

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

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

**Date/Day : 18 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 18TH 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: RM380,700.00	Kuala Lumpur	 Description: Corner office suites (SOVO concept) Address: Unit No. 3-05-02, Plaza Bukit Jalil, No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. Area: approx 596 sq feet (55.37 sq metres) Assignor(s): Bukit Jalil Development Sdn. Bhd. Solicitor: M/S Lee & Koh Our Ref: PAH39055(3)A	2	RESERVE PRICE: RM380,700.00	Kuala Lumpur	 Description: Corner office suites (SOVO concept) Address: Unit No. 3-05-16, Plaza Bukit Jalil, No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. Area: approx 596 sq feet (55.37 sq metres) Assignor(s): Bukit Jalil Development Sdn. Bhd. Solicitor: M/S Lee & Koh Our Ref: PAH39055(3)B	3	RESERVE PRICE: RM380,700.00	Kuala Lumpur	 Description: Corner office suites (SOVO concept) Address: Unit No. 3-06-02, Plaza Bukit Jalil, No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. Area: approx 596 sq feet (55.37 sq metres) Assignor(s): Bukit Jalil Development Sdn. Bhd. Solicitor: M/S Lee & Koh Our Ref: PAH39055(3)C
4	RESERVE PRICE: RM480,000.00	Kuala Lumpur	 Description: Serviced apartment Address: Unit No. A-53A-08, 54th Floor, Block A, Residensi M Arisa Pelangi, 6, Jalan Sentul Pelangi, Sentul Pasar, 51000 Kuala Lumpur. Area: approx 82.00 sq metres (883 sq feet) Assignor(s): Yap Kok Hong & Chin Pui Kuan Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH39949	5	RESERVE PRICE: RM350,000.00	Cyberjaya	 Description: Serviced apartment (SOVO concept) Address: No. C-15-13, Block C, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 1,180 sq feet (109.63 sq metres) Assignor(s): Wong Choy Hoong Solicitor: M/S Nik Hisham, Fakhiah & Co. Our Ref: PAH39958	6	RESERVE PRICE: RM350,000.00	Petaling Jaya	 Description: 3 bedroom condominium Address: No. B-12-1, Blok B, Villaria Kondominium, Jalan PJS 5/32, Taman Desaria, 46000 Petaling Jaya, Selangor Darul Ehsan. Area: approx 993 sq feet (92.25 sq metres) Customer(s): Sagaya Mary a/p Maria Joseph Solicitor: M/S Azhar & Wong Our Ref: PAH39967 AmBank Islamic Berhad
7	RESERVE PRICE: RM270,000.00	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(2) AmBank Islamic Berhad	8	RESERVE PRICE: RM198,288.00	Seri Kembangan	 Description: Office unit Address: Unit No. 28-3, 3rd Floor, Blok C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, 43300 Seri Kembangan, Selangor Darul Ehsan. Area: approx 143.00 sq metres (1,539 sq feet) Assignor(s): Unique Steel & Trading Sdn Bhd Solicitor: M/S Zain Megat & Murad Our Ref: PAH39964	9	RESERVE PRICE: RM198,000.00	Bandar Puncak Alam	 Description: Serviced apartment Address: Unit No. 2-12-13, Apartment Servis Sentrovue B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. Area: approx 78 sq metres (840 sq feet) Customer(s): Mohamad Fadzly Bin Abdullah Solicitor: M/S Goh & Partners Our Ref: PAH39962 AmBank Islamic Berhad
10	RESERVE PRICE: RM175,000.00	Puchong	 Description: Service apartment Address: Unit No. A-09-15, Blok A, Kompleks Suria Kinrara, Persiaran Kinrara Seksyen 3, 47190 Puchong, Selangor Darul Ehsan. Area: approx 66.15 sq metres (712 sq feet) Assignor(s): Mustafa Kamal Bin Atan & Rosshahidah Binti Wahab Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH39950	11	RESERVE PRICE: RM90,000.00	Seri Kembangan	 Description: 3 bedroom walk-up low-cost 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(2) AmBank Islamic Berhad	S1	RESERVE PRICE: RM346,000.00	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(2)/11/2025(LA)
S2	RESERVE PRICE: RM175,000.00	Kota Kinabalu	 Description: A fourth-floor intermediate apartment unit Address: Lot No. E02, DBKK House No. 2-4-2, 4th Floor, Block LM7, Ramin Apartment, Taman Putera Jaya: Mile 13, Jalan Tuaran, Telipok, 88450 Kota Kinabalu, Sabah Area: approx 73.5 sq metres (791 sq feet) Assignor(s): Norazman Bin Amat & Hamidnuddin Bin Amat Solicitor: M/S Wong & Shim Our Ref: PAHS/8607/10/2025(LA)	S3	RESERVE PRICE: RM530,000.00	Tawau	 Description: Double storey corner terrace house (BUMI LOT) Address: Lot 1923, House No. 542, Bandar Sri Indah, Phase 5I, Off Km 16, Jalan Apas, 91000 Tawau, Sabah Area: approx 282.8 sq metres (3,044 sq feet) Customer(s): Jualiana Binti Jali, Pathansasah @ Zakaria Bin Panglie & Mohd Husyaimi Bin Armi Solicitor: M/S Wong & Shim Our Ref: PAHS/8374(3)/10/2025(LA) AmBank Islamic Berhad	S4	RESERVE PRICE: RM750,000.00	Lahad Datu	 Description: An extended double storey semi-detached house Address: Lot 389, MDLD 8491, Bandar Sri Perdana Phase 4B, 91100 Lahad Datu, Sabah Area: approx 365.7 sq metres (3,936.36 sq feet) Customer(s): Mohammad Hosnie Putera Naimullah Bin Mohammad Yusof Solicitor: M/S Wong & Shim Our Ref: PAHS/8074(2)/10/2025(LA) AmBank Islamic Berhad

J1 **RESERVE PRICE:**
RM540,000.00 **Johor Bahru**



Description: 3 bedrooms service apartment
Address: Unit No. #21-11, Block C, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor
Area: approx 127 sq metres (1,367 sq feet)
Assignor(s): Selvendran A/L Gunasekaran & Kamisya A/P Periasamy
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/6811(2)/11/2025(LA)-01

J2 **RESERVE PRICE:**
RM390,000.00 **Johor Bahru**



Description: service apartment
Address: No. #06-11, Pangsapuri Tasek Impian, Jalan Suria Muafakat Utama (formerly known as Jalan Suria Muafakat 1), Taman Suria Muafakat, 81200 Johor Bahru, Johor
Area: approx 97 sq metres (1,044 sq feet)
Assignor(s): Sharvin Veera A/L Veerakumar
Solicitor: M/S Nor Ding & Co.
Our Ref: PAHJ/7572(1)/11/2025(LA)

J3 **RESERVE PRICE:**
RM272,160.00 **Johor Bahru**



Description: 2 bedroom service apartment
Address: No. #R1-18-12, Residensi Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor
Area: approx 100 sq metres (1,076 sq feet)
Assignor(s): Lim Kean Aun
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7570(1)/10/2025(LA)-03

J4 **RESERVE PRICE:**
RM240,000.00 **Pasir Gudang**



Description: 3 bedroom upper level affordable townhouse
Address: No 43-02, Jalan Lili 3/2, Bandar Bestari Perdana, 81700 Pasir Gudang, Johor
Area: approx 94 sq metres (1,012 sq feet)
Customer(s): Mohamad Dzulfikar Fasiqah Bin Said
Solicitor: M/S Nor Ding & Co.
Our Ref: PAHJ/7569(1)/11/2025(LA)
AmBank Islamic Berhad

J5 **RESERVE PRICE:**
RM218,700.00 **Bandar Penawar**



Description: Service apartment
Address: Unit No B-10-16, Pangsapuri Desaru Utama, Jalan Kempas 5, Taman Desaru Utama, 81930 Bandar Penawar, Johor
Area: approx 86 sq metres (926 sq feet)
Customer(s): Mohd Abdul Rahman Bin Saham
Solicitor: M/S A. Rahim & Co.
Our Ref: PAHJ/7540(2)/10/2025(LA)-04

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 : 20TH NOVEMBER 2025 / THURSDAY
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 [198801000168 (8515-D)] / AMBANK ISLAMIC BERHAD [199401000897 (285578-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 THURSDAY, THE 20TH 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 900,000.00 AMPANG Type : An End Unit Double-Storey Linked House With Extra Land Area : 2,100 sq. ft. Assignor : Muhammad Ashraff Bin Abdul Manaf Solicitor : Azhar & Wong Address : No. 35, Jalan Sierra Ukay 3, Taman Sierra Ukay (Serenia Gardens) 68000 Ampang, Selangor Darul Ehsan  NINA/AMB6917	LOT 2 RESERVE PRICE: RM 460,000.00 KUALA LUMPUR Type : A Serviced Apartment Unit 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.  WAWA/AMB6912	LOT 3 RESERVE PRICE: RM 420,000.00 KAJANG Type : A 3-Bedroom Condominium Unit Area : 1,249 sq.ft. Assignor : Dick Josepher Solicitor : Nik Hisham, Fakhiah & Co. Address : No. A-10-03A, Oasis 1, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor.  LIYANA/AMB6744
LOT 4 RESERVE PRICE: RM 390,000.00 KAJANG Type : An End Condominium Unit Together With Two Car Park Bays And Air Conditioner Ledge 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 Darul Ehsan.  LIYANA/AMB6905	LOT 5 RESERVE PRICE: RM 370,000.00 BUKIT JALIL Type : A Serviced Apartment Unit With 2 Car Park Bays Area : 893 sq.ft. Assignor : Lee Sui Sinn Solicitor : Sidek Teoh Wong & Deenis Address : Unit No. 18-08, Residensi Convena, No. 23, Jalan 9/155, Bukit Jalil, 59200 Kuala Lumpur.  LIYANA/AMB6908	LOT 6 RESERVE PRICE: RM 350,000.00 PUCHONG Type : An Intermediate 3-Bedroom Serviced Apartment Area : 1,076 sq.ft. Assignor : Harjit Singh A/L Pramjit Singh & Harpreet Kaur A/P Gochan Singh Solicitor : Vas & Co Address : Unit No. O-08-25, D'Aman Residences, Jalan Dagang Mas 5, 47130 Puchong, Selangor Darul Ehsan  NINA/AMB6919
LOT 7 RESERVE PRICE: RM 230,000.00 KUALA LUMPUR Type : A 3-Bedroom Apartment Area : 850 sq.ft. Assignor : Chong Lin Sing Solicitor : Zain Megat & Murad (KL) Address : Unit No. 60-8-6, Block 60, Pangsa Ria, Jalan 1/125E, Taman Desa Petaling, 57100 Kuala Lumpur.  NINA/AMB6920	LOT 8 RESERVE PRICE: RM 162,000.00 PETALING JAYA Type : An Apartment Unit Area : 78.97 sq.m. Assignor : Chia Suit Ling & Chan Seng Thim Solicitor : Zain Megat & Murad (KL) Address : Unit No. E-08-26, Block E, Flora Damansara, No. 1, Jalan PJU 8/9 Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  NINA/AMB6918	LOT 9 RESERVE PRICE: RM 120,000.00 BANTING Type : A 3-Bedroom Apartment 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 LIYANA/AMI0645
LOT 10 RESERVE PRICE: RM 93,312.00 RAWANG Type : A Medium-Cost Apartment Unit Area : 868 sq.ft. Assignor : Sivanesan A/L Nadaraju Solicitor : Goh & Partners Address : Unit No. 3-3-22, Block 3, R/Pangsa Kos Sederhana, Taman Bukit Rawang Putra, 48000 Rawang, Selangor Darul Ehsan.  LIYANA/AMB6762		

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

**ON THURSDAY, THE 20TH 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 360,000.00 BUKIT MERTAJAM Type : A Three Bedroom Serviced Apartment Unit With Two Car Parks Area : 883 sq.ft. Assignor : Muhammad Syafiq Bin Abdul Halim & Suriyati Binti Abdul Kader Solicitor : Jayadeva & Kamal Address : Unit No. A-10-9, Pangsapuri Servis Aston Acaacia, Persiaran Aston Indah, 14000 Bukit Mertajam, Pulau Pinang.  AMBANK ISLAMIC BERHAD NINA/AMI0650	LOT 2 RESERVE PRICE: RM 265,000.00 PERAI Type : A 1-Bedroom Serviced Apartment Unit Car Park Area : 441 sq.ft. Assignor : Amirol Faiz Bin Ahmad Solicitor : Zaid Ibrahim & Co (Penang) Address : Unit No. 2A-21-05, Gem Residences, Jalan Sinaran, 13700 Perai, Pulau Pinang.  AMBANK ISLAMIC BERHAD NINA/AMI0651	LOT 3 RESERVE PRICE: RM 120,000.00 KAMPAR Type : A Service Suites Apartment Area : 431 sq.ft. Assignor : Chong Chan Heng & Gan Peng Peng Solicitor : Lalchand & Nawawi Address : No. 12A-11, Menara Agacia @ Kampar (Champs Elysees), Lingkar Agacia, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.  LIYANA/AMB6517
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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**

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 20TH 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 600,000.00	JOHOR BAHRU	LOT 2	RESERVE PRICE: RM 550,000.00	KANGKAR PULAI	LOT 3	RESERVE PRICE: RM 336,000.00	JOHOR BAHRU
Type : A Serviced Apartment Area : 1,550 sq.ft. Assignor : Ankur Srivasta & Shubham Nath (F) Solicitor : Ibrahim Nik Junainah & Associates Address : Unit No. 13-05, Block C, Pangsapuri Seri Bayu, Jalan Persiaran Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor Darul Takzim.			Type : Double-Storey Corner Terrace House Area : 2,314 sq.ft. Assignor : Jamalludin Bin Mohamed & Harmiana Binti Abd Kahar Solicitor : Nor Ding & Co. Address : No. 53, Jalan Pulau Perdana 9/9, Taman Sri Pulau Perdana, 81110 Kangkar Pulau, Johor Darul Takzim.			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		
AMBANK ISLAMIC BERHAD		NINA/AMI0649	BUMIPUTRA LOT		NINA/AMB6916			LIYANA/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 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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 21 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
21 NOVEMBER 2025, FRIDAY, 10:30 AM

at arenauctioneers.com

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



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

 **AmBank (M) Berhad**

 **AmBank Islamic Berhad**

AA01 | RESERVE PRICE : RM 625,000.00

SANDAKAN



DESCRIPTION : A DOUBLE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,650.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : AG JAFFAR BIN MOHD TUAH & JUSTINA BINTI SAIMON
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1558/AMBB (S)/157/008/25-N01(BK-1)
LOT ID : 41218
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. SD07, TAMAN SEJATI UJANA, PHASE 5, MILE 7 1/2, AIRPORT ROAD, 90000 SANDAKAN, SABAH

AA02 | RESERVE PRICE : RM 590,000.00

KENINGAU



DESCRIPTION : DOUBLE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,001.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ISRAEL @ MOHD FIRDAUS BIN ISMAIL
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1573/AMBB (S)/161/012/25-Z01(BK-1)
LOT ID : 41236
NOTE : **BUMIPUTERA LOT**

TITLE LOT NO. 30, HOUSE NO. 19, LORONG BUKIT INDAH 2, TAMAN BUKIT INDAH, OFF JALAN LUAGAN, 89000 KENINGAU, SABAH

AA03 | RESERVE PRICE : RM 495,720.00

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 : AASB1572/AMBB (S)/160/011/25-Z04(BK-4)
LOT ID : 41234

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

AA04 | RESERVE PRICE : RM 445,000.00

TAWAU



DESCRIPTION : A SINGLE STOREY INTERMEDIATE CORNER TERRACED HOUSE (TYPE A)
LAND AREA : 2,439.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ALFIE AEDAM LAI & AMIERA AIDA LAI
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1557/AMBB (S)/156/007/25-Z01(BK-1)
LOT ID : 41217
NOTE : **NON - BUMIPUTERA LOT**

LOT 615, TB 615, TAMAN RIA HEIGHTS, PHASE 2A, JALAN UTARA / UTARA BARU, 91000 TAWAU, SABAH

AA05 | RESERVE PRICE : RM 420,000.00

TAWAU



DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,569.39 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD NIEZAM BIN ZULKIPLI
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1553/AMBB (S)/154/005/25-N01(BK-1)
LOT ID : 41213

LOT B17, TB 16997, TAMAN SEMARAK INDAH (PHASE IIIA), OFF KM 6, JALAN KUHARA, 91000 TAWAU, SABAH

AA06 | RESERVE PRICE : RM 370,000.00**PAPAR**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM WITH COMMON LIFTS FACILITY
 FLOOR AREA : 1,060.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : FUNG FUH SHUNG
 SOLICITOR : MESSRS WONG & SHIM (KK)
 REFERENCE : AASB1551/AMBB (S)/152/003/25-Z01(BK-1)
 LOT ID : 41210
 NOTE : **NON - BUMIPUTERA LOT**

LOT NO. D-G-3A, GROUND FLOOR, BLOCK D, TAMAN KONDOMINIUM PALMA, KINARUT PHASE 1, 89600 PAPAR, SABAH

AA07 | RESERVE PRICE : RM 300,000.00**KOTA KINABALU**

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 871.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : NERDA WATI BINTI DAMSAH
 SOLICITOR : MESSRS WONG & SHIM (KK)
 REFERENCE : AASB1578/AMBB (S)/162/013/25-Z01(BK-1)
 LOT ID : 41660

LOT NO. L-6F-2, BLOCK L, 6TH FLOOR, APARTMEN ANGKASA; PHASE 2; KAMPUNG DARAU, RAMPAYAN, MENGGATAL, 88450 KOTA KINABALU, SABAH

AA08 | RESERVE PRICE : RM 285,000.00**TAWAU**

DESCRIPTION : THREE STOREY INTERMEDIATE TERRACE HOUSE
 LAND AREA : 812.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : ZAINAL BIN MANANG
 SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
 REFERENCE : AASB1545/AMBB (S)/151/002/25-Z01(BK-1)
 LOT ID : 41204

LOT 84B, TB 17856, TAMAN SEMARAK BAL II, PHASE B, OFF KM 7, JALAN KUHARA, 91000 TAWAU, SABAH

AA09 | RESERVE PRICE : RM 250,000.00**KOTA KINABALU**

DESCRIPTION : FIRST FLOOR CORNER APARTMENT UNIT (TYPE A3A) SITUATED WITHIN A 4-STOREY WALK-UP APARTMENT BLOCK
 FLOOR AREA : 729.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : BONNY FREDOLIN
 SOLICITOR : MESSRS WONG & SHIM (KK)
 REFERENCE : AASB1554/AMBB (S)/155/006/25-N01(BK-1)
 LOT ID : 41214
 NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. E7-1 (DBKK NO. E-1-7, LORONG KONDO APARTMENT UNIVERSITY 5) FIRST FLOOR, BLOCK E, UNIVERSITY CONDO APARTMENT, OFF JALAN UMS, 88450 KOTA KINABALU, SABAH

AA10 | RESERVE PRICE : RM 240,000.00**PENAMPANG**

DESCRIPTION : AN INTERMEDIATE APARTMENT UNIT
 FLOOR AREA : 668.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : CHONG SHU VEI & CHONG SHU VEI & MELISSA BANIS
 SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
 REFERENCE : AASB1556/AMBB (S)/153/004/25-Z01(BK-1)
 LOT ID : 41212

UNIT NO 2J 6-1, FIRST FLOOR, COUNTRY HEIGHTS APARTMENT PHASE 2, JALAN BANTAYAN MININTOD, 89500 PENAMPANG, SABAH

AA11 | RESERVE PRICE : RM 153,900.00**KOTA KINABALU**

DESCRIPTION : CORNER APARTMENT UNIT
 FLOOR AREA : 581.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : LO SHENG KHAI @ DAVID LO
 SOLICITOR : MESSRS WONG & SHIM (KK)
 REFERENCE : AASB1571/AMBB (S)/159/010/25-Z03(BK-4)
 LOT ID : 41233

LOT NO. 2B-1-1, BLOCK 2B, FIRST FLOOR, UNIVERSITY CONDO APARTMENTS 2, 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)

TEL : 03-7845 5890 / 03-7842 5660
 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 21 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 640,000.00

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 : AASB1587/AMBB (P)/313/018/25-U02(BK-2)
LOT ID : 41730
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

AA02 | RESERVE PRICE : RM 640,000.00

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 : AASB1586/AMBB (P)/312/017/25-U02(BK-2)
LOT ID : 41725
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

AA03 | RESERVE PRICE : RM 630,000.00

KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM SMALL OFFICE HOME OFFICE (SOHO)
FLOOR AREA : 947.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : KUAH VEE VIAN
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB1560/AMBB (P)/299/004/25-N01(BK-1)
LOT ID : 41220
NO. A-13A-2, MENARA PERNIAGAAN MANJALARA DUA, JALAN MANJALARA IDAMAN 3, BANDAR SRI MANJALARA, 52200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA04 | RESERVE PRICE : RM 540,000.00

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 SHAFIA AZNI BINTI ABU BAKAR
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1565/AMBB (P)/302/007/25-Z02(BK-2)
LOT ID : 41224
NO. 2A, JALAN MR 2/5, TAMAN M-RESIDENSI 2, 48020 RAWANG, SELANGOR

AA05 | RESERVE PRICE : RM 468,000.00

KUALA LUMPUR



DESCRIPTION : A 4+1 BEDROOM CONDOMINIUM UNIT
FLOOR AREA : 1,264.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : TAN WAN EE
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REFERENCE : AASB1568/AMBB (P)/305/010/25-Z01(BK-3)
LOT ID : 41228
UNIT NO. 19-08, 19TH FLOOR, RESIDENSI PIKSEL PERMAISURI II (NIKKA CITY SENTRAL), JALAN SRI PERMAISURI 6, BANDAR SRI PERMAISURI, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA06 | RESERVE PRICE : RM 440,000.00

RAWANG



DESCRIPTION : A 2-STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,604.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SHAIFUL ANUAR BIN ABU BAKAR & MASAYU BINTI ISHAK
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REFERENCE : AASB1574/AMBB (P)/308/013/25-Z01(BK-1)
LOT ID : 41235
NO. 12, PERSIARAN DESA PUTERI 4, TAMAN DESA PUTERI, 48020 RAWANG, SELANGOR

AA07 | RESERVE PRICE : RM 380,000.00

PETALING JAYA



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 1,012.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SHAFIZUL MASNI BIN OTHMAN
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB1555/AMBB (P)/298/003/25-Z01(BK-1)
LOT ID : 41215
NO. A-03A-15, BLOCK A, RESIDENSI SUASANA @ DAMAI, NO. 6, JALAN PJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR

AA08 | RESERVE PRICE : RM 302,400.00 | KAJANG



DESCRIPTION : A THREE-BEDROOM CONDOMINIUM UNIT
FLOOR AREA : 1,249.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : TAN GEOK LEE
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1569/AMBB (P)/306/011/25-Z01(BK-3)
LOT ID : 41231
NOTE : **NON - BUMIPUTERA LOT**

NO. 10-10, OASIS 2, JALAN MUTIARA 3, MUTIARA HEIGHTS, 43000 KAJANG, SELANGOR

AA09 | RESERVE PRICE : RM 300,000.00 | 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 : AASB1563/AMBB (P)/301/006/25-Z02(BK-2)
LOT ID : 41223

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

AA10 | RESERVE PRICE : RM 300,000.00 | DENGKIL



DESCRIPTION : A THREE-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 893.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHAMAD AFIQ HAIQAL BIN MOHD HUSNI & NURATASHA BALQIS BINTI AZMAN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB1576/AMBB (P)/310/015/25-Z01(BK-1)
LOT ID : 41658

UNIT NO. B-21-03A, BLOK B, SENSORY RESIDENCE, SOUTHVILLE CITY, 43800 DENGKIL, SELANGOR

AA11 | RESERVE PRICE : RM 280,000.00 | PETALING JAYA



DESCRIPTION : A LOFT OFFICE WITH A MEZZANINE FLOOR (SOHO OFFICE)
FLOOR AREA : 617.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : HOE POH LIN
SOLICITOR : MESSRS A RAHIM & CO (KL)
REFERENCE : AASB1577/AMBB (P)/311/016/25-Z01(BK-1)
LOT ID : 41659

NO. M-10-05, MENARA M (BLOK M), NO. 8, JALAN DAMANSARA, EMPIRE CITY DAMANSARA, PJU 8, 47820 PETALING JAYA, SELANGOR

AA12 | RESERVE PRICE : RM 280,000.00 | KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM APARTMENT (AFFORDABLE HOUSING)
FLOOR AREA : 818.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SOH YOW HAN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB1546/AMBB (P)/296/001/25-Z01(BK-1)
LOT ID : 41205

NO. 33A-17, PANGSAPURI VISTA DANAU KOTA, NO. 7, JALAN DANAU SAUJANA 1, SETAPAK, 53300 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA13 | RESERVE PRICE : RM 252,000.00 | CYBERJAYA



DESCRIPTION : A 2-BEDROOM DUPLEX SERVICED APARTMENT
FLOOR AREA : 953.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : FENDI BIN KEFLI
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB1566/AMBB (P)/303/008/25-Z01(BK-3)
LOT ID : 41226

NO. I-10-11, BLOCK I, MUTIARA VILLE @ CYBERJAYA, CYBER 11, 63000 CYBERJAYA, SELANGOR

AA14 | RESERVE PRICE : RM 238,500.00 | KAJANG



DESCRIPTION : A THREE BEDROOM APARTMENT UNIT
FLOOR AREA : 990.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LEE NYET TIAN
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB1567/AMBB (P)/304/009/25-Z01(BK-3)
LOT ID : 41227

UNIT NO. A-08-12, BLOCK A, RESIDENSI ZAMRUD, JALAN ZAMRUD UTAMA, SUNGAI TANGKAS, 43000 KAJANG, SELANGOR

AA15 | RESERVE PRICE : RM 180,000.00 | HULU LANGAT



DESCRIPTION : A THREE-BEDROOM WALK-UP APARTMENT UNIT
FLOOR AREA : 750.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NOR JULIANI BINTI JAMALUDDIN & NOR SUZILAH BINTI JAMALUDDIN
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1549/AMBB (P)/297/002/25-Z01(BK-1)
LOT ID : 41206
NOTE : **BUMIPUTERA LOT**

NO. C0-03, BLOCK C, PANGSAPURI SERI MESRA, JALAN WAWASAN 3, TAMAN WAWASAN, 43100 HULU LANGAT, SELANGOR

AA16 | RESERVE PRICE : RM 145,800.00 | SHAH ALAM



DESCRIPTION : A SMALL OFFICE FLEXIBLE OFFICE (SOFO) UNIT
FLOOR AREA : 420.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : VICTOR LIAW VUI LUN & ANG BEE LANG
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB1575/AMBB (P)/309/014/25-Z01(BK-4)
LOT ID : 41237

NO. 20-16, SURIA JAYA, JALAN PADANG JAWA, SEKSYEN 16, SHAH ALAM, 40200 SHAH ALAM, SELANGOR

AA17 | RESERVE PRICE : RM 77,760.00 | BATU CAVES



DESCRIPTION : A THREE-BEDROOM WALK-UP LOW COST APARTMENT UNIT
FLOOR AREA : 657.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ASHIDDA BIN HAMDZAH
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1570/AMBB (P)/307/012/25-Z01(BK-4)
LOT ID : 41232

NO. C-5-2, BLOCK C, JALAN SEJATI 2C, TAMAN SELAYANG SEJATI, 68100 BATU CAVES, 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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 21 November 2025 / Friday

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 : FRIDAY, THE 21ST 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 : RM780,000.00	LOT 2	KOTA SAMARAHAN	RESERVE PRICE : RM195,000.00
	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 : Apartment Land Area : - Built-up Area : Approx. 69.68 sqm. / 750.00 sqft. Our Ref. : AMB-2024-0116 Assignee : AmBank Islamic Berhad Bank Ref : 88820006558292 Solicitors : Ariffin, Lai & Kan Advocates (Kch)	
No. 87, Kidurong Sentral Commercial Centre, Jalan Tanjung Kidurong, Lot 4585, Block 26, Kemena Land District, 97000 Bintulu, Sarawak			Unit No. P1-OG-05, Ground Floor (Level 1), Block P1-O Vista Ilmu, 94300 Kota Samarahan, Sarawak		
LOT 3	KOTA SAMARAHAN	RESERVE PRICE : RM290,000.00	LOT 4	KUCHING	RESERVE PRICE : RM360,000.00
	Description : Single storey terraced intermediate Land Area : Approx. 98.90 sqm. / 1,064.55 sqft. Built-up Area : Approx. 48.98 sqm. / 527.22 sqft. Our Ref. : AMB-2023-0063 Assignee : AmBank Islamic Berhad Bank Ref : 88820007876439 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Single storey terraced corner Land Area : Approx. 253.4 sqm. / 2,727.57 sqft. Built-up Area : Approx. 65.75 sqm. / 707.73 sqft. Our Ref. : AMB-2025-0134 Assignee : AmBank Islamic Berhad Bank Ref : 88820007639216 Solicitors : S.K. Ling & Tan Advocates (Kch)	
House No. 1517, Lot 7365, Lorong Uni-Central 11B1C1, Taman Uni Central, Off Kuching-Samarahan Expressway, 94300 Kota Samarahan, Sarawak (Bumiputra Reserved Lot)			No. 107 (Lot 9460), Lorong Ceria 4H, Borneo Samariang Garden, Jalan Ceria, Off Jalan Lingkaran Samariang, 93050 Kuching, Sarawak		

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

What you need to prepare for online bidding:

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

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 (Web Site : <https://praisemillion.com.my> E-mail Address: auction@praisemillion.com.my)

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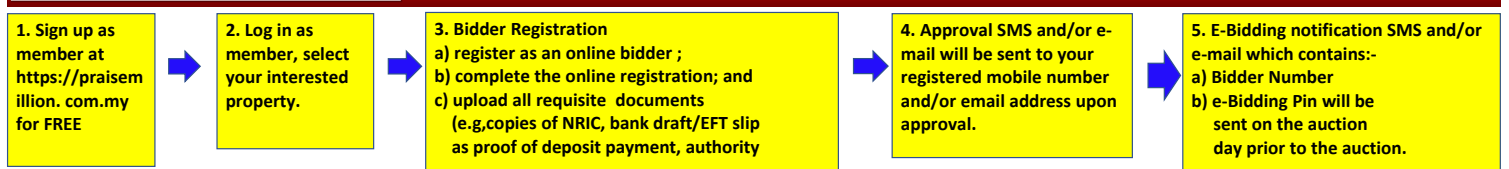
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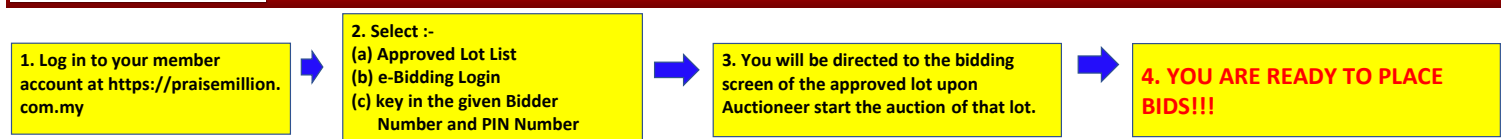


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BIDDER REGISTRATION PROCEDURE



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)