

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 22ND OCTOBER 2025 / WEDNESDAY**  
**Via Online : [www.ehsanauctioneers.com](http://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](http://ambank.com.my)

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [106901000186 (8515-D)] / AMBANK ISLAMIC BERHAD [109401000897 (295576-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON WEDNESDAY, THE 22ND 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](http://www.ehsanauctioneers.com)**

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

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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

<b>LOT 1</b> <b>RESERVE PRICE: RM 1,008,000.00</b> <b>PUCHONG</b> Type : <b>A Two And A Half Storey Mid Terraced House</b> Area : 2,045 sq.ft. Assignor : James Ravi a/l D Dorairaj Solicitor : Vas & co Address : No. 17, Jalan Npt 7/1L, Taman Nusaputra Timur, 47130 Puchong, Selangor  ALIN/AMB6907	<b>LOT 2</b> <b>RESERVE PRICE: RM 850,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A Serviced Apartment Unit Together With 2 Car Park Bays</b> Area : 1,367 sq.ft. Assignor : Low Teng Hui Solicitor : Goh & Partners Address : Unit No. A-15-13, Block A, G Residence, Jalan Desa Pandan, Desa Pandan, 55100 Kuala Lumpur  UMI/AMB6910	<b>LOT 3</b> <b>RESERVE PRICE: RM 490,000.00</b> <b>KAJANG</b> Type : <b>An End Condominium Unit Together With Two Car Park Bays And Air Conditioner Ledge</b> Area : 1,625 sq.ft. Assignor : Hew Chee Hung & Ng Kuan Ching Solicitor : Manjit Singh Sachdev, Mohamad Radzi & Partners Address : Unit No. 15-01, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor  LIYAN/AMB6905
<b>LOT 4</b> <b>RESERVE PRICE: RM 460,000.00</b> <b>BUKIT JALIL</b> Type : <b>A Serviced Apartment Unit With 2 Car Park Bays</b> Area : 893 sq.ft. Assignor : Lee Sui Sinn Solicitor : Sidek Teh Wong & Deenis Address : Unit No. 18-08, Residensi Convena, No. 23, Jalan 9/155, Bukit Jalil, 59200 Kuala Lumpur.  UMI/AMB6908	<b>LOT 5</b> <b>RESERVE PRICE: RM 265,000.00</b> <b>KAJANG</b> Type : <b>A 3-Bedroom Apartment Unit</b> 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 WAWA/AMI0643	<b>LOT 6</b> <b>RESERVE PRICE: RM 220,320.00</b> <b>SERI KEMBANGAN</b> Type : <b>An Office Unit</b> Area : 1,539 sq.ft. Assignor : Unique Steel & Trading Sdn Bhd Solicitor : Zain Megat & Murad (KL) Address : Unit No. 28-3, 3rd Floor, Blok C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, 43300 Seri Kembangan, Selangor  LIYANA/AMB6904
<b>LOT 7</b> <b>RESERVE PRICE: RM 180,000.00</b> <b>PETALING JAYA</b> Type : <b>A 3-Bedroom Apartment Unit</b> 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 WAWA/AMI0644	<b>LOT 8</b> <b>RESERVE PRICE: RM 153,900.00</b> <b>SHAH ALAM</b> Type : <b>A Small Office Flexible Office (SOFO)</b> Area : 592 sq.ft. Assignor : Eng Wai Sheng Solicitor : Azhar & Wong Address : No. 21-20, Avenue Crest, Jalan Jubli Perak 22/1, Section 22, 40300 Shah Alam, Selangor  UMI/AMB6909	<b>LOT 9</b> <b>RESERVE PRICE: RM 150,000.00</b> <b>BANTING</b> Type : <b>A 3-Bedroom Apartment</b> Area : 932 sq.ft. Assignor : Mohammad Ashraf Bin Che Ani Solicitor : Azhar & Wong Address : No. C-2-12, Pangsapuri Taman Langat Utama (formerly known as Sepang Utama Apartment), Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor.  AMBANK ISLAMIC BERHAD ALIN/AMI0645
<b>LOT 10</b> <b>RESERVE PRICE: RM 131,220.00</b> <b>SUBANG JAYA</b> Type : <b>An End Small Office Versatile Office (SOVO) Unit</b> Area : 678 sq.ft. Assignor : Mohammad Shafiq Khan Bin Mohammad Amin Solicitor : B. H. Gan, Nor & Kim Address : Unit No. B-14-13, Block B, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47620 Subang Jaya, Selangor  WAWA/AMB6823		

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

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

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



ON WEDNESDAY, THE 22ND OCTOBER 2025, AT 2.30 P.M. IN THE AFTERNOON,  
AT "EHSAN AUCTION ROOM" NO. 18-8-A1, GURNEY TOWER, PERSIARAN GURNEY,  
10250 PULAU PINANG. AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

LOT 11	RESERVE PRICE: RM 216,000.00	PERMATANG PAUH
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.		
AMBANK ISLAMIC BERHAD		WAWA/AMI0636

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



ON WEDNESDAY, THE 22ND 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](http://www.ehsanauctioneers.com).

LOT 12	RESERVE PRICE: RM 420,000.00	JOHOR BAHRU
Type : A Service Apartment Unit		
Area : 1,227 sq.ft.		
Assignor : Tan Boon Chong		
Solicitor : A. Rahim & Co.		
Address : Unit C2-10-13A, Pangsapuri Mayland Austin, Jalan Mutiara Emas 9/23, Taman Mount Austin, 81100 Johor Bahru, Johor		
		ALIN/AMB6906

#### DEPOSIT:

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

#### RESERVE PRICE:

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

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

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

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



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

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

You will be notified once your registration has been approved.

### HOW TO DO ONLINE BIDDING?

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

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

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

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



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

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

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

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

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

**Date/Day : 22 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](http://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 22ND 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 : RM245,000.00	LOT 2	SIBU	RESERVE PRICE : RM390,000.00
	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 : Double storey terraced intermediate Land Area : Approx. 158.6 sqm. / 1,707.17 sqft. Built-up Area : Approx. 96.34 sqm. / 1,037.00 sqft. Our Ref. : AMB-2025-0144 Assignee : AmBank (M) Berhad Bank Ref : 88820008906689 Solicitors : S.K. Ling & Tan Advocates (Kch)	



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

**No. Lot 9442, Lorong Amber 5, 96000 Sibu, Sarawak**

LOT 3	KOTA SAMARAHAN	RESERVE PRICE : RM660,000.00	LOT 4	KOTA SAMARAHAN	RESERVE PRICE : RM256,000.00
	Description : Double storey terraced corner Land Area : Approx. 418.00 sqm. / 4,499.31 sqft. Built-up Area : Approx. 143.95 sqm. / 1,549.46 sqft. Our Ref. : AMB-2025-0142 Assignee : AmBank Islamic Berhad Bank Ref : 88820007316444 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)	

**House No. 383, Survey Lot 6859 (Sublot No. 56 also known as 2E56), Lorong Bukit Berangan Ria 6, Jalan Bukit Berangan Ria, Taman Bukit Berangan Ria, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, 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 5	KOTA SAMARAHAN	RESERVE PRICE : RM820,000.00	Organised by the below Auctioneer:		
	Description : Double storey semi-detached Land Area : Approx. 364.30 sqm. / 3,921.33 sqft. Built-up Area : Approx. 171.00 sqm. / 1,840.64 sqft. Our Ref. : AMB-2025-0143 Assignee : AmBank (M) Berhad Bank Ref : 88820004241888 Solicitors : S.K. Ling & Tan Advocates (Kch)			<b>PRAISE MILLION SDN. BHD.</b> (Company No.: 200301015847 (618267-D))	

**Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak**  
**TEL: 082-349069 H/P: 018-9549069, 016-2107727**  
**FAX: 082-349135 Website : <https://praisemillion.com.my>**  
**E-mail Address: [auction@praisemillion.com.my](mailto:auction@praisemillion.com.my)**

**No. 374 (Lot 10960), Lorong Uni-Central 6E, Jalan Uni-Central, Taman Uni-Central, Off Kuching-Samarahan Expressway, 94300 Kota Samarahan, Sarawak (Bumiputra Reserved Lot)**

**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.



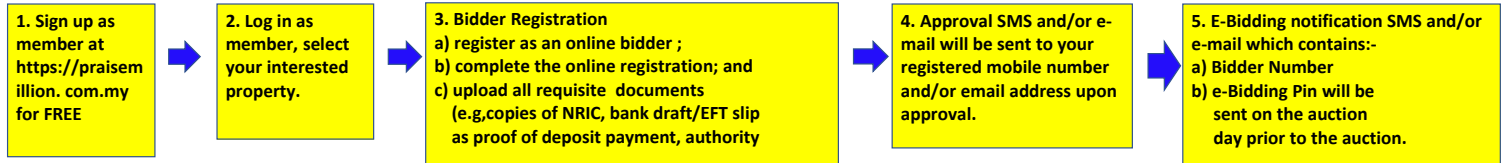
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

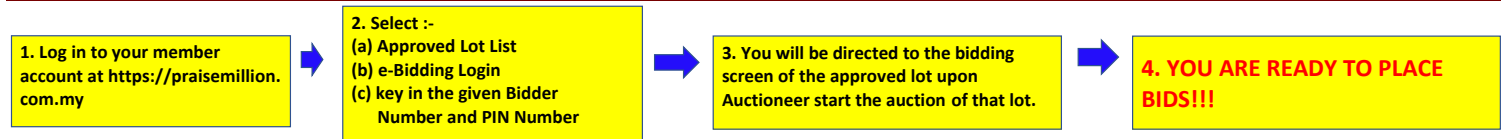


## HOW TO REGISTER AND BID ONLINE?

### 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)

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

# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 23 October 2025 / Thursday**

**Time : 11.00 am**

**Via Online : [www.heritageauctioneers.my](http://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](http://ambank.com.my)



# HERITAGE AUCTIONEERS SDN BHD

## PROCLAMATION OF SALE

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

Will Sell The Property Described Below By  
**PUBLIC AUCTION VIA ONLINE BIDDING**  
**ON THURSDAY, THE 23RD 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](http://www.heritageauctioneers.my) for registration at least one (1) working days before auction day.

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

Watch live streaming auction at [www.facebook.com/heritageauctioneersMY](http://www.facebook.com/heritageauctioneersMY)

<b>Lot 1</b> MARKET PRICE RM580,000.00 <b>RESERVE PRICE RM465,000.00</b>  <b>KUALA LUMPUR</b> 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 Fakhiah & Co Our ref: HASB/4066/AMBB/25	<b>Lot 2</b> MARKET PRICE RM750,000.00 <b>RESERVE PRICE RM437,400.00</b>  <b>AMPANG</b> A Penthouse Unit 230 sq. metres (2,480 sq. ft.) Unit No. A-23A-01, Tower A, Ampang Putra Residensi, Jalan Ampang Putra 6, Taman Putra Sulaiman, 68000 Ampang, Selangor Darul Ehsan. Assignor(s): Ahmad Bin Maslan & Noraini Binti Sulaiman Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4048/AMBB/25 Note: Bumi Lot	<b>Lot 3</b> MARKET PRICE RM370,000.00 <b>RESERVE PRICE RM370,000.00</b>  <b>PUCHONG</b> A Townhouse Unit (Upper Level) 99.00 sq. metres (1,066 sq. ft.) No. 96, The Lake Residence, Jalan Putra Perdana 16, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan. Assignor(s): Chew Meng Ho Solicitors: M/S Azhar & Wong Our ref: HASB/4075/AMBB/25 AMBANK ISLAMIC BERHAD
<b>Lot 4</b> MARKET PRICE RM460,000.00 <b>RESERVE PRICE RM370,000.00</b>  <b>PETALING JAYA</b> An End Serviced Apartment Unit 116 sq. metres (1,249 sq. ft.) Unit 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	<b>Lot 5</b> MARKET PRICE RM430,000.00 <b>RESERVE PRICE RM344,000.00</b>  <b>CYBERJAYA</b> 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	<b>Lot 6</b> MARKET PRICE RM330,000.00 <b>RESERVE PRICE RM330,000.00</b>  <b>KUALA LUMPUR</b> A Three-Bedroom Serviced Apartment Unit 89.00 sq. metres (958 sq. ft.) Unit No. A2-26-9, 26th Floor, Blok A2, Parklane OUG Service Apartment, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Assignor(s): Ng Wei Bing Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4082/AMBB/25
<b>Lot 7</b> MARKET PRICE RM490,000.00 <b>RESERVE PRICE RM317,520.00</b>  <b>KAJANG</b> A 3-Bedroom Condominium 103.87 sq. metres (1,118 sq. ft.) No. A-17-05, Block A, Sutera Pines, Jalan Sutera Pines, 43000 Kajang, Selangor. Assignor(s): Wong Wee Shern Solicitors: M/S Azhar & Wong Our ref: HAH/3751/AMBB/24	<b>Lot 8</b> MARKET PRICE RM350,000.00 <b>RESERVE PRICE RM280,000.00</b>  <b>CYBERJAYA</b> A 2-Bedroom Duplex Serviced Apartment 88.54 sq. metres (953 sq. ft.) No. I-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 AMBANK ISLAMIC BERHAD	<b>Lot 9</b> MARKET PRICE RM270,000.00 <b>RESERVE PRICE RM270,000.00</b>  <b>KAJANG</b> An Intermediate 2+1-Bedroom Serviced Apartment 65 sq. metres (700 sq. ft.) No. B-31-14, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Mohd Asma'ul Husna Bin Rezali Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4078/AMBB/25 Note: Bumiputra Unit AMBANK ISLAMIC BERHAD
<b>Lot 10</b> MARKET PRICE RM270,000.00 <b>RESERVE PRICE RM270,000.00</b>  <b>AMPANG</b> A Small Office Home Office (SOHO) Unit 42 sq. metres (452 sq. ft.) No. C-36-3, Menara C, Arc @ Ampang Ukay, Persiaran Ampang Ukay, 68000 Ampang, Selangor Darul Ehsan. Assignor(s): Chua Mun Kong Solicitors: M/S Goh & Partners Our ref: HASB/4081/AMBB/25	<b>Lot 11</b> MARKET PRICE RM260,000.00 <b>RESERVE PRICE RM260,000.00</b>  <b>PUCHONG</b> A 3-Bedroom Apartment (Affordable Housing) 94.95 sq. metres (1,022 sq. ft.) No. A-15-16, Pangsapuri Idaman BSP, Jalan SP 11/1, Bandar Saujana Putra, 47130 Puchong, Selangor. Assignor(s): Rohvin Josh Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4079/AMBB/25	<b>Lot 12</b> MARKET PRICE RM250,000.00 <b>RESERVE PRICE RM250,000.00</b>  <b>CYBERJAYA</b> A Small Office Home Office (SOHO) Unit 44.96 sq. metres (484 sq. ft.) Unit No. 09-05, Tower 1, Third Avenue @ Cyberjaya, Jalan Teknokrat 3, Cyber 4, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Wong Thai Ping Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HASB/4076/AMBB/25 AMBANK ISLAMIC BERHAD

**Lot 13** MARKET PRICE RM250,000.00 **RESERVE PRICE RM200,000.00**

**CYBERJAYA**

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): Westaerlinda Binti Wisnong  
Solicitors: M/S Zain Megat & Murad  
Our ref: HASB/4069/AMBB/25  
Note: Bumi Quota

**Lot 14** MARKET PRICE RM180,000.00 **RESERVE PRICE RM180,000.00**

**SHAH ALAM**

**CALLED OFF**

**Lot 15** MARKET PRICE RM180,000.00 **RESERVE PRICE RM103,680.00**

**RAWANG**

A Medium-Cost Apartment Unit  
81 sq. metres (868 sq. ft.)

Unit No. 3-3-22, Block 3, R/Pangsa Kos Sederhana, Taman Bukit Rawang Putra, 48000 Rawang, Selangor.

Assignor(s): Sivanesan A/L Nadaraju  
Solicitors: M/S Goh & Partners  
Our ref: HASB/4080/AMBB/25

**Lot 16** MARKET PRICE RM120,000.00 **RESERVE PRICE RM86,400.00**

**BATU CAVES**

A Three-Bedroom Walk-Up Low-Cost Apartment Unit  
61.00 sq. metres (657.00 sq. ft.)

C-5-2, Block C, Jalan Sejati 2C, Taman Selayang Sejati, 68100 Batu Caves, Selangor Darul Ehsan.

Assignor(s): Ashidda Bin Hamdaz  
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](http://www.heritageauctioneers.my) on the manner of payment of the deposit.**

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

**HERITAGE AUCTIONEERS SDN. BHD. (791253-V)**

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

Lot 2-14, 2nd Floor, Complex PKNS,  
40505 Shah Alam, Selangor Darul Ehsan.  
Tel: 03 7890 0501

Whatsapp Hotline: 011 5585 1442

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

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

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

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



## A STEP BY STEP GUIDE TO BID ONLINE



## WHY BID ONLINE?

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

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

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

**Date/Day : 23 October 2025 / Thursday  
Time : 3.00 pm  
Via Online : [ebid.auctions.com.my](http://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](http://ambank.com.my)



# PROCLAMATION OF SALE

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

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON THURSDAY, THE 23<sup>RD</sup> 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](https://ebid.auctions.com.my)

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

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

<b>1</b>	<b>RESERVE PRICE: RM423,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> SOVO <b>Address:</b> Unit No. 3-05-02, Plaza Bukit Jalil, No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. <b>Area:</b> approx 596 sq feet (55.37 sq metres) <b>Assignor(s):</b> Bukit Jalil Development Sdn. Bhd. <b>Solicitor:</b> M/S Lee &amp; Koh <b>Our Ref:</b> PAH39055(2)A</p>
<b>2</b>	<b>RESERVE PRICE: RM423,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> SOVO <b>Address:</b> Unit No. 3-05-16, Plaza Bukit Jalil, No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. <b>Area:</b> approx 596 sq feet (55.37 sq metres) <b>Assignor(s):</b> Bukit Jalil Development Sdn. Bhd. <b>Solicitor:</b> M/S Lee &amp; Koh <b>Our Ref:</b> PAH39055(2)B</p>
<b>3</b>	<b>RESERVE PRICE: RM423,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> SOVO <b>Address:</b> Unit No. 3-06-02, Plaza Bukit Jalil, No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. <b>Area:</b> approx 596 sq feet (55.37 sq metres) <b>Assignor(s):</b> Bukit Jalil Development Sdn. Bhd. <b>Solicitor:</b> M/S Lee &amp; Koh <b>Our Ref:</b> PAH39055(2)C</p>
<b>4</b>	<b>RESERVE PRICE: RM170,465.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Retail lot <b>Address:</b> Unit No. 3A-05, Plaza Haji Taib, 42, Lorong Haji Taib 5, 50350 Wilayah Persekutuan Kuala Lumpur <b>Area:</b> approx 129 sq feet (12.0 sq metres) <b>Assignor(s):</b> TSL Franchise (M) Sdn Bhd <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH37473(11)</p>
<b>5</b>	<b>RESERVE PRICE: RM520,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Condominium <b>Address:</b> Unit No. 19-08, 19th Floor, Residensi Piksel Permaisuri II (Nikka City Sentral), Jalan Sri Permaisuri 6, Bandar Sri Permaisuri, 56000 Kuala Lumpur <b>Area:</b> approx 117.43 sq metres (1,264 sq feet) <b>Assignor(s):</b> Tan Wan Ee <b>Solicitor:</b> M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners <b>Our Ref:</b> PAH39586(2)</p>
<b>6</b>	<b>RESERVE PRICE: RM340,000.00</b>	<b>Kajang</b>	 <p><b>Description:</b> 3 bedroom condominium <b>Address:</b> C-18-06, Ivory Residence, Jalan Mutiara 2, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan. <b>Area:</b> approx 120.00 sq metres (1,292 sq feet) <b>Assignor(s):</b> Ng Wai Kong &amp; Ng Wai Kent <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH39643</p>
<b>7</b>	<b>RESERVE PRICE: RM338,400.00</b>	<b>Bandar Puncak Alam</b>	 <p><b>Description:</b> 2 storey terrace house <b>Address:</b> No. 77, Jalan Rentak 1/6, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. <b>Area:</b> approx 1,200 sq feet (111.48 sq metres) <b>Assignor(s):</b> Phua Kian Yet &amp; Khau Li Qi <b>Solicitor:</b> M/S Nik Hisham, Fakiyah &amp; Co <b>Our Ref:</b> PAH39645</p>
<b>8</b>	<b>RESERVE PRICE: RM280,000.00</b>	<b>Shah Alam</b>	 <p><b>Description:</b> SOHO <b>Address:</b> No. SS-11-03, SoHo Suite Sunsuria Forum, Jalan Setia Dagang AL U13/AL, Setia Alam, 40170 Shah Alam, Selangor Darul Ehsan. <b>Area:</b> approx 42 sq metres (452 sq feet) <b>Customer(s):</b> Irma Elanie Binti Mohd Ghazali <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH39685 <b>AMBank ISLAMIC BERHAD</b></p>
<b>9</b>	<b>RESERVE PRICE: RM162,000.00</b>	<b>Cyberjaya</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> Unit No. N-22-3A, Block N (Northwood), Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. <b>Area:</b> approx 42 sq metres (452 sq feet) <b>Customer(s):</b> Muhammad Firdhaus Bin Omar <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH39681 <b>AMBank ISLAMIC BERHAD</b></p>
<b>10</b>	<b>RESERVE PRICE: RM160,000.00</b>	<b>Petaling Jaya</b>	 <p><b>Description:</b> 3 bedroom low-cost apartment <b>Address:</b> No. B-13-10, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 61.00 sq metres (657 sq feet) <b>Assignor(s):</b> Maturai Veran A/L Jayaraman <b>Solicitor:</b> M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners <b>Our Ref:</b> PAH39634</p>
<b>11</b>	<b>RESERVE PRICE: RM120,000.00</b>	<b>Puchong</b>	 <p><b>Description:</b> 3 bedroom low-cost apartment <b>Address:</b> Unit No. B-05-13, 5th Floor, Block B, Pangsapuri Seroja, Jalan Indah 3, Taman Puchong Indah, 47150 Puchong, Selangor Darul Ehsan. <b>Area:</b> approx 62.00 sq metres (667 sq feet) <b>Assignor(s):</b> Zalipah Binti Zainon <b>Solicitor:</b> M/S Sidek Teoh Wong &amp; Dennis <b>Our Ref:</b> PAH38025(3)</p>
<b>12</b>	<b>RESERVE PRICE: RM87,480.00</b>	<b>Banting</b>	 <p><b>Description:</b> Duplex apartment <b>Address:</b> No. C-4-20, Sepang Utama Apartment, Jalan Pramugara, Pangsapuri Langat Utama, Taman Langat Utama, 42700 Banting, Selangor Darul Ehsan. <b>Area:</b> approx 1,099 sq feet (102.10 sq metres) <b>Customer(s):</b> Mohd Zul Affian Bin Othman <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH39657 <b>AMBank ISLAMIC BERHAD</b></p>
<b>J1</b>	<b>RESERVE PRICE: RM430,000.00</b>	<b>Kulai</b>	 <p><b>Description:</b> Double storey terrace house intermediate lot <b>Address:</b> No. 383, Jalan Scientex Maju 13, Taman Scientex Kulai 2, 81000 Kulai, Johor. <b>Area:</b> approx 100 sq metres (1,076 sq feet) <b>Assignor(s):</b> Lim Foong Keow <b>Solicitor:</b> M/S A. Rahim &amp; Co (Kluang) <b>Our Ref:</b> PAHJ7541(1)/10/2025(LA)</p>
<b>J2</b>	<b>RESERVE PRICE: RM243,000.00</b>	<b>Bandar Penawar</b>	 <p><b>Description:</b> Service apartment <b>Address:</b> Unit No B-10-16, Pangsapuri Desaru Utama, Jalan Kempas 5, Taman Desaru Utama, 81930 Bandar Penawar, Johor <b>Area:</b> approx 86 sq metres (926 sq feet) <b>Customer(s):</b> Mohd Abdul Rahman Bin Saham <b>Solicitor:</b> M/S A. Rahim &amp; Co <b>Our Ref:</b> PAHJ7540(1)/10/2025(LA)-03 <b>AMBank ISLAMIC BERHAD</b></p>
<b>J3</b>	<b>RESERVE PRICE: RM165,000.00</b>	<b>Johor Bahru</b>	 <p><b>Description:</b> Shop lot <b>Address:</b> Unit No. #02-143, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor <b>Area:</b> approx 20.15 sq metres (216.90 sq feet) <b>Assignor(s):</b> Kher Kim Lai <b>Solicitor:</b> M/S Nor Ding &amp; Co. <b>Our Ref:</b> PAHJ7542(1)/10/2025(LA)</p>

S1

**RESERVE PRICE:  
RM171,000.00**

Kota Kinabalu



**Description:** Corner apartment unit  
**Address:** Lot No. 2B-1-1, Block 2B, First Floor, University Condo Apartments 2, 88450 Kota Kinabalu, Sabah  
**Area:** approx 53.98 sq metres (581 sq feet)  
**Customer(s):** Lo Sheng Khai @ David Lo  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8220(2)/9/2025(LA)  
**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 a minimum of RM2,000.00 whichever is higher by Bank Draft or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** for the a/c of (Assignor/Borrower) or remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.

**Online bidders are further subject to the Terms and Conditions on [ebid.auctions.com.my](http://ebid.auctions.com.my).**

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

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

**Johor:**  
 No. 44-01, Jalan Kebun Teh 1,  
 Pusat Perdagangan Kebun Teh,  
 80250 Johor Bahru, Johor  
 Tel: 07-3336226 & 3333226  
 Email: [johor@auctions.com.my](mailto:johor@auctions.com.my)

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



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

# ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 24 October 2025 / Friday**  
**Time : 10:30 am / 11:30 am**  
**Via Online : [arenaauctioneers.com](http://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](http://ambank.com.my)



# PROCLAMATION OF SALE

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



**24 OCTOBER 2025, FRIDAY, 10:30 AM**  
**at [arenauctioneers.com](https://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 550,800.00 | **KOTA KINABALU**



DESCRIPTION : A COMMERCIAL SUITE  
FLOOR AREA : 686.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MH PHARMA RESOURCES SDN BHD  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1463/AMBB (S)/147/003/25-U01(BK-3)  
LOT ID : 38842

UNIT NO. A-11-02, LEVEL 11, TYPE A1, SUTERA BAY @ SADONG JAYA, LORONG IKAN JUARA 3, SADONG JAYA, 88100 KOTA KINABALU, SABAH

**AA02** | RESERVE PRICE : RM 489,600.00 | **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 : AASB1462/AMBB (S)/146/002/25-U03(BK-3)  
LOT ID : 38841

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

**AA03** | RESERVE PRICE : RM 330,000.00 | **KENINGAU**



DESCRIPTION : A SINGLE STOREY CORNER TERRACED HOUSE WITH ATTIC FLOOR  
LAND AREA : 2,993.44 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : ADIGUN JIMMY & SARANIH BINTI JAMBU @ RAMBU  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1472/AMBB (S)/148/004/25-Z01(BK-1)  
LOT ID : 39276  
NOTE : NON - BUMIPUTERA LOT

LOT NO. S165, TAMAN VILLA PALMA @ KENINGAU, PHASE 3, 89008 KENINGAU, SABAH

**AA04** | RESERVE PRICE : RM 155,000.00 | **KOTA KINABALU**



DESCRIPTION : A LEVEL 7 (7TH FLOOR) STUDIO CONDOMINIUM  
FLOOR AREA : 257.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : LU YEN TUNG & YONG KIAN HUNG  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1461/AMBB (S)/145/001/25-Z01(BK-1)  
LOT ID : 38464

UNIT NO. 06 (DBKK NO. D-7-6), BLOCK D, 7TH FLOOR, TAMAN NELLY PHASE 8D, OFF JALAN NOUNTUN, KOLOMBONG, 88450 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** (201401016251 / 1092337-X)

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H/P : 012-327 5047

EMAIL : [aasb@arenauctioneers.com](mailto:aasb@arenauctioneers.com)  
WEBSITE : [arenauctioneers.com](https://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 OCTOBER 2025, FRIDAY, 11:30 AM**

**at arenauctioneers.com**



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

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

 **AmBank (M) Berhad**

 **AmBank Islamic Berhad**

**AA01 | RESERVE PRICE : RM 680,000.00**

**RAWANG**



**DESCRIPTION** : A STRATIFIED DOUBLE-STOREY SEMI-DETACHED HOUSE (CLUSTER TYPE)  
**LAND AREA** : 2,400.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : FARIZZAD AZMER BIN ABU BAKAR & BIBI NOOR SHAFHA AZNI BINTI ABU BAKAR  
**SOLICITOR** : MESSRS VAS & CO (KLG)  
**REFERENCE** : AASB1460/AMBB (P)/277/002/25-Z01(BK-1)  
**LOT ID** : 38463

**NO. 2A, JALAN MR 2/5, TAMAN M-RESIDENSI 2, 48020 RAWANG, SELANGOR**

**AA02 | RESERVE PRICE : RM 520,000.00**

**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** : AASB1476/AMBB (P)/285/010/25-N02(BK-2)  
**LOT ID** : 39282

**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 380,000.00**

**KUALA LUMPUR**



**DESCRIPTION** : AN INTERMEDIATE 2-BEDROOM APARTMENT  
**FLOOR AREA** : 904.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : MUHAMMAD SAHRIL BIN MASRI & NUR ZAHIRAH BINTI ZULKHIFLI  
**SOLICITOR** : MESSRS ZAIN MEGAT & MURAD  
**REFERENCE** : AASB1469/AMBB (P)/279/004/25-Z01(BK-1)  
**LOT ID** : 38852

**NO. 26-22, RESIDENSI PR1MA JALAN JUBILEE, NO. 7, JALAN JUBILEE, OFF JALAN LOKE YEW, 55200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**

**AA04 | RESERVE PRICE : RM 370,000.00**

**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** : AASB1474/AMBB (P)/283/008/25-N02(BK-2)  
**LOT ID** : 39278

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

**AA05 | RESERVE PRICE : RM 320,000.00**

**KUALA LUMPUR**



**DESCRIPTION** : A CORNER 3-BEDROOM APARTMENT [RUMAH MAMPU MILIK WILAYAH PERSEKUTUAN (RUMAHWIP)]  
**FLOOR AREA** : 801.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : MUHAMMAD AMSYAR HABIBUDDIN BIN ISHAK  
**SOLICITOR** : MESSRS GOH & PARTNERS (KL)  
**REFERENCE** : AASB1471/AMBB (P)/281/006/25-Z01(BK-1)  
**LOT ID** : 39271  
**NOTE** : **BUMIPUTERA LOT**

**NO. B-37-07, BLOK B, SKY AWANI IV RESIDENCE, NO. 6, JALAN SANTUARI UTAMA, SETAPAK, 53300 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**



**AA06 | RESERVE PRICE : RM 250,000.00 | 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 : AASB1475/AMBB (P)/284/008/25-N02(BK-2)  
LOT ID : 39280  
NOTE : **NON - BUMIPUTERA LOT**

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

**AA07 | RESERVE PRICE : RM 232,000.00 | 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 : AASB1473/AMBB (P)/282/007/25-N02(BK-2)  
LOT ID : 39277

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

**AA08 | RESERVE PRICE : RM 204,120.00 | BANDAR PUNCAK ALAM**



DESCRIPTION : A 3-BEDROOM APARTMENT  
FLOOR AREA : 901.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MUHAMMAD MUIZZUDDIN BIN AZMAN & NURUL SUHAILAH BINTI MOHAMAD  
SOLICITOR : MESSRS B H GAN, NOR & KIM  
REFERENCE : AASB1470/AMBB (P)/280/005/25-Z01(BK-4)  
LOT ID : 38853  
NOTE : **BUMIPUTERA LOT**

NO. MPD-01-07, PANGSAPURI MELODI PERDANA, LBS ALAM PERDANA, JALAN PERDANA 1, 42300 BANDAR PUNCAK ALAM, SELANGOR

**AA09 | RESERVE PRICE : RM 171,000.00 | PETALING JAYA**



DESCRIPTION : A 3-BEDROOM MEDIUM-COST APARTMENT UNIT  
FLOOR AREA : 850.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : TENGKU MOHD AL MIZI BIN TG MOHAMED AZMI  
SOLICITOR : MESSRS BH GAN, NOR & KIM (KL)  
REFERENCE : AASB1464/AMBB (P)/278/003/25-U02(BK-3)  
LOT ID : 38843  
NOTE : **BUMIPUTERA LOT**

NO. H-11-20, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR

## DEPOSIT :

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

## RESERVE PRICE :

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

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

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## GUIDELINE FOR ONLINE AUCTION REGISTRATION



### DEPOSIT :

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

### RESERVE PRICE :

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

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

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

### ORGANISED BY:

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

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

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

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

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

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



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

**ESZAM AUCTIONEER SDN BHD  
ONLINE AUCTION**

**Date/Day : 24 October 2025 / Friday**

**Time : 11.00 am**

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



# PROCLAMATION OF SALE

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

## PUBLIC AUCTION

**DATE : 24 OCTOBER 2025 / FRIDAY**

**TIME : 11.00 A.M.**

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



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

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

**EZ 1 RESERVE PRICE : RM18,000.00 SEMANGGOL**



Type : Studio Apartment  
Area : Approx 28.80 sqmt / 310 sqft  
Assignor(s) : Abdul Wahoob Bin Mat &  
Sarfina Bt Mohd Isa  
Solicitor : M/S Lalchand & Nawawi  
(Tel: 05-2494600)

Unit No. D-0-003 (Formerly Known As Unit No. 5502),  
PV Blok D, Bukit Merah Laketown,  
34400 Spg. Ampat Semanggol, Perak.

 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

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

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

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



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

ESZAM AUCTIONEER SDN. BHD.

(200701002904/760902-H)

NO. 14, 1ST FLOOR,

JALAN DATO' LEE FONG YEE,

70000 SEREMBAN,

NEGERI SEMBILAN DARUL KHUSUS

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