

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

Property Auction House Sdn. Bhd.
ONLINE AUCTION

Date/Day : 4 November 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 4TH DAY OF NOVEMBER, 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: RM410,400.00	Ampang	 Description: Serviced apartment (BUMI LOT) Address: No. B-08-3A, Blok B, Residensi Xtreme Meridian, Jalan Bemban, 55000 Ampang, Selangor Darul Ehsan. Area: approx 83 sq metres (893 sq feet) Customer(s): Mohd Khorudin Bin Ab Hamid Solicitor: M/S Azhar & Wong Our Ref: PAH39856 AMBANK ISLAMIC BERHAD	2	RESERVE PRICE: RM340,000.00	Shah Alam	 Description: 3 bedroom apartment (BUMI LOT) Address: No. F-09-09, Blok F, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan. Area: approx 84.08 sq metres (905 sq feet) Customer(s): Mohd Hilmi Bin Maidin Solicitor: M/S Zain Megat & Murad Our Ref: PAH39835 AMBANK ISLAMIC BERHAD	3	RESERVE PRICE: RM330,000.00	Kajang	 Description: Serviced apartment Address: Unit No. B-28-5, Block B (Natsu), Mirai Residences (Residensi Meriah), Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor Darul Ehsan. Area: approx 74.32 sq metres (800 sq feet) Assignor(s): Sathawud a/l Song Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH39837
4	RESERVE PRICE: RM259,200.00	Ampang	 Description: 3 bedroom medium-cost apartment Address: Unit No. AG-18, Ground Floor, City Garden Orchid Court Condominium, Jalan Nirwana 1, Taman Nirwana, 68000 Ampang, Selangor Darul Ehsan. Area: approx 107.00 sq metres (1,152 sq feet) Assignor(s): Choong Kean Hing & Ng Yan Nee Solicitor: M/S A. Rahim & Co Our Ref: PAH39857	5	RESERVE PRICE: RM225,000.00	Cyberjaya	 Description: Apartment (BUMI LOT) Address: Unit No. 6-13A, Cassia Residence, Persiaran Laman View, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 947 sq feet (88 sq metres) Customer(s): Mohd. Alif Bin Mumin Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our Ref: PAH39836 AMBANK ISLAMIC BERHAD	6	RESERVE PRICE: RM174,960.00	Petaling Jaya	 Description: 3 bedroom apartment Address: Unit No. F-22-22A, 22nd Floor, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area: approx 100.34 sq metres (1,080 sq feet) Customer(s): Nurfairuz Binti Ab Rahman Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH39885 AMBANK ISLAMIC BERHAD
7	RESERVE PRICE: RM140,000.00	Puchong	 Description: Apartment Address: Unit No. E-4-15, Block E, Pangsapuri Seri Dahlia, Laman Puteri 3, Bandar Puteri, 47100 Puchong, Selangor Darul Ehsan. Area: approx 64 sq metres (689 sq feet) Assignor(s): Ahmad Hairudi Bin Mat Nor Solicitor: M/S Azhar & Wong Our Ref: PAH39858	8	RESERVE PRICE: RM110,000.00	Seri Kembangan	 Description: Apartment (BUMI LOT) Address: No. B-01-07, Blok B, Pangsapuri Mawar Jaya, Jalan KP 4/5, Kota Perdana, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan. Area: approx 62.06 sq metres (668 sq feet) Customer(s): Muhammad Iskandar Bin Azman Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH39838 AMBANK ISLAMIC BERHAD	9	RESERVE PRICE: RM96,000.00	Puchong	 Description: Apartment Address: Unit No. B-05-13, 5th Floor, Block B, Pangsapuri Seroja, Jalan Indah 3, Taman Puchong Indah, 47150 Puchong, Selangor Darul Ehsan. Area: approx 62.00 sq metres (667 sq feet) Assignor(s): Zalipah Binti Zainon Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH38025(4)
10	RESERVE PRICE: RM270,000.00	Kajang	 Description: 3 bedroom condominium Address: C-18-06, Ivory Residence, Jalan Mutiara 2, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan. Area: approx 120.00 sq metres (1,292 sq feet) Assignor(s): Ng Wai Kong & Ng Wai Kent Solicitor: M/S Azhar & Wong Our Ref: PAH39643(2)	J1	RESERVE PRICE: RM450,000.00	Batu Pahat	 Description: double storey terrace house intermediate lot (BUMI LOT) Address: No. 24, Jalan Perdana 2/32, Taman Bukit Perdana 2, 83000 Batu Pahat, Johor. Area: approx 143.07 sq metres (1,540 sq feet) Customer(s): Arfalmalus Bin Zakaria Solicitor: M/S A. Rahim & Co (Kluang) Our Ref: PAHJ/7133(2)/10/2025(LA)-01 AMBANK ISLAMIC BERHAD	J2	RESERVE PRICE: RM340,000.00	Kulai	 Description: Double storey terrace house intermediate lot Address: No. 383, Jalan Scientex Maju 13, Taman Scientex Kulai 2, 81000 Kulai, Johor. Area: approx 100 sq metres (1,076 sq feet) Assignor(s): Lim Foong Keow Solicitor: M/S A. Rahim & Co (Kluang) Our Ref: PAHJ/7541(2)/10/2025(LA)
J3	RESERVE PRICE: RM132,000.00	Johor Bahru	 Description: Shop lot Address: Unit No. #02-143, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor Area: approx 20.15 sq metres (216.90 sq feet) Assignor(s): Kher Kim Lai Solicitor: M/S Nor Ding & Co. Our Ref: PAHJ/7542(2)/10/2025(LA)	S1	RESERVE PRICE: RM451,980.00	Kota Kinabalu	 Description: Level 1 (1st Floor) Retail Shop Parcel Address: Lot No. 1L-18 (DBKK No. B-1-19), Block B, First Level, Riverson Walk, The Riverson, 88100 Kota Kinabalu, Sabah Area: approx 465 sq feet (43.20 sq metres) Customer(s): Ayub Khan Bin Gulam Khan & Halijah Bt Gulamkhan Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8527(3)/10/2025(LA) AMBANK ISLAMIC BERHAD	S2	RESERVE PRICE: RM461,000.00	Kota Kinabalu	 Description: An arcade shop Address: Unit No. C-108, Concourse Floor, 1Borneo Hypermall, Jalan UMS, 88450 Kota Kinabalu, Sabah Area: approx 64.01 sq metres (689 sq feet) Assignor(s): Ng Tian Kang Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8588/10/2025(LA)

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 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
Website: 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

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

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 5TH NOVEMBER 2025 / WEDNESDAY
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 [106801000168 (8515-D)] / AMBANK ISLAMIC BERHAD [199401000897 (295578-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 5TH NOVEMBER 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 550,000.00	KUALA LUMPUR	LOT 2	RESERVE PRICE: RM 430,000.00	SERI KEMBANGAN	LOT 3	RESERVE PRICE: RM 246,240.00	DENGKIL
Type : A Serviced Apartment Area : 990.28 sq.ft. Assignor : Low Siew Yee Solicitor : Nik Hisham, Fakhiah & Co. Address : No. 3-22-03A, M-City Ampang, No. 326, Jalan Ampang, 50450 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.  NINA/AMB6912			Type : A Serviced Apartment Area : 936 sq.ft. Assignor : Ng Jim Xiang Solicitor : Goh & Partners Address : Unit No. B-08-02, Tower B, Astetica Residence (Residensi Estetika) Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor  NINA/AMB6911			Type : A Townhouse Unit (Lower Unit) Area : 917 sq.ft. Assignor : Mohd Chacha Bin Mohd Zuelkeffli & Mohamad Shameer Bin Mohd Zuelkeffli Solicitor : A. Rahim & Co. Address : Unit No. 5, Ground Floor, Jalan KMS 12, Kita Mesra @ Cybersouth, 43800 Dengkil, Selangor  NINA/AMI0646 AMBANK ISLAMIC BERHAD		
LOT 4	RESERVE PRICE: RM 100,800.00	PETALING JAYA						
Type : A 3-Bedroom Low- Cost Apartment Area : 646 sq.ft. Assignor : Mohamad Supandi Bin Mohd Aseri Solicitor : Vas & Co. Address : No. H-0-12, Blok H, Apartment Lestari, No.1, Jalan PJU 10/1B, PJU 10, Damansara Damai, 47380 Petaling Jaya, Selangor.  NINA/AMI0648 AMBANK ISLAMIC BERHAD								

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

**ON WEDNESDAY, THE 5TH NOVEMBER 2025, AT 2.30 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" NO. 18-8-A1, GURNEY TOWER, PERSIARAN GURNEY,
10250 PULAU PINANG. AT WEBSITE www.ehsanauctioneers.com**



LOT 1 RESERVE PRICE: RM 340,000.00 SIMPANG AMPAT Type : A Double Storey Intermediate Low-Medium Cost Terrace House Area : 926 sq.ft. Assignor : Mohd Rizal Bin Omar & Mashita Binti Idrous Solicitor : Zaid Ibrahim & Co. (Penang) Address : No. 22A, Lorong Cassia Tengah 22, Bandar Cassia, 14100 Simpang Ampat, Pulau Pinang.  NINA/AMB6915
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**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING**

**ON WEDNESDAY, THE 5TH NOVEMBER 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 270,000.00 MASAI Type : A Service Apartment Area : 840 sq.ft. Assignor : Muhammad Norhafizal Bin Khalid Solicitor : A. Rahim & Co. Address : Unit No. E-09-05, Blok E, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor  NINA/AMB6913
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**PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com**

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

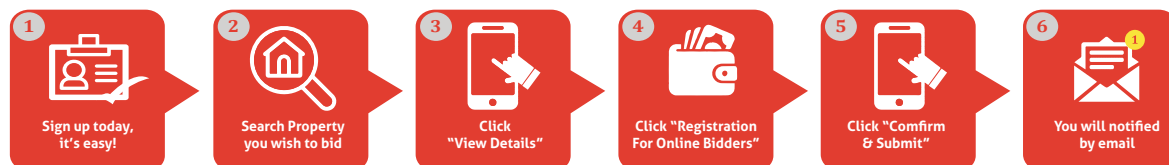
DEPOSIT:

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

RESERVE PRICE:

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

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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

You will be notified once your registration has been approved.

HOW TO DO ONLINE BIDDING?

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

"REMINDER'S TO ALL ONLINE BIDDERS"

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

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



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

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

**Date/Day : 05 November 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 05TH OF NOVEMBER 2025

TIME : 11.00 A.M.

PLEASE REGISTER BY 4PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

NOTE : Prospective bidders are advised to : (1) inspect the subject properties and check on the issuance of separate individual titles/strata titles (2) obtain a copy of the proclamation of sale together with the Conditions of Sale and seek independent legal advice (3) conduct official Parent Master Title/Individual Titles search at the relevant land office and/or other relevant authorities and (4) make the necessary enquiries with the developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and with the relevant authorities on the terms and consent to the sale prior to the auction sale.

LOT 1	BINTULU	RESERVE PRICE : RM1,000,000.00	LOT 2	KOTA SAMARAHAN	RESERVE PRICE : RM656,000.00
	Description : Three storey intermediate terraced shophouse Land Area : - Built-up Area : Approx. 120.20 sqm. / 1,293.82 sqft. Our Ref. : AMB-2025-0145 Assignee : AmBank (M) Berhad Bank Ref : 88820009240346 Solicitors : Ariffin, Lai & Kan Advocates (Kch)			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)	
No. 87, Kidurong Sentral Commercial Centre, Jalan Tanjung Kidurong, Lot 4585, Block 26, Kemena Land District, 97000 Bintulu, Sarawak			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)		

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

What you need to prepare for online bidding:

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

Organised by the Auctioneer:



PRAISE MILLION SDN. BHD. (Company No.: 200301015847 (618267-D))
 Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak.
 TEL: 082-349069, H/P: 018-9549069 / 016-2107727 FAX: 082-349135
 (Web Site : <https://praisemillion.com.my> E-mail Address: auction@praisemillion.com.my)

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



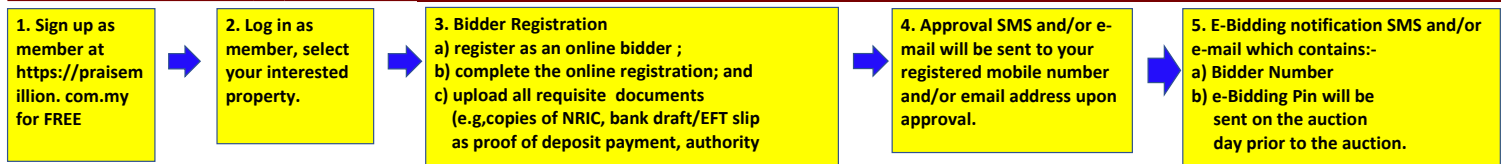
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

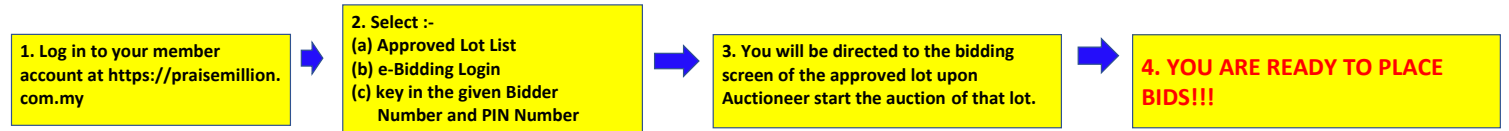


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



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

On the auction day, please:

- ensure your device is in good and functioning condition
- ensure your device is charged
- check Internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g google chrome, internet explorer etc)

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 6 November 2025 / Thursday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

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

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

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

**Will Sell The Property Described Below By
PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 6TH DAY OF NOVEMBER, 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 RM520,000.00	RESERVE PRICE RM520,000.00
		
A Two-Bedroom Serviced Apartment Unit 81.00 sq. metres (872 sq. ft.) Unit No. B-3B-08, 4th Floor, Block B, Menara Verve Suite, Jalan Klang Lama, 58000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Assignor(s): Yeoh Pang Yean Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HASB/4090/AMBB/25		
KUALA LUMPUR		

Lot 2	MARKET PRICE RM780,000.00	RESERVE PRICE RM451,980.00
		
A Corner Double-Storey Linked House 291.17 sq. metres (3,134 sq. ft.) No. 1, Jalan MR 2/22, Taman M Residence 2, 48020 Rawang, Selangor Darul Ehsan. Assignor(s): Mohd Bhaseer Bin Wan Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HA/H/3768/AMBB/24 Note: Bumi Lot		
RAWANG AMBANK ISLAMIC BERHAD		

Lot 3	MARKET PRICE RM620,000.00	RESERVE PRICE RM450,000.00
		
A Two-Bedroom Serviced Apartment Unit 72.00 sq. metres (775 sq. ft.) No. 27-7, Residensi Ampang Kiri, No. 9, Jalan Ampang Kiri, Ampang, 55000 Kuala Lumpur. Assignor(s): Wong Khar Khuen & Yik Jie Yi Solicitors: M/S Vas & Co. Our ref: HASB/4087/AMBB/25		
KUALA LUMPUR		

Lot 4	MARKET PRICE RM350,000.00	RESERVE PRICE RM350,000.00
		
A 3-Bedroom Condominium Unit 83 sq. metres (893 sq. ft.) No. B-7-7, Block B, 7 Tree Seven Residence, Jalan Cuepacs 3, Taman Koperasi Cuepacs, 43000 Kajang, Selangor. Assignor(s): Azizul Helmi Bin Abd Rahim & Fazlin Binti Mohd Isa Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4089/AMBB/25		
KAJANG		

Lot 5	MARKET PRICE RM310,000.00	RESERVE PRICE RM310,000.00
		
CALLLED OFF		
AMPANG		

Lot 6	MARKET PRICE RM400,000.00	RESERVE PRICE RM288,000.00
		
An Intermediate 3-Bedroom Serviced Apartment 86.86 sq. metres (935 sq. ft.) No. J-24-10, Tower J, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Khairil Anwar Bin Rahmat Ali Malim Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4085/AMBB/25 Note: Bumiputra Unit		
CYBERJAYA AMBANK ISLAMIC BERHAD		

Lot 7	MARKET PRICE RM270,000.00	RESERVE PRICE RM270,000.00
		
A Three (3) Bedroom Apartment Unit 92.90 sq. metres (1,000 sq. ft.) Unit No. D-18-17, 18th Floor, Block D, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka. Assignor(s): Mohd Wazir Bin Suboh & Noor Melissa Binti Abdul Razak Solicitors: M/S Ibrahim Nik Junainah & Associates Our ref: HASB/4088/AMBB/25		
MELAKA AMBANK ISLAMIC BERHAD		

Lot 8	MARKET PRICE RM330,000.00	RESERVE PRICE RM264,000.00
		
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		
KUALA LUMPUR		

Lot 9	MARKET PRICE RM270,000.00	RESERVE PRICE RM220,000.00
		
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		
KAJANG AMBANK ISLAMIC BERHAD		

Lot 10	MARKET PRICE RM270,000.00	RESERVE PRICE RM215,000.00
		
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		
AMPANG		

Lot 11	MARKET PRICE RM250,000.00	RESERVE PRICE RM200,000.00
		
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		
CYBERJAYA AMBANK ISLAMIC BERHAD		

Lot 12	MARKET PRICE RM160,000.00	RESERVE PRICE RM117,000.00
		
A Low Cost Apartment Unit 60.39 sq. metres (650 sq. ft.) Unit No. I-02-14, Block I, Pangsapuri Petaling Perdana, Jalan PJS 1/21, Taman Petaling Utama, 46150 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Poovaneswary A/P Perumal & Thewi A/P Perumal Solicitors: M/S Zain Megat & Murad (KL) Our ref: HASB/4086/AMBB/25		
PETALING JAYA		

Lot 13	MARKET PRICE RM100,000.00	RESERVE PRICE RM100,000.00
		
A 3-Bedroom Low Medium Cost Apartment 67.70 sq. metres (729 sq. ft.) No. AZ2-2-19, Pangsapuri Azalea Court, Bandar Tasik Puteri, 48020 Rawang, Selangor. Assignor(s): Muhammad Yusof Bin Jalaludin Solicitors: M/S Nik Hisham Fakhiah & Co. Our ref: HASB/4083/AMBI/25 RAWANG		
AMBank ISLAMIC BERHAD		

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
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TIPS FOR DEVICES BEFORE AUCTIONS

TIPS FOR DEVICES DURING AUCTIONS



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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 07 November 2025 / Friday
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

7 NOVEMBER 2025, FRIDAY, 10:30 AM

at arenaauctioneers.com



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

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

 **AmBank (M) Berhad**  **AmBank Islamic Berhad**

AA01 | RESERVE PRICE : RM 273,600.00

TAWAU



DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACED HOUSE - TYPE A
LAND AREA : 1,609.00 SQUARE FEET
ASSIGNOR(S) : MUHAMMAD SYAFIQ BIN ALI & MARIANI @ NORSIAH BINTI KASSIM
SOLICITOR : DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1481/AMBB (S)/149/001/25-Z01(BK-3)
LOT ID : 39700
NOTE : NON - BUMIPUTERA LOT

LOT NO. 698, TAMAN RIA HEIGHTS PHASE 2A, JALAN UTARA, 91000 TAWAU, SABAH

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

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

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

PROCLAMATION OF SALE

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

PUBLIC AUCTION VIA ONLINE BIDDING

7 NOVEMBER 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 800,000.00

KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 958.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : WONG CHING THENG
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB1482/AMBB (P)/290/005/25-Z01(BK-1)
LOT ID : 39701

NO. C-31-2, TROPIKA BUKIT JALIL (ON SITE IS TOWER C, THE TROPIKA BUKIT JALIL RESIDENCES), JALAN JALIL PERKASA 3, BUKIT JALIL, 57000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA02 | RESERVE PRICE : RM 800,000.00

KUALA LUMPUR



DESCRIPTION : AN END CONDOMINIUM UNIT TOGETHER WITH THREE CAR PARK BAYS
FLOOR AREA : 1,496.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NIK HAIDI BIN NIK MOHAMAD & ANIZAM BINTI AZMAN
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REFERENCE : AASB1498/AMBB (P)/294/009/25-Z01(BK-1)
LOT ID : 40142
NOTE : BUMIPUTERA LOT

UNIT NO. 3A-25-3A, BLOCK 3A, RESIDENSI SETIAWANGSA (KALEIDOSCOPE), JALAN 1/56, TAMAN SETIAWANGSA, 54200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA03 | RESERVE PRICE : RM 540,000.00

BANDAR BARU BANGI



DESCRIPTION : AN END DUPLEX SMALL OFFICE HOME OFFICE (SOHO) UNIT
FLOOR AREA : 1,216.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NURUL NAJHAN BINTI MUKHTAR & HAFIZAH HANIM BINTI MUKHTAR
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1477/AMBB (P)/286/001/25-N01(BK-1)
LOT ID : 39288
NOTE : BUMIPUTERA LOT

UNIT NO. B-17-10, TOWER B, KOMPLEKS EVO (EVO SOHO SUITES), JALAN PUSAT BANDAR 2, 43650 BANDAR BARU BANGI, SELANGOR

AA04 | RESERVE PRICE : RM 500,000.00

KUALA LUMPUR



DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL
FLOOR AREA : 924.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NYEE WING HONG
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1488/AMBB (P)/293/008/25-Z01(BK-1)
LOT ID : 39710

UNIT NO. A-06-08, BLOCK A, RESIDENSI HAMPTON DAMANSARA, NO.2, PERSIARAN TECOMA, COUNTRY HEIGHTS DAMANSARA, 60000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA05 | RESERVE PRICE : RM 489,600.00

KUALA LUMPUR



DESCRIPTION : A 1-BEDROOM SERVICED APARTMENT
FLOOR AREA : 646.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD RAZI BIN MOHAMOOD
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB1479/AMBB (P)/288/003/25-Z01(BK-3)
LOT ID : 39698

NO. 27-05, ANGGUN RESIDENCES, NO. 8, JALAN MEDAN TUANKU UTAMA, 50300 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA06 | RESERVE PRICE : RM 260,000.00

AMPANG



DESCRIPTION : A 3-BEDROOM WALK-UP APARTMENT
FLOOR AREA : 807.00 SQUARE FEET
ASSIGNOR(S) / : NURSHAFINA BT MUSA
CUSTOMER(S)
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB1499/AMBB (P)/295/010/25-Z01(BK-1)
LOT ID : 40145

NO. D-2-09, TINGKAT 1, PANGSAPURI SRI MELOR, TAMAN UKAY PERDANA, 68000 AMPANG, SELANGOR

AA07 | RESERVE PRICE : RM 216,000.00

KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM APARTMENT
FLOOR AREA : 1,141.00 SQUARE FEET
ASSIGNOR(S) / : JANNATON FERDAUS BIN SHAARI
CUSTOMER(S)
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1480/AMBB (P)/289/004/25-Z01(BK-3)
LOT ID : 39699
NOTE : **BUMIPUTERA LOT**

NO. A-1-13A, GLENVIEW VILLA, TAMAN PINGGIRAN CHERAS, 56100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA08 | RESERVE PRICE : RM 192,456.00

KAJANG



DESCRIPTION : A 3-BEDROOM APARTMENT
FLOOR AREA : 990.00 SQUARE FEET
ASSIGNOR(S) / : LIM AH YOKE
CUSTOMER(S)
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB1487/AMBB (P)/292/007/25-Z04(BK-5)
LOT ID : 39709

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

AA09 | RESERVE PRICE : RM 81,648.00

PUCHONG



DESCRIPTION : A THREE-BEDROOM WALK-UP APARTMENT
FLOOR AREA : 606.00 SQUARE FEET
ASSIGNOR(S) / : ISKANDAR DZULKARNAIN BIN BAHARUDDIN & ROZILAH BINTI ABD SOHOD
CUSTOMER(S)
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB1486/AMBB (P)/291/006/25-Z04(BK-5)
LOT ID : 39708

UNIT NO. 01-4-08, 4TH FLOOR, RISTA VILLA APARTMENT, TAMAN PUTRA PERDANA, 47130 PUCHONG, SELANGOR

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

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

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com



GUIDELINE FOR ONLINE AUCTION REGISTRATION



DEPOSIT :

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

RESERVE PRICE :

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

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

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

ORGANISED BY:

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

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

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

EMAIL : aasb@arenaauctioneers.com

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 07 November 2025 / Friday

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 : 07 NOVEMBER 2025 / FRIDAY

TIME : 11.00 A.M.

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



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

NOTE: (1) Prior to the auction sale, all intending bidders are advised to:- i) inspect the subject property ii) conduct an official title search iii) enquire from the Developer/Proprietor and/or other relevant authorities iv) obtain a copy of the Conditions of Sale from the Auctioneer
(2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.
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EZ 1 RESERVE PRICE : RM234,000.00 NILAI



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

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

EZ 2 RESERVE PRICE : RM115,146.00 TUARAN



Type : 3 Bedroom Apartment
Area : Approx 93.72 sqmt / 1,008.8 sqft
Assignor(s) : Maliana Binti Sintih &
Maxwell Walter
Solicitor : M/S Dr. Yee Tan & Associates
(Tel: 088-728550)
Note : LOT BUMIPUTRA

ISLAMIC

Lot No. D-1F-5, Blok D, Tingkat Satu,
Vista Seri Melalin, 89207 Tuaran, Sabah.

 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

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(200701002904/760902-H)

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