartment Address: No. 15-12, Block A, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor Area: approx 96 sq metres (1,033 sq feet) Assignor(s): Som Cit A/P Nai Song Ket Solicitor: M/S Nor Ding & Co. Our Ref: PAHJ/7516(1)/9/2025(LA)</p>	J2	RESERVE PRICE: RM380,000.00	Masai	 <p>Description: Service apartment Address: Unit No. E-09-05, Block E, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor. Area: approx 78 sq metres (840 sq feet) Assignor(s): Muhamad Norhafiszal Bin Khalid Solicitor: M/S A. Rahim & Co. Our Ref: PAHJ/7519(1)/9/2025(LA)</p>	J3	RESERVE PRICE: RM310,000.00	Johor Bahru	 <p>Description: Apartment Address: Unit No. 05-05, Tower A, Pangsapuri Lagun, Jalan Seri Austin 3/56, Taman Seri Austin, 81100 Johor Bahru, Johor Area: approx 93 sq metres (1,001 sq feet) Assignor(s): Zulkifli Bin Ramli Solicitor: M/S Nor Ding & Co. Our Ref: PAHJ/7512(2)/9/2025(LA)</p>

S1	RESERVE PRICE: RM612,000.00	Kota Kinabalu	 <p>Description: A commercial suite Address: Unit No. A-11-02, Level 11, Type A1, Sutera Bay @ Sadong Jaya, Lorong Ikan Juara 3, Sadong Jaya, 88100 Kota Kinabalu, Sabah Area: approx 63.81 sq metres (686 sq feet) Assignor(s): MH Pharma Resources Sdn Bhd Solicitor: M/S Wong & Shim Our Ref: PAHS/8552(2)/9/2025(LA)</p>
S2	RESERVE PRICE: RM700,000.00	Putatan	 <p>Description: A 2-storey intermediate shop/office building Address: Lot No. 35, Block D, Lorong SPCC 1, Seri Putatan Commercial Centre, Off Jalan Pasir Putih, 88200 Putatan, Sabah Area: approx 103.5 sq metres (1,114 sq feet) Assignor(s): MH Pharma Resources Sdn Bhd Solicitor: M/S Wong & Shim Our Ref: PAHS/8553(2)/9/2025(LA)</p>
S3	RESERVE PRICE: RM260,000.00	Penampang	 <p>Description: An intermediate apartment unit Address: Unit No. J3A-2, Second Floor, Block J, Cyber City Apartments Phase 1, 88200 Penampang, Sabah Area: approx 51.09 sq metres (550 sq feet) Customer(s): Dalila Irdina Binti Md Rohaizad Solicitor: M/S Wong & Shim Our Ref: PAHS/8568/9/2025(LA) AMBANK ISLAMIC BERHAD</p>
S4	RESERVE PRICE: RM240,000.00	Kota Kinabalu	 <p>Description: A corner apartment unit situated on the third floor of a 4-storey walk-up apartment block [BUMI LOT] Address: Unit No. 12, Third Floor, Block A (DBKK No. A-3-12), Taman Malawa Jaya Phase 2, Off Jalan Sepangar, 88450 Kota Kinabalu, Sabah Area: approx 84.07 sq metres (905 sq feet) Assignor(s): Dolorine Binti Miting Solicitor: M/S Wong & Shim Our Ref: PAHS/8400(2)/9/2025(LA)</p>
S5	RESERVE PRICE: RM266,400.00	Tawau	 <p>Description: A double storey intermediate terraced house – Type C2 Address: TB 312, Lot No. 1693, Bandar Sri Indah Phase 5H, Mile 10, Jalan Apas, 91000 Tawau, Sabah Area: approx 1,353 sq feet (125.70 sq metres) Customer(s): Medzlan Azhar Bin Mohamed & Azlinda Binti Jaabi Solicitor: M/S Wong & Shim Our Ref: PAHS/8247(3)/8/2025(LA) AMBANK ISLAMIC BERHAD</p>
S6	RESERVE PRICE: RM167,962.00	Tuaran	 <p>Description: An apartment unit Address: Unit No. D-1-10, Block D, Level 1, Taman E Residence @ Telipok Phase 1, 89200 Tuaran, Sabah Area: approx 1,029 sq ft (95.59 sq metres) Customer(s): Mohd Razis Bin Abdul Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8481(5)/8/2025(LA) AMBANK ISLAMIC BERHAD</p>
S7	RESERVE PRICE: RM380,000.00	Tawau	 <p>Description: A single storey intermediate terraced house – Type A Address: Lot No. 698, Taman Ria Heights Phase 2A, Jalan Utara, 91000 Tawau, Sabah Area: approx 1,609 sq ft (149.48 sq metres) Assignor(s): Muhammad Syafiq Bin Ali Customer(s): Muhammad Syafiq Bin Ali & Mariani @ Norsiah Binti Kassim Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8567/8/2025(LA) AMBANK ISLAMIC BERHAD</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.

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

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E-mail: main@auctions.com.my
Website: www.auctions.com.my

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Pusat Perdagangan Kebun Teh,
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Tel: 07-3336226 & 3333226
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whichever is
higher

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 24 September 2025 / Wednesday

Time : 10:30 am / 11:30 am

Via Online : arenaauctioneers.com

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1764 | 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

24 SEPTEMBER 2025, WEDNESDAY, 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 544,000.00

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 : AASB1432/AMBB (S)/140/005/25-Z02(BK-2)
LOT ID : 37741

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

AA02 | RESERVE PRICE : RM 376,000.00

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 : AASB1437/AMBB (S)/143/008/25-Z02(BK-2)
LOT ID : 37746
NOTE : NON - BUMIPUTERA LOT

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

AA03 | RESERVE PRICE : RM 215,000.00

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 : AASB1436/AMBB (S)/142/007/25-Z02(BK-2)
LOT ID : 37745

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

AA04 | RESERVE PRICE : RM 210,600.00

KOTA KINABALU



DESCRIPTION : AN INTERMEDIATE APARTMENT UNIT
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : AMY WONG KO SHYUAN & LIONG MIN CHU @ LEONG MIN CHU
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1399/AMBB (S)/138/003/25-Z03(BK-3)
LOT ID : 37387

LOT NO. 4 (B-7F-4), BLOCK B, SEVENTH FLOOR, APARTMENT ANGKASA, KAMPUNG DARAU, MENGGATAL, 88450 KOTA KINABALU, SABAH

AA05 | RESERVE PRICE : RM 200,000.00

LAHAD DATU



DESCRIPTION : SINGLE STOREY INTERMEDIATE TERRACED HOUSE
LAND AREA : 1,613.62 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD SUHALIE BIN MOHD SALLEH
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1430/AMBB (S)/139/004/25-N01(BK-1)
LOT ID : 37737

LOT NO. C61-6, BLOCK C61, TAMAN KHAZANAH INDAH, KM 12, JALAN TENGAH NIPAH, 91100 LAHAD DATU, SABAH

AA06 | RESERVE PRICE : RM 190,000.00

KOTA KINABALU



DESCRIPTION : CORNER APARTMENT UNIT
FLOOR AREA : 581.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LO SHENG KHAI @ DAVID LO
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1434/AMBB (S)/141/006/25-Z02(BK-2)
LOT ID : 37743

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

AA07 | RESERVE PRICE : RM 187,200.00

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 : AASB1392/AMBB (S)/136/001/25-Z03(BK-3)
LOT ID : 36886
NOTE : BUMIPUTERA LOT

U10-0, CYBER CITY APARTMENT 2, JALAN LINTAS, 88300 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@arenauctioneers.com
WEBSITE : arenauctioneers.com

PROCLAMATION OF SALE

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

PUBLIC AUCTION VIA ONLINE BIDDING

24 SEPTEMBER 2025, WEDNESDAY, 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.
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 **AmBank (M) Berhad**

 **AmBank Islamic Berhad**

AA01 | RESERVE PRICE : RM 1,200,000.00

CYBERJAYA



DESCRIPTION : A STRATIFIED DOUBLE STOREY END TERRACED HOUSE WITH A LOWER GROUND FLOOR
LAND AREA : 2,164.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : FARAH NATASHA BINTI ABDUL RAHIM
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB1431/AMBB (P)/262/007/25-N01(BK-1)
LOT ID : 37738
NOTE : **BUMIPUTERA LOT**

PREMISES NO. 2, JALAN SCHUBERT 1C, SYMPHONY HILLS, CYBER 9, 63000 CYBERJAYA, SELANGOR

AA02 | RESERVE PRICE : RM 620,000.00

KUALA LUMPUR



DESCRIPTION : A TWO-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 775.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : WONG KHAR KHUEN & YIK JIE YI
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1396/AMBB (P)/259/004/25-Z01(BK-1)
LOT ID : 37302

NO. 27-7, RESIDENSI AMPANG KIRI, NO. 9, JALAN AMPANG KIRI, AMPANG, 55000 KUALA LUMPUR

AA03 | RESERVE PRICE : RM 600,000.00

KUALA LUMPUR



DESCRIPTION : AN END CONDOMINIUM UNIT TOGETHER WITH TWO CAR PARK BAYS, A PRIVATE TERRACE AND AN AIR CONDITIONER LEDGE AS ACCESSORY PARCELS
FLOOR AREA : 1,152.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : TAN LAI SHOEI
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB1398/AMBB (P)/260/005/25-Z01(BK-1)
LOT ID : 37306

UNIT NO. A-23A-10, BLOCK A, TRINITY AQUATA, NO. 2, JALAN 1/141, OFF LEBUHRAYA SUNGAI BESI, 57100 KUALA LUMPUR

AA04 | RESERVE PRICE : RM 500,000.00

GENTING HIGHLANDS



DESCRIPTION : A ONE-BEDROOM SERVICE APARTMENT UNIT
FLOOR AREA : 721.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MUHAMAD HAFIZ BIN OSMAN
SOLICITOR : MESSRS HAMIDAH ROSMAWATI & ASSOCIATES (KUANTAN)
REFERENCE : AASB1435/AMBB (P)/264/009/25-Z02(BK-2)
LOT ID : 37744

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

AA05 | RESERVE PRICE : RM 486,000.00

AMPANG



DESCRIPTION : A PENTHOUSE UNIT TOGETHER WITH TWO CAR PARK BAYS AND A ROOF GARDEN AS ACCESSORY PARCELS
FLOOR AREA : 2,480.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : AHMAD BIN MASLAN & NORAINI BINTI SULAIMAN
SOLICITOR : MESSRS NIK HISHAM, FAKIAH & CO (KL)
REFERENCE : AASB1429/AMBB (P)/261/006/25-N01(BK-4)
LOT ID : 37736

UNIT NO. A-23A-01, TOWER A, AMPANG PUTRA RESIDENSI, JALAN AMPANG PUTRA 6, TAMAN PUTRA SULAIMAN, 68000 AMPANG, SELANGOR

AA06 | RESERVE PRICE : RM 350,000.00

KUALA LUMPUR



DESCRIPTION : A SUITE APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL
FLOOR AREA : 743.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MAC JAKE LOUHART ANAK WANTA
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB1395/AMBB (P)/258/003/25-U01(BK-1)
LOT ID : 36891

UNIT NO. B-27-10, BLOCK B, SENTUL POINT (PUNCAK SENTUL), NO. 8, JALAN SENTUL PERDANA, 51000 KUALA LUMPUR

AA07 | RESERVE PRICE : RM 338,400.00

CHERAS



DESCRIPTION : A THREE-BEDROOM SERVICE APARTMENT UNIT
FLOOR AREA : 1,050.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LIM GUAT FEI
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1393/AMBB (P)/256/001/25-Z01(BK-3)
LOT ID : 36887

UNIT NO. A-13-15, 13TH FLOOR, DAMAI HILLPARK, JALAN DAMAI PERDANA 6/1F, BANDAR DAMAI PERDANA, 56000 CHERAS, SELANGOR

AA08 | RESERVE PRICE : RM 280,000.00

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 : AASB1433/AMBB (P)/263/008/25-Z02(BK-2)
LOT ID : 37742

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

AA09 | RESERVE PRICE : RM 145,800.00

SUBANG JAYA



DESCRIPTION : AN END SMALL OFFICE VERSATILE OFFICE (SOVO) UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL
FLOOR AREA : 678.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHAMMAD SHAFIQ KHAN BIN MOHAMMAD AMIN
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1394/AMBB (P)/257/002/25-Z01(BK-4)
LOT ID : 36889
NOTE : BUMIPUTERA LOT

UNIT NO. B-14-13, BLOCK B, MENARA SURIA, JALAN SUBANG MAS, TAMAN SUBANG MAS, 47620 SUBANG JAYA, SELANGOR

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

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

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com



GUIDELINE FOR ONLINE AUCTION REGISTRATION



DEPOSIT :

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

RESERVE PRICE :

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

ON THE DAY OF AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO :

1. Purchase a bank draft or cashier's order equivalent to 10% of the fixed reserve price.
2. Requirements:
 - a. Individual Purchaser
 - Identification Card (NRIC) together with a photocopy of the NRIC card (both sides) for identification registration purposes.
 - Correspondence address.
 - Telephone no.
 - b. Corporate Company / Firm Purchaser
 - A certified true copy of the Company's Memorandum and Articles of Association (M&A).
 - Form 44, 24 and 49 / Form 17, 14 and 58.
 - Board of Director's Resolution.
 - c. Agent / Representative of the Purchaser
 - Letter of Authority from Intending Purchaser.
 - A photocopy of the Intending Purchaser's NRIC card.
3. Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
4. A person who has not reached the age of the 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

ORGANISED BY:

ARENA AUCTIONEERS SDN. BHD. [201401016251 / 1092337 - X]

No. 20-2, Jalan Matahari, AB U5/AB, Seksyen U5, Bandar Pinggiran Subang, 40150 Shah Alam, Selangor

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

H/P : 012 - 327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

**Date/Day : 24 September 2025 /
Wednesday**

Time : 11.00 am

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

**For more information, please call:
03-7452 1764**

**AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608**



PROPERTY AUCTION



03-7452 1318 | 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 24TH 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	BINTULU	RESERVE PRICE : RM600,000.00	LOT 2	KUCHING	RESERVE PRICE : RM200,000.00
	Description : Double storey terraced intermediate Land Area : Approx. 183.5 sqm. / 1,975.2 sqft. Built-up Area : Approx. 166 sqm. / 1,787 sqft. Our Ref. : AMB-2024-0112 Assignee : AmBank (M) Berhad Bank Ref : 88820002928677 Solicitors : S.K. Ling & Tan Advocates (Kch)			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 Solicitors : S.K. Ling & Tan Advocates (Kch)	

No. 25 (Lot 15299 B32 KLD), Golden Villa 3, Jalan Sibiyu, 97000 Bintulu, Sarawak

No. 839, Lorong 3H, RPR Landeh (Taman Sri Permai), Jalan Landeh, 93250 Kuching, Sarawak

LOT 3	KUCHING	RESERVE PRICE : RM485,000.00	Organised by the below Auctioneer:
	Description : Double storey terraced intermediate Land Area : Approx. 202.90 sqm. / 2,184.00 sqft. Built-up Area : Approx. 133.96 sqm. / 1,441.93 sqft. Our Ref. : AMB-2025-0139 Assignee : AmBank (M) Berhad Bank Ref : 88820002890095 Solicitors : Ariffin, Lai & Kan Advocates (Kch)		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 Website : https://praisemillion.com.my E-mail Address: auction@praisemillion.com.my

Sublot No. 75 (Lot 2183), Lorong Pristana Demak 1B, Pristana Garden, Jalan Pristana Demak, Off Jalan Demak Laut, 93050 Kuching, Sarawak

Licensed Auctioneers :
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.



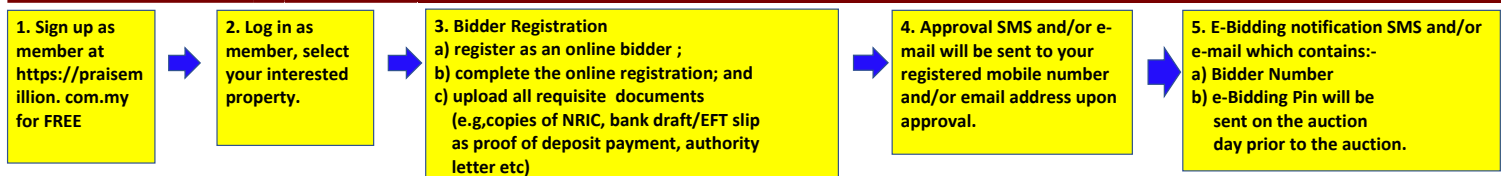
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

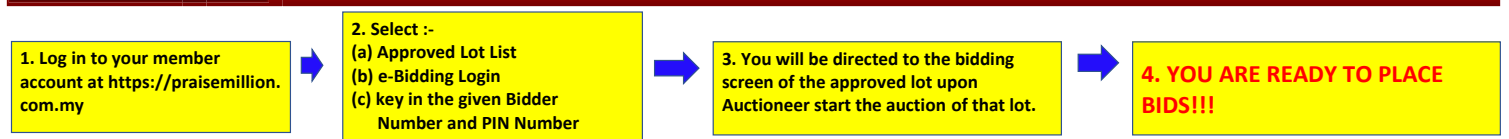


HOW TO REGISTER AND BID ONLINE?

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 26 September 2025 / Friday

Time : 11.00 AM

Via Online : <https://palma.bidnow.my>

For more information, please call:
03-7452 1764

AmBank Financing Please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder
Brian Choi: 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY
Friday

DATE
26TH 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 Bayan Lepas **Reserve Price RM 328,000**



Condominium Unit
850 sq.ft.

Unit No. B2-27-07, Havana Beach Residences, Halaman Sungai Tiram, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Dhenoga A/P Ravintheran & Ravintheran A/L Michel

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

Pulau Pinang

LOT 02 Bayan Lepas **Reserve Price RM 190,000**



Flat Unit
603 sq.ft.

Unit No. 3-G-34, Lintang Bayan 8, Seri Delima Dua, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Rizalman Bin Mat Nayan & Zarida Binti Abdullah

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

Pulau Pinang

LOT 03 Bayan Lepas **Reserve Price RM 420,000**



Apartment Unit
883 sq.ft.

Unit No. A1-021-12, TreeO, Jalan Sungai Ara 10, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Noreffia Binti Md Esa & Mohd Saad Bin Abdul Rahman

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

Pulau Pinang

LOT 04 Simpang Ampat **Reserve Price RM 45,000**



Service Apartment Unit
452 sq.ft.

Unit No. A-7-747 (Room No. 7606), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

Assignor / Borrower :
Suffian Bin Abu Bakar & Ruzaini Binti Masiran

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

Pulau Pinang

 = AmBank (M) Berhad

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

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

Licensed Auctioneers :

ROHAYAH BINTI ISMAIL

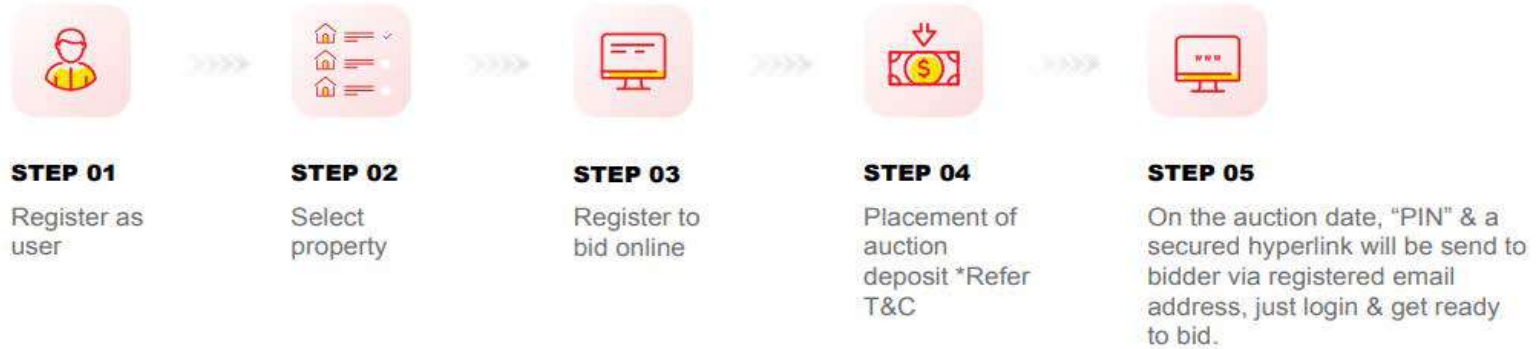


PALMA AUCTIONEERS SDN BHD
04-2299777



Simple Step of Bidding

5 Step To Bid Auction Property Online



Devices Tips During Auction Property Online

Before Auction



During Auction



Why Should I Bid Online?

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



PALMA AUCTIONEERS SDN BHD

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



PALMA AUCTIONEERS
SDN BHD · 1324107-M

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 26th September 2025 / Friday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



PROPERTY AUCTION



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PROCLAMATION OF SALE

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

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

View Live Auction at www.ngchanmau.com/live-auction

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.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Friday, 26th September 2025, 3.00 p.m. at 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 : RM 1,800,000</p> <p>CORNER 2.5 STOREY LINKED HOUSE + GATED AND GUARDED SCHEME 4,822 SQ. FT. / 448 SQ MTR</p> <p>Unit No. 1, Jalan NPT 7/1F, Reflexion, Taman Nusaputra Timur, 47130 Puchong, Selangor.</p> <p>Assignor/Borrower : Norizad Bin Abdul Rashid Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p> <p>LOT 1 PUCHONG</p> <p>BUMI LOT</p> <p>SELANGOR</p>	<p>Reserve Price : RM 540,000</p> <p>DUAL KEY 2 BEDROOM SERVICED APARTMENT 861 SQ. FT. / 80 SQ MTR</p> <p>Unit No. B-12-05, Menara Inspirasi (Expressionz Professional Suites), Jalan 1/65A, Off Jalan Tun Razak, 50400 Kuala Lumpur.</p> <p>Assignor/Borrower : Chin Tze Khang Solicitor : M/S A Rahim & Co (Tel : 03-2282 4922)</p> <p>LOT 2 KUALA LUMPUR</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 420,000</p> <p>3 BEDROOM CONDOMINIUM UNIT 1,249 SQ. FT. / 116 SQ MTR</p> <p>Unit No.10-10, 10th Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor.</p> <p>Assignor/Borrower : Tan Geok Lee Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>LOT 3 KAJANG</p> <p>SELANGOR</p>
<p>Reserve Price : RM 340,000</p> <p>2 BEDROOM SERVICED APARTMENT UNIT 786 SQ. FT. / 73 SQ MTR</p> <p>Unit No. MA-30-04, Shorea Park Residence 1, Jalan SP 1, 47120 Puchong, Selangor.</p> <p>Assignor/Borrower : Loyis Anak Uding Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>LOT 4 PUCHONG</p> <p>BUMI LOT</p> <p>SELANGOR</p>	<p>Reserve Price : RM 244,800</p> <p>OFFICE UNIT 1,539 SQ. FT. / 143 SQ MTR</p> <p>Unit No. 28-3, 3rd Floor, Blok C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, 43300 Seri Kembangan, Selangor.</p> <p>Assignor/Borrower : Unique Steel & Trading Sdn Bhd Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)</p> <p>LOT 5 SERI KEMBANGAN</p> <p>SELANGOR</p>	<p>Reserve Price : RM 230,000</p> <p>3 BEDROOM APARTMENT 850 SQ. FT. / 78.97 SQ MTR</p> <p>No. E-08-26, Blok E, Flora Darnansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.</p> <p>Assignors/Borrowers : Chia Suit Ling & Chan Seng Thim Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)</p> <p>LOT 6 PETALING JAYA</p> <p>SELANGOR</p>
<p>Reserve Price : RM 170,000</p> <p>3 BEDROOM LOW COST APARTMENT 650 SQ. FT. / 60.39 SQ MTR</p> <p>Unit No. B-06-09, Pangsapuri Rimba, Jalan Lengkuas 16/19, Seksyen 16, 40200 Shah Alam, Selangor.</p> <p>Assignor/Borrower : Roslan Bin Dahareh Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>LOT 7 SHAH ALAM</p> <p>SELANGOR</p>	<p>Freshly Shortlisted Below Market Price Auction Listings</p> <p>www.ngchanmau.com</p> 	

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Friday, 26th September 2025, 3.30 p.m. at www.ngchanmau.com

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

Reserve Price : **RM 250,000**

LOT 1
JOHOR BAHRU

3 BEDROOM MEDIUM COST APARTMENT UNIT
937 SQ. FT. / 87.05 SQ MTR

Unit No.#02-08,, Blok 1, Jalan Desa Kempas 1, Taman Desa Kempas, 81200 Johor Bahru, Johor.

Assignors/Borrowers :
Ahmad Kamal Bin Sabirin &
Rozilawati Binti Mohd Yasin
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)



JOHOR

Reserve Price : **RM 160,000**

LOT 2
SKUDAI

3 BEDROOM MEDIUM LOW COST APARTMENT UNIT
753 SQ. FT. / 70 SQ MTR

Unit No. B-2-7, Blok B, Rumah Pangsa Skudai Baru, Jalan Hang Lekir, 81300 Skudai, Johor.

Assignor/Borrower : Kong Ching Aun
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)



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Johor

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Contact Us (Mon-Fri)

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