

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 7TH OCTOBER 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 [196901000186 (8515-D)] / AMBANK ISLAMIC BERHAD [199401008897 (296576-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 7TH OCTOBER 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 2,500,000.00 KUALA LUMPUR Type : A 4+1-Bedroom Duplex Condominium Area : 3,466 sq.ft. Assignor : Siti Zubaidah Binti Redzuan & RA Gunaseharan A/L Appoo Solicitor : Nik Hisham, Fakhiah & Co. Address : No. E-01-01, Block E, Sunway Vivaldi, Jalan 19/70A, Desa Sri Hartamas, 50480 Kuala Lumpur. BUMIPUTRA LOT ALIN/AMB6900	LOT 2 RESERVE PRICE: RM 456,000.00 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, Jalan Bemban, Taman Residensi Xtreme Meridian, 55000 Kuala Lumpur. BUMIPUTRA LOT AMBANK ISLAMIC BERHAD LIYANA/AMI0641	LOT 3 RESERVE PRICE: RM 432,000.00 KUALA LUMPUR Type : A 3-Bedroom Serviced Apartment 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. LIYANA/AMB6882
LOT 4 RESERVE PRICE: RM 320,000.00 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 5 RESERVE PRICE: RM 310,000.00 KAJANG Type : A 3-Bedroom Apartment Unit Area : 990 sq.ft. Assignor : Lee Nyet Tian Solicitor : Zain Megat & Murad (KL) Address : Unit No. A-08-12, Blok A, Residensi Zamrud, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor. AMBANK ISLAMIC BERHAD UMI/AMI0643	LOT 6 RESERVE PRICE: RM 255,000.00 SENTUL Type : A 2+1-Bedroom Condominium Area : 1,071 sq.ft. Assignor : Suchaseni a/p Gunasegaran Solicitor : Vas & Co. Address : No. 2-4-17, Mutiara Sentul Condominium, Jalan 9/48A, Off Jalan Sentul, 51000 Kuala Lumpur. LIYANA/AMB6896
LOT 7 RESERVE PRICE: RM 240,000.00 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 8 RESERVE PRICE: RM 230,000.00 PETALING JAYA Type : A 3-Bedroom Apartment Unit Area : 850 sq.ft. Assignor : Siti Hajar Binti Zulkifli Solicitor : B.H. Gan, Nor & Kim Address : No. E-09-22, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor AMBANK ISLAMIC BERHAD UMI/AMI0644	LOT 9 RESERVE PRICE: RM 160,000.00 PETALING JAYA Type : A 3-Bedroom Low-Cost Apartment Unit Area : 645.83 sq.ft. Assignor : Suppumah @ Suppamah A/P Chattiwan Solicitor : Goh & Partners Address : Unit No. A-6-01, Block A, Desa Perangsang, No. 1, Jalan PJS 3/52, 46150 Petaling Jaya, Selangor ALIN/AMB6901
LOT 10 RESERVE PRICE: RM 153,900.00 PETALING JAYA Type : A 3-Bedroom Medium-Cost Apartment 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 LIYANA/AMI0634	LOT 11 RESERVE PRICE: RM 114,791.00 KEPONG Type : An Intermediate 3-Bedroom Apartment Area : 1,119 sq.ft. Assignor : Cheng Hen Loong Solicitor : Azhar & Wong Address : No. 1-19, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kepong, Selangor Darul Ehsan. REFER NOTE AT BELOW LIYANA/AMB6627	LOT 12 RESERVE PRICE: RM 70,000.00 RAWANG Type : A 3-Bedroom Low-Cost Apartment Unit Area : 650 sq.ft. Assignor : Nik Mohd Rizal Bin Wan Omar Solicitor : Sidek Teoh Wong & Dennis Address : No. A-2-06, Block A, Apartment Kemuning, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor. REFER NOTE AT BELOW WAWA/AMB6902
LOT 13 RESERVE PRICE: RM 127,850.00 KUALA LUMPUR Type : An Intermediate Retail Lot Area : 129 sq.ft. Assignor : TSL Franchise (M) Sdn Bhd Solicitor : Vas & Co. Address : No. 2-3A, Plaza Haji Taib, No. 42, Lorong Haji Taib 5, 50350 Kuala Lumpur. LIYANA/AMB6664	NOTE 11: Successful bidder has to pay an outstanding sum of RM 5,846.77 due to Developer under the Principal Sale and Purchase Agreement.	NOTE 12: Successful bidder has to pay an outstanding sum of RM875 due to Developer under the Principal Sale and Purchase Agreement


PROSPECTIVE BIDDERS MAY BID ONLINE AT
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**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 7TH OCTOBER 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 800,000.00	ISKANDAR PUTERI
Type : Strata Double Storey Terrace House Area : 1,539 sq.ft. Assignor : Hairul Anuwar Bin Ibrahim Solicitor : A Rahim & Co. Address : No. 29, Residensi Botani 2, Persiaran Eko Botani 2, Taman Eko Botani 2, 79100 Iskandar Puteri, Johor.		
BUMIPUTRA LOT AMBANK ISLAMIC BERHAD		LIYANA/AMI0640

LOT 2	RESERVE PRICE: RM 400,000.00	JOHOR BAHRU
Type : A Two-Bedroom Serviced Apartment Unit Area : 808 sq.ft. Assignor : Low Zheng Wei & Yeoh Leng Leng Solicitor : Nor Ding & Co. Address : No. B-13-11, Blok B, Residensi Laman Lapan (also known as 8scape Residence), Jalan Sutera Kuning, Taman Sutera, 81200 Johor Bahru, Johor Darul Takzim.		
		LIYANA/AMB6899

LOT 3	RESERVE PRICE: RM 336,000.00	JOHOR BAHRU
Type : A Two-Bedroom Serviced Apartment Unit Area : 926 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.		
		LIYANA/AMB6897

LOT 4	RESERVE PRICE: RM 324,000.00	JOHOR BAHRU
Type : A Serviced Apartment Unit Area : 1,152 sq.ft. Assignor : Suhada Binti Md Shehweli Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : #10-08, Blok A, Pangsapuri Amara Larkin, Jalan Larkin, 80350 Johor Bahru, Johor Darul Takzim.		
		LIYANA/AMB6884

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 7TH OCTOBER 2025, AT 3.30 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 1,000,000.00	BAYAN LEPAS
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.		
		LIYANA/AMB6898

LOT 2	RESERVE PRICE: RM 300,000.00	PERMATANG PAUH
Type : A Three Bedroom Apartment Unit Area : 900 sq.ft. Assignor : Sarvin Naidu A/L Punggal Naidoo Solicitor : Jayadeva & Kamal Address : Unit No. 15-16, Residensi Damai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.		
AMBANK ISLAMIC BERHAD		ALIN/AMI0642

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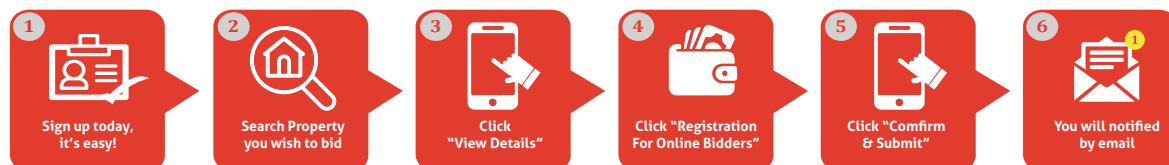
DEPOSIT:

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

RESERVE PRICE:

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

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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

You will be notified once your registration has been approved.

HOW TO DO ONLINE BIDDING?

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

"REMINDER'S TO ALL ONLINE BIDDERS"

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

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



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

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 7 October 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



AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009887 (295576-U)

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HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

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

**Will Sell The Property Described Below By
PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 7TH DAY OF OCTOBER, 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 RM580,000.00 RESERVE PRICE RM580,000.00  KUALA LUMPUR	Lot 2 MARKET PRICE RM460,000.00 RESERVE PRICE RM460,000.00  PETALING JAYA	Lot 3 MARKET PRICE RM430,000.00 RESERVE PRICE RM430,000.00  CYBERJAYA
An End Condominium Unit 107 sq. metres (1,152 sq. ft.) Unit No. B-8-6, Block B, Laman Scenaria Kiara, Jalan 6/38A, Taman Sri Sinar, Segambut, 51200 Kuala Lumpur. Assignor(s): Liew Choon Wah and Liew Choon Meng Solicitors: M/S Nik Hisham Fakhah & Co Our ref: HASB/4066/AMBB/25	An End Serviced Apartment Unit 116 sq. metres (1,249 sq. ft.) No. C-06-01, Block C, Metropolitan Square, No.2, Jalan PJU 8/1, Bandar Damansara Perdana PJU 8, 47820 Petaling Jaya, Selangor Darul Ehsan Assignor(s): Tan Hoe Chiew Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4074/AMBB/25	A 2-Bedroom Condominium 92 sq. metres (990 sq. ft.) No. 02-30-09, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor. Assignor(s): Yvonne Yong Yit Phung Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4072/AMBB/25
Lot 4 MARKET PRICE RM500,000.00 RESERVE PRICE RM400,000.00  PUTRAJAYA	Lot 5 MARKET PRICE RM350,000.00 RESERVE PRICE RM350,000.00  CYBERJAYA	Lot 6 MARKET PRICE RM430,000.00 RESERVE PRICE RM309,600.00  PETALING JAYA
A Three-Bedroom Apartment Unit 115.00 sq. metres (1,237 sq. ft.) Unit No. A1-07-04, Block A1, Pangsapuri Dwiputra, No. 1, Jalan P15H, Presint 15, 62050 Putrajaya, Wilayah Persekutuan Putrajaya. Assignor(s): Ridzwan Bin Razali Solicitors: M/S Zain Megat & Murad Our ref: HAH/3940/AMBB/25	A 2-Bedroom Duplex Serviced Apartment 88.54 sq. metres (953 sq. ft.) No. 1-10-11, Block I, Mutiara Ville @ Cyberjaya, Cyber 11, 63000 Cyberjaya, Selangor. Assignor(s): Fendi Bin Kefli Solicitors: M/S Azhar & Wong Our ref: HASB/4067/AMBB/25	A Studio Unit Serviced Apartment 64 sq. metres (689 sq. ft.) No. A-19-23A, Eve Suite @ Ara Damansara, No. 1A, Jalan PJU 1A/41, Ara Damansara, 47301 Petaling Jaya, Selangor. Assignor(s): Cairil Bin Abu Bakar Solicitors: M/S Azhar & Wong Our ref: HASB/4068/AMBB/25
Lot 7 MARKET PRICE RM360,000.00 RESERVE PRICE RM288,000.00  AMPANG	Lot 8 MARKET PRICE RM360,000.00 RESERVE PRICE RM288,000.00  KUALA LUMPUR	Lot 9 MARKET PRICE RM270,000.00 RESERVE PRICE RM270,000.00  KUALA LUMPUR
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	A 3-Bedroom Apartment 83.19 sq. metres (896 sq. ft.) No. 16-04-05, Desa View Towers, Blok 16, Jalan 1/4A, Off Jalan Genting Klang, 53300 Kuala Lumpur. Assignor(s): Muhammad Arif Bin Rusli Solicitors: M/S Nik Hisham, Fakhah & Co. Our ref: HASB/4073/AMBB/25
Lot 10 MARKET PRICE RM250,000.00 RESERVE PRICE RM250,000.00  CYBERJAYA	Lot 11 MARKET PRICE RM220,000.00 RESERVE PRICE RM180,000.00  SHAH ALAM	Lot 12 MARKET PRICE RM180,000.00 RESERVE PRICE RM126,000.00  PETALING JAYA
A Serviced Apartment Unit Together With A Car Park Bay 42 sq. metres (452 sq. ft.) Unit No. N-14-06, Block N (Northwood), Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Westaelinda Binti Wisnong Solicitors: M/S Zain Megat & Murad Our ref: HASB/4069/AMBB/25 Note: BUMI QUOTA	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, Fakhah & Co. Our ref: HASB/4063/AMBB/25	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 2/2, 46000 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Maznah Binti Mohamad Solicitors: M/S Nik Hisham, Fakhah & Co Our ref: HASB/4047/AMBB/25 Note: BUMI Lot

Lot 13	MARKET PRICE RM140,000.00	RESERVE PRICE RM112,000.00
 <p>A 3-Bedroom Low-Cost Apartment 60 sq. metres (646 sq. ft.)</p> <p>No. H-0-12, Blok H, Apartment Lestari, No. 1, Jalan PJU 10/1B, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor.</p> <p>Assignor(s): Mohamad Supandi Bin Mohd Aseri Solicitors: M/S Vas & Co Our ref: HASB/4059/AMBB/25</p>		
<p>PEATALING JAYA</p> <p>AMBANK ISLAMIC BERHAD</p>		

Lot 14	MARKET PRICE RM140,000.00	RESERVE PRICE RM90,720.00
<p>CALLED OFF</p>		
<p>PUCHONG</p>		

Lot 15	MARKET PRICE RM140,000.00	RESERVE PRICE RM90,720.00
 <p>A Three-Bedroom Walk-Up Apartment 56.30 sq. metres (606 sq. ft.)</p> <p>Unit No. 01-4-08, 4th Floor, Rista Villa Apartment, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan.</p> <p>Assignor(s): Iskandar Dzulkarnain Bin Baharuddin & Rozilah Binti Abd Sohod Solicitors: M/S Sidek Teh Wong & Dennis Our ref: HASB/4070/AMBB/25 Note: Bumi Quota</p>		
<p>PUCHONG</p> <p>AMBANK ISLAMIC BERHAD</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 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
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

- 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 screen saver**

TIPS FOR DEVICES DURING AUCTIONS

- 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
min. RM2,000,
whichever is
higher

Property Auction House Sdn. Bhd.
ONLINE AUCTION

Date/Day : 7 October 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 7TH DAY OF OCTOBER, 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: RM776,000.00	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(2)</p>	2	RESERVE PRICE: RM650,000.00	Kuala Lumpur	 <p>Description: Condominium Address: Unit No. 19-08, 19th Floor, Residensi Pikel Permaisuri II (Nikka City Sentral), Jalan Sri Permaisuri 6, Bandar Sri Permaisuri, 56000 Kuala Lumpur Area: approx 117.43 sq metres (1,264 sq feet) Assignor(s): Tan Wan Ee Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our Ref: PAH39586</p>	3	RESERVE PRICE: RM544,000.00	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(2) AMBANK ISLAMIC BERHAD</p>
4	RESERVE PRICE: RM273,600.00	Dengkil	 <p>Description: Townhouse unit (MALAY RESERVED) Address: Unit No. 5, Ground Floor, Jalan KMS 12, Kita Mesra @ Cybersouth, 43800 Dengkil, Selangor Darul Ehsan. Area: approx 85.19 sq metres (917 sq feet) Customer(s): Mohd Chacha Bin Mohd Zuelkeffli Solicitor: M/S A. Rahim & Co Our Ref: PAH38856(3) AMBANK ISLAMIC BERHAD</p>	5	RESERVE PRICE: RM230,000.00	Klang	 <p>Description: 3 bedroom apartment Address: Unit No. B-8-3, Blok B, Tingkat 8, Perdana Villa, Jalan Temenggung 19, Jalan Sungai Jati, 41200 Klang, Selangor Darul Ehsan. Area: approx 72.00 sq metres (775 sq feet) Assignor(s): Mohd Shahrin Bin Mohd Maszila Binti Misngat Solicitor: M/S Zain Megat & Murad Our Ref: PAH39574</p>	6	RESERVE PRICE: RM213,840.00	Kajang	 <p>Description: 3 bedroom apartment Address: No. D-12-22, Blok D, Residensi Zamrud, Jalan Zamrud 1, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan. Area: approx 92 sq metres (990 sq feet) Assignor(s): Lim Ah Yoke Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH39573</p>
7	RESERVE PRICE: RM180,792.00	Petaling Jaya	 <p>Description: Condominium Address: No. B-9-08, Block B, Park Avenue Condominium, No. 5, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. Area: approx 85.77 sq metres (923 sq feet) Customer(s): Nurul Azimah Binti Abd Latip Solicitor: M/S Goh & Partners Our Ref: PAH39632 AMBANK ISLAMIC BERHAD</p>	8	RESERVE PRICE: RM160,000.00	Semenyih	 <p>Description: Apartment Address: 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(2) AMBANK ISLAMIC BERHAD</p>	9	RESERVE PRICE: RM140,000.00	Shah Alam	 <p>Description: 3 bedroom apartment Address: No. D-12-22, Blok D, Pangsapuri Seri Era, Jalan Nagasari 36/2, Seksyen 36, 40470 Shah Alam, Selangor Darul Ehsan. Area: approx 64 sq metres (689 sq feet) Assignor(s): N. Puvaneswary a/p Nagalingam Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH31201(2)</p>
10	RESERVE PRICE: RM130,000.00	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(2)</p>	S1	RESERVE PRICE: RM508,113.00	Kota Kinabalu	 <p>Description: A retail unit (intermediate) Address: Lot No. 1L-19, Block B, First Level, Riverson Walk, 88000 Kota Kinabalu, Sabah Area: approx 43.20 sq metres (465 sq feet) Customer(s): Ayub Khan Bin Gulam Khan & Faresha Natasha Binti Annuar Zaini Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8425(4)/9/2025(LA) AMBANK ISLAMIC BERHAD</p>	S2	RESERVE PRICE: RM170,100.00	Kota Kinabalu	 <p>Description: A ground floor apartment unit Address: Unit No. 05, Ground Floor, Block C, Seri Warisan Apartment, Inanam, off Jalan Tuaran, 88450 Kota Kinabalu, Sabah Area: approx 75.0 sq metres (807 sq feet) Assignor(s): Jalipin Bin Masir, Yilin Bin Masir, Waidi Bin Masir & Rosneh Binti Chacho Solicitor: M/S Dr. Yee Tan & Associates Our Ref: PAHS/8070(4)/9/2025(LA)</p>
S3	RESERVE PRICE: RM304,000.00	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(2)/9/2025(LA) AMBANK ISLAMIC BERHAD</p>	J1	RESERVE PRICE: RM300,000.00	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(2)/9/2025(LA)</p>	J2	RESERVE PRICE: RM280,000.00	Johor Bahru	 <p>Description: Apartment Address: Unit No. 03A-09, Block C, Perumahan Molek Ria, Persiaran Bumi Hijau, Taman Molek, 81100 Johor Bahru, Johor Area: approx 93 sq metres (1,001 sq feet) Customer(s): Susiladevi A/P Periasamy Solicitor: M/S Nor Ding & Co. Our Ref: PAHJ/7525(1)/9/2025(LA) AMBANK ISLAMIC BERHAD</p>

NOTE

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.

HOW TO JOIN OUR ONLINE E-BIDDING AUCTION?

- 1 View page: ebid.auctions.com.my
- 2 Click "SIGNUP" Button
- 3 Complete All Fields, Attached With Supporting Documents
- 4 Click "SUBMIT" Button To Register Your Account
- 5 Register Successful!
- 6 Placement of "Auction Deposit" To Participate In Live Auction
- 7 Bid From Your Own Place With Internet On The Auction Day
- 8 Successful Bidder - Congratulations!
Unsuccessful Bidder - Refund Deposit

For any enquiries, please contact 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
Fax: 03-20729557
E-mail: main@auctions.com.my
Website: www.auctions.com.my

Johor:
No 98, Jalan Wijaya, Century Garden
80250 Johor Bahru, Johor
Tel: 607-333 6226 / 3226
Fax: 607-331 6226
Email: 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
Fax: 088-210 266
Email: sabah@auctions.com.my

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 08 October 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 08TH OF OCTOBER 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 : RM315,000.00	LOT 2	KOTA SAMARAHAN	RESERVE PRICE : RM320,000.00
	Description : Apartment Land Area : - Built-up Area : Approx. 73.67 sqm. / 792.69 sqft. Our Ref. : AMB-2025-0140 Assignee : AmBank (M) Berhad Bank Ref : 88820008254021 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Single storey low-cost terraced corner Land Area : Approx. 289.30 sqm. / 3,114.00 sqft. Built-up Area : Approx. 41.25 sqm. / 444.01 sqft. Our Ref. : AMB-2025-0141 Assignee : AmBank Islamic Berhad Bank Ref : 88820005882605 Solicitors : Ariffin, Lai & Kan Advocates (Kch)	

Lot 14707-C3-4, Amber Vue Lite View Park 4, Jalan Lite View Park Utama, 98000 Miri, Sarawak

No. 49D, Survey Lot 4725 (Sublot 351E), Lorong Samarindah Baru 16A3, Taman Samarindah Baru Fasa 7A, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak

LOT 3	KOTA SAMARAHAN	RESERVE PRICE : RM490,000.00
	Description : Double storey terraced intermediate Land Area : Approx. 187.50 sqm. / 2,018.25 sqft. Built-up Area : Approx. 150.75 sqm. / 1,622.27 sqft. Our Ref. : AMB-2024-0118 Assignee : AmBank Islamic Berhad Bank Ref : 88820007278021 Solicitors : S.K. Ling & Tan Advocates (Kch)	

Organised by the below 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 Website : <https://praisemillion.com.my>
 E-mail Address: auction@praisemillion.com.my

Licensed Auctioneers :

Iris Mui Tze En / Tiong Mei Chek / Lo Lion Hock

Sublot 71 (Survey Lot 6493), Lorong Palm Villa 11, Taman Palm Villa, Off Jalan Datuk Mohd Musa, 94300 Kota Samarahan, 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.



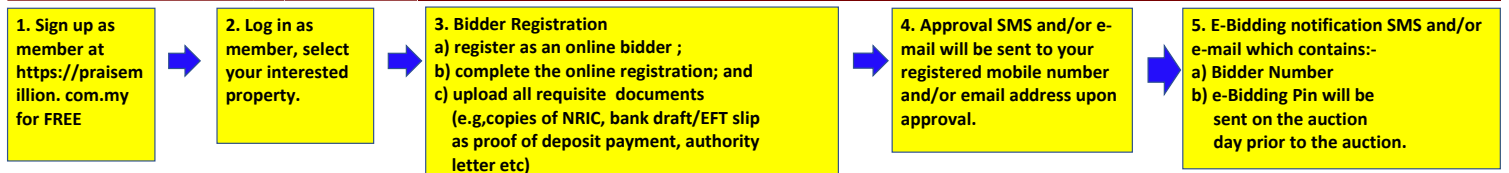
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

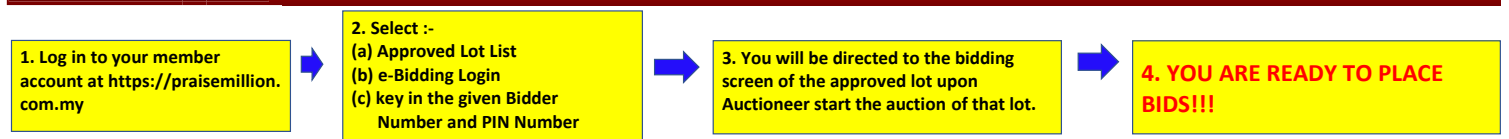


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



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

On the auction day, please:

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

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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 09 October 2025 / Thursday
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

9 OCTOBER 2025, THURSDAY, 10:30 AM

at arenaauctioneers.com



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

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



AmBank (M) Berhad



AmBank Islamic Berhad

AA01

RESERVE PRICE : RM 502,200.00

KOTA KINABALU



DESCRIPTION : LEVEL 1 (1ST FLOOR) RETAIL SHOP PARCEL
FLOOR AREA : 465.00 SQUARE FEET
ASSIGNOR(S) : AYUB KHAN BIN GULAM KHAN & HALIJAH BT GULAMKHAN
SOLICITOR : DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1442/AMBB (S)/144/001/25-Z04(BK-4)
LOT ID : 37752

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

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201407916291 / 1091337-X)

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

EMAIL : aasb@arenaauctioneers.com
WEBSITE : arenaauctioneers.com

PROCLAMATION OF SALE

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

PUBLIC AUCTION VIA ONLINE BIDDING
9 OCTOBER 2025, THURSDAY, 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 960,000.00 **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 : AASB1457/AMBB (P)/274/010/25-U02(BK-2)
LOT ID : 38458
NOTE : **BUMIPUTERA LOT**

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

AA02 | RESERVE PRICE : RM 650,000.00 **KUALA LUMPUR**



DESCRIPTION : A 3+1-BEDROOM CONDOMINIUM
FLOOR AREA : 1,468.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : YU ZI CHIENN & YU KOK CHIN
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB1445/AMBB (P)/271/007/25-Z01(BK-1)
LOT ID : 38099

B-20-03, BLOK B, FORESTA DAMANSARA (FASA 1), PERSIARAN MERANTI, BANDAR SRI DAMANSARA, PJU 9, 52200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA03 | RESERVE PRICE : RM 502,200.00 **RAWANG**



DESCRIPTION : A CORNER DOUBLE-STOREY LINKED HOUSE WITHIN A GATED AND GUARDED SCHEME
LAND AREA : 3,134.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NUR SYAZWINA BINTI MOHD BHASEER & NUR SAHIRA BINTI MOHD BHASEER
SOLICITOR : MESSRS NIK HISHAM, FAKIAH & CO (KL)
REFERENCE : AASB1443/AMBB (P)/269/005/25-Z04(BK-4)
LOT ID : 37753
NOTE : **BUMIPUTERA LOT**

NO.1, JALAN MR 2/22, TAMAN M RESIDENCE 2, 48020 RAWANG, SELANGOR

AA04 | RESERVE PRICE : RM 500,000.00 **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 : AASB1458/AMBB (P)/275/011/25-U02(BK-2)
LOT ID : 38461

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

AA05 | RESERVE PRICE : RM 460,000.00 **KUALA LUMPUR**



DESCRIPTION : AN INTERMEDIATE 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 861.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ONG SHU TING
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB1439/AMBB (P)/266/002/25-Z01(BK-1)
LOT ID : 37748

NO. 15-17 RESIDENSI SELINSING (TUAN RESIDENCY), NO. 120, JALAN SELINSING, TAMAN CITY, 51200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA06 | RESERVE PRICE : RM 310,000.00 | BERANANG



DESCRIPTION : AN APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AS ACCESSORY PARCELS
FLOOR AREA : 861.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : TUAN AMIRUDIN BIN TUAN SULAIMAN & NOOR FARHANA AYU BINTI MD HAMISAN
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB1444/AMBB (P)/270/006/25-Z01(BK-1)
LOT ID : 37758
NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. 7-12, RESIDENSI KESUMA 1, JALAN KESUMA, BANDAR TASIK KESUMA, 43700 BERANANG, SELANGOR

AA07 | RESERVE PRICE : RM 290,000.00 | PETALING JAYA



DESCRIPTION : A 3-BEDROOM APARTMENT UNIT
FLOOR AREA : 775.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ABDULLAH BIN HASAN & NOR AZMAH BINTI ABDULLAH
SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
REFERENCE : AASB1446/AMBB (P)/272/008/25-N01(BK-1)
LOT ID : 38447

NO. E-14-29, BLOK E, MENTARI COURT, TAMAN SERI MENTARI, 46150 PETALING JAYA, SELANGOR

AA08 | RESERVE PRICE : RM 280,000.00 | 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 : AASB1456/AMBB (P)/273/009/25-U02(BK-2)
LOT ID : 38457

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

AA09 | RESERVE PRICE : RM 220,000.00 | KAJANG



DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AND A FOYER AS ACCESSORY PARCELS
FLOOR AREA : 700.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NOR AIN SHAFIAH BINTI SANUSI
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB1438/AMBB (P)/265/001/25-Z01(BK-1)
LOT ID : 37747

UNIT NO. C-22-16, BLOCK C, RESIDENSI MUTIARA, JALAN ZAMRUD UTAMA, SUNGAI TANGKAS, 43000 KAJANG, SELANGOR

AA10 | RESERVE PRICE : RM 194,400.00 | PETALING JAYA



DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT
FLOOR AREA : 1,080.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NURFAIRUZ BINTI AB RAHMAN
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1441/AMBB (P)/268/004/25-Z01(BK-3)
LOT ID : 37751

UNIT NO. F-22-22A, 22TH FLOOR, BLOCK F, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR

AA11 | RESERVE PRICE : RM 90,000.00 | RAWANG



DESCRIPTION : A CORNER 3-BEDROOM WALK-UP APARTMENT
FLOOR AREA : 700.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : AZIZAN BIN MOHD ANUAR & ANIZAH BINTI MOHD ANUAR
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB1440/AMBB (P)/267/003/25-Z01(BK-3)
LOT ID : 37750

G-2-02, BLOCK G, APARTMENT DAHLIA, TAMAN BUNGA RAYA, BUKIT BERUNTUNG, 48300 RAWANG, 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-JC]

TEL : 03-7845 5890 / 03-7842 5660
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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 09 October 2025 / Thursday

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 : 09 OCTOBER 2025 / THURSDAY

TIME : 11.00 A.M.

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

VIA ONLINE
BIDDING



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

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

EZ 1

RESERVE PRICE : RM260,000.00

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 Bella,
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.A.M.)
LICENSED AUCTIONEER

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

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

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

☎ 06-7616986

✉ eszamauctioneer@yahoo.com

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ONLINE BIDDING STEP

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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.L.N.)
LICENSED AUCTIONEER

ESZAM AUCTIONEER SDN. BHD.

(200761002904/760902-H)

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✉ eszamauctioneer@yahoo.com

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