

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 25 November 2025 / Tuesday

Time : 11.00 am

Via Online : www.eszamauctioneer.com (eZ2Bid)

For more information, please call:

03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

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

PUBLIC AUCTION

DATE : 25 NOVEMBER 2025 / TUESDAY

TIME : 11.00 A.M.

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

VIA ONLINE
BIDDING



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

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

EZ 1 RESERVE PRICE : RM260,000.00 SUNGAI GADUT



**Type : Extended And Renovated
Intermediate Double Storey
Terraced House**

Area : Approx 89 sqmt / 958 sqft

**Assignor(s) : Kumeresan A/L Balakarsinan &
Parvathi A/P Arumugam**

**Solicitor : M/S Darshan Chong & Co
(Tel: 03-92844694)**

**No. 2159, Jalan BSS 3/3E, Bandar Seremban Selatan,
71450 Sungai Gadut, Seremban, Negeri Sembilan.**

 AmBank (M) Berhad

 AmBank Islamic Berhad

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



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

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

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

 06-7629786 / 016-6639786 / 018-6639786

 06-7616986

 eszamauctioneer@yahoo.com

 www.eszamauctioneer.com

ONLINE BIDDING STEP

eZ2Bid

www.eszamauctioneer.com



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

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

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



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

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

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

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 25 November 2025 / Tuesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

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

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

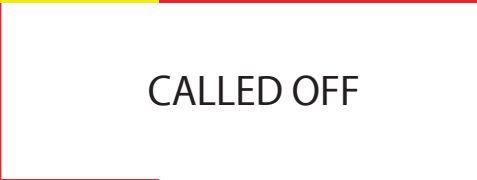
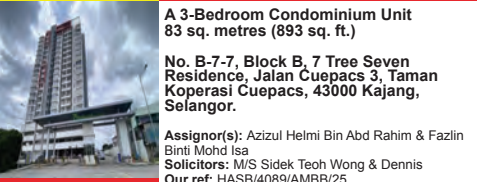
In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance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

Will Sell The Property Described Below By
PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 25TH 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 RM1,200,000.00 RESERVE PRICE RM1,200,000.00  KUALA LUMPUR An Intermediate Duplex 3-Bedroom Serviced Apartment 131.00 sq. metres (1,410 sq. ft.) No. A-43-06, Menara Inspirasi (Expressionz Professional Suites @ Jalan Tun Razak), No. 30, Jalan 1/65A, Off Jalan Tun Razak, 50400 Kuala Lumpur. Assignor(s): Ong Seng Kim Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4094/AMBB/25	Lot 2 MARKET PRICE RM1,100,000.00 RESERVE PRICE RM1,100,000.00  PETALING JAYA CALLED OFF	Lot 3 MARKET PRICE RM1,400,000.00 RESERVE PRICE RM907,200.00  PUCHONG A Two And A Half Storey Mid Terraced House MFA: 314.38 sq. metres (3,384 sq. ft.) No. 17, Jalan NPT 7/1L, Taman Nusaputra Timur, 47130 Puchong, Selangor Darul Ehsan. Assignor(s): James Ravi A/L D Dorairaj Solicitors: M/S Vas & Co. Our ref: HASB/4102/AMBB/25
Lot 4 MARKET PRICE RM460,000.00 RESERVE PRICE RM460,000.00  SHAH ALAM A 2-Bedroom Serviced Apartment Unit 80.00 sq. metres (861 sq. ft.) No. SB2-29-07, Dsara Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor Darul Ehsan. Assignor(s): Shia Wei Shinn Solicitors: M/S Nik Hisham, Fakhah & Co Our ref: HASB/4104/AMBB/25	Lot 5 MARKET PRICE RM520,000.00 RESERVE PRICE RM416,000.00  KUALA LUMPUR 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): Yech Pang Yean Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HASB/4090/AMBB/25	Lot 6 MARKET PRICE RM400,000.00 RESERVE PRICE RM400,000.00  PUCHONG A Double-Storey Intermediate Unit Terrace House 100.33 sq. metres (1,080 sq. ft.) No. 13, Jalan Putra Perdana 3/11, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan. Assignor(s): Mohd Hanafiah Bin Ramlee & Yusneeta Binti Yusop Solicitors: M/S Goh & Partners Our ref: HASB/4103/AMBB/25 AMBANK ISLAMIC BERHAD
Lot 7 MARKET PRICE RM570,000.00 RESERVE PRICE RM369,360.00  KUALA LUMPUR A 2+1-Bedroom Serviced Apartment 83 sq. metres (893 sq. ft.) No. B-08-3A, Blok B, Residensi Xtreme Meridian, Jalan Bemban, Ampang, Selangor, 55000 Kuala Lumpur. Assignor(s): Mohd Khorudin Bin Ab Hamid Solicitors: M/S Azhar & Wong Our ref: HASB/4105/AMBB/25 Note: Bumiputra Unit AMBANK ISLAMIC BERHAD	Lot 8 MARKET PRICE RM350,000.00 RESERVE PRICE RM280,000.00  KAJANG 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	Lot 9 MARKET PRICE RM270,000.00 RESERVE PRICE RM270,000.00  BATU CAVES A 2 +1-Bedroom Condominium Unit 85 sq. metres (915 sq. ft.) No. 11-3A, Block C, Magna Ville, Lebuhraya Selayang-Kepong, 68100 Batu Caves, Selangor. Assignor(s): Norezana Binti Busman Khan & Shaharizul Amrie Bin Remli Solicitors: M/S Vas & Co. Our ref: HASB/4092/AMBB/25 AMBANK ISLAMIC BERHAD
Lot 10 MARKET PRICE RM260,000.00 RESERVE PRICE RM260,000.00  RAWANG An Intermediate Single-Storey Terraced House 100 sq. metres (1,076 sq. ft.) No. 32, Jalan Bakawali 2C/10, Perumahan Jalan Bakawali, Bukit Sentosa, 48300 Rawang, Selangor Darul Ehsan. Assignor(s): Khairul Anuar Bin Che Ali & Susila Binti Abd Karim Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4095/AMBB/25	Lot 11 MARKET PRICE RM310,000.00 RESERVE PRICE RM225,000.00  BERANANG An Apartment Unit 80 sq. metres (861 sq. ft.) Unit No. 7-12, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor Darul Ehsan. Assignor(s): Tuan Amirudin Bin Tuan Sulaiman & Noor Farhana Ayu Binti Md Hamisan Solicitors: M/S Zain Megat & Murad Our ref: HASB/4100/AMBB/25 AMBANK ISLAMIC BERHAD	Lot 12 MARKET PRICE RM270,000.00 RESERVE PRICE RM216,000.00  MELAKA 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 AMBANK ISLAMIC BERHAD

Lot 13 MARKET PRICE RM290,000.00 **RESERVE PRICE RM208,800.00**

A 3-Bedroom Apartment
72 sq. metres (775 sq. ft.)

No. E-14-29, Blok E, Mentari Court,
Taman Seri Mentari, 46150 Petaling Jaya,
Selangor.

Assignor(s): Abdullah Bin Hasan & Nor Azmah Binti
Abdullah
Solicitors: M/S B. H. Gan, Nor & Kim
Our ref: HASB/4098/AMBB/25
Note: Bumiputera Unit

PETALING JAYA

Lot 14 MARKET PRICE RM230,000.00 **RESERVE PRICE RM162,000.00**

A 3-Bedroom Apartment
78.97 sq. metres (850 sq. ft.)

No. E-09-22, Blok E, Flora Damansara,
No. 1, Jalan PJJ 8/9, Bandar Damansara
Pardana, 47820 Petaling Jaya, Selangor
Darul Ehsan.

Assignor(s): Siti Hajar Binti Zulkiffi
Solicitors: M/S B. H. Gan, Nor & Kim
Our ref: HASB/4099/AMBB/25

PETALING JAYA AMBANK ISLAMIC BERHAD

Lot 15 MARKET PRICE RM120,000.00 **RESERVE PRICE RM120,000.00**

A 3-Bedroom Low-Cost Apartment
60.42 sq. metres (650 sq. ft.)

No. E-02-01, Tingkat 2, Blok E,
Pangsapuri Seri Perantau, Persiaran
Sireh Junjung / KS4, 42000 Pelabuhan
Klang, Selangor.

Assignor(s): Omar Bin Kasim, Fadzilah Binti Omar &
Saharudin Bin Omar
Solicitors: M/S Nik Hisham, Fakhiah & Co.
Our ref: HASB/4093/AMBB/25
Note: Bumiputera quota

PELABUHAN KLANG

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

**A Three Bedroom Low-Cost Walk-Up
Apartment Unit**
62.00 sq. metres (667 sq. ft.)

Unit No. B-05-13, 5th Floor, Block B,
Pangsapuri Seroja, Jalan Indah 3, Taman
Puchong Indah, 47150 Puchong,
Selangor Darul Ehsan.

Assignor(s): Zalipah Binti Zainon
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HASB/4106/AMBB/25

PUCHONG

Lot 17 MARKET PRICE RM140,000.00 **RESERVE PRICE RM80,190.00**

A 3-Bedroom Apartment
66.00 sq. metres (710 sq. ft.)

No. 19-3A, Block M, Jalan Seksyen 3/11,
Taman Kajang Utama, 43000 Kajang,
Selangor Darul Ehsan.

Assignor(s): Thanga Rajah A/L Oddaippan
Solicitors: M/S Vas & Co.
Our ref: HAH/3719/AMBB/24

KAJANG

Lot 18 MARKET PRICE RM100,000.00 **RESERVE PRICE RM80,000.00**

**A 3-Bedroom Low Medium Cost
Apartment**
67.70 sq. metres (729 sq. ft.)

No. AZZ-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/AMBB/25
Note: Bumi Lot

RAWANG AMBANK ISLAMIC BERHAD

Lot 19 MARKET PRICE RM70,000.00 **RESERVE PRICE RM50,400.00**

An End Apartment Unit
60.38 sq. metres (650 sq. ft.)

Unit No. A-3A-17, (Block A), Jalan Bunga
Raya 1, Apartment Kemuning, Taman
Bunga Raya, 48300 Rawang, Selangor
Darul Ehsan.

Assignor(s): Norhisham Bin Abdullah
Solicitors: M/S Marjit Singh Sachdev, Mohammad
Radzi & Partners
Our ref: HASB/4101/AMBB/25
Note: Successful bidder has to pay an outstanding sum of RM875
due to Developer under the Principal Sale and Purchase
Agreement.

RAWANG

Remarks:
A) Red Box = AmBank (M) Berhad
B) Green Box = AmBank Islamic Berhad

RESERVE PRICE:

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

DEPOSIT:

All intending Bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%)** of the reserve price or **RM2, 000.00** (whichever is higher) by **Bank Draft Or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** whichever is applicable and by **Local Bank Transfer to AmBank (M) Berhad** in favour of **HERITAGE AUCTIONEERS SDN. BHD. (BIDDER DEPOSIT)** by 5PM, at least one (1) day before auction day.

For online bidders please refer to the Terms & Conditions on www.heritageauctioneers.my on the manner of payment of the deposit.

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

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)

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

Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.

Tel: 03 7890 0501

Whatsapp Hotline: 011 5585 1442

Email: hauctionhouse@gmail.com

Website: www.heritageauctioneers.my

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

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



A STEP BY STEP GUIDE TO BID ONLINE



WHY BID ONLINE?

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

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 26 November 2025 / Wednesday

Time : 11.00 AM

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

For more information, please call:
03-7452 1764

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY **Wednesday** | DATE **26TH November 2025** | TIME **11.00 A.M** | ONLINE BIDDING AT **<https://palma.bidnow.my>**

(Bidder registration and payment of auction deposit must be made by 2pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :-
(i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale.

(2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

(3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/ transfer (if applicable) pertaining to the auction from the Developer/ Proprietor and/ or the relevant authorities

1

View Live Auction at
<https://palma.bidnow.my>

2

Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via <https://palma.bidnow.my>

LOT 01 Tanjung Tokong Reserve Price **RM 208,000**

Apartment Unit
650 sq.ft.

Unit No. 6A-19-02, Tri Pinnacle,
Persiaran Halia 3, 10470 Tanjung
Tokong, Pulau Pinang.

Assignor / Borrower :
Mohd Zahir Bin Amin

Solicitor :
Jayadeva & Kamal (Tel: 04-7771161)

Pulau Pinang

LOT 02 Gelugor Reserve Price **RM 170,000**

Flat Unit
474 sq.ft.

Unit No. 39-04-24, Krystal Heights,
Lintang Delima 14, 11700 Gelugor,
Pulau Pinang.

Assignor / Borrower :
R Murugamal A/P Ramayah

Solicitor :
Jayadeva & Kamal (Tel: 04-7771161)

Pulau Pinang

LOT 03 Bayan Lepas Reserve Price **RM 150,000**

Flat Unit
500 sq.ft.

Unit No. 19A-3-2, Taman Desa Jelita,
Jalan Kekabu 1, 11960 Bayan Lepas,
Pulau Pinang.

Assignor / Borrower :
Mohamad Shukry Bin Harun & Mohamad
Saquan Bin Harun

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

Pulau Pinang

LOT 04 Teluk Intan Reserve Price **RM 220,000**

1 Storey Semi Detached Cluster House Unit
1,081 sq.ft.

Unit No. 39, Lorong Lagenda 13,
Seksyen 1, Bandar Lagenda Teluk
Intan, 36000 Teluk Intan, Perak.

Assignor / Borrower :
Mohd Ridzwan Bin Baharudin

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

Perak



= AmBank (M) Berhad



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

Licensed Auctioneers :

ROHAYAH BINTI ISMAIL



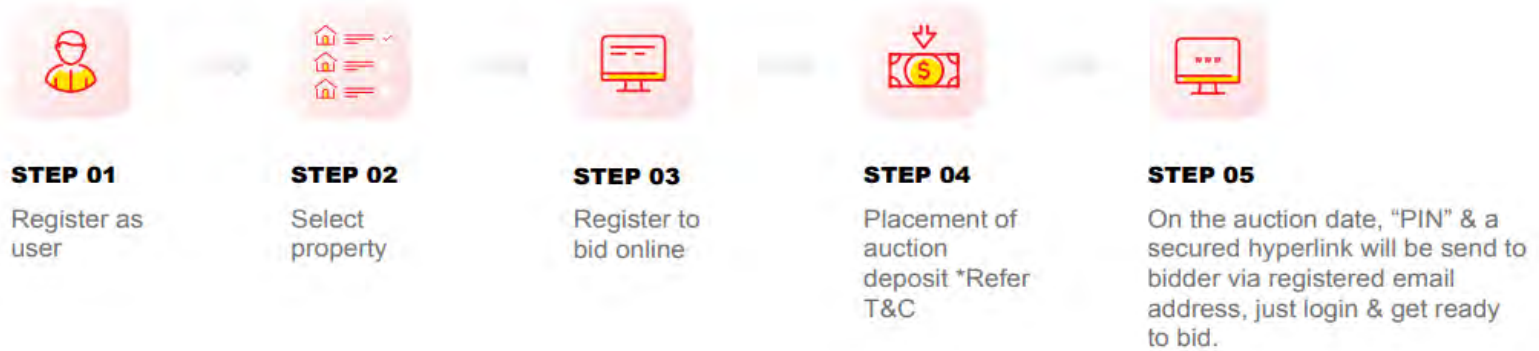
PALMA AUCTIONEERS SDN BHD

04-2299777



Simple Step of Bidding

5 Step To Bid Auction Property Online

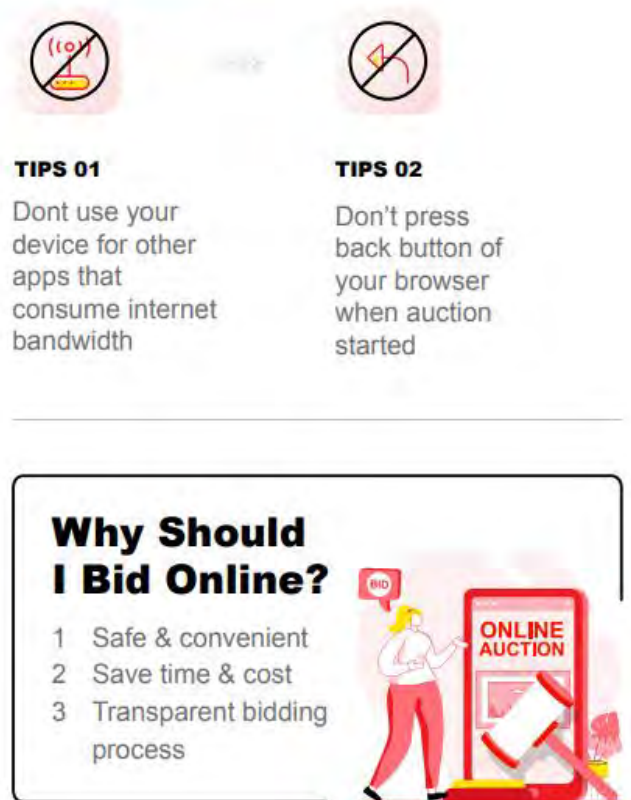


Devices Tips During Auction Property Online

Before Auction



During Auction



Why Should I Bid Online?

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



PALMA AUCTIONEERS SDN BHD

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



PALMA AUCTIONEERS
SDN BHD • 1324107-M

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 28th November 2025 / Friday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1764

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



38NCM CoTM
Years of Auction Excellence

PROCLAMATION OF SALE

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

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

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Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via www.ngchanmau.com.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Friday, 28th November 2025, 3.00 p.m. at www.ngchanmau.com

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

Reserve Price : RM 560,000 LOT 1 JALAN CHAN SOW LIN 2 BEDROOM SERVICED APARTMENT 893 SQ.FT / 83 SQ.MTR No. B-17-02, Block B, One Residences, Jalan Satu, Off Jalan Chan Sow Lin, 55200 Kuala Lumpur. Assignor/Borrower : Lim Teck Kiang Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) KUALA LUMPUR	Reserve Price : RM 500,000 LOT 2 BANDAR BARU BANGI EXTENDED AND RENOVATED 2 STOREY MID TERRACED HOUSE 1,302 SQ. FT. / 121 SQ.MTR Unit No. 4, Jalan 8/27D, Section 8, Bandar Baru Bangi, 43650 Bandar Baru Bangi, Selangor. Assignors/Borrowers : Muhammed Shamsul Anuar Bin Mohamad Isa & Wan Somarny Binti Wan Md Zain Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393) SELANGOR	Reserve Price : RM 470,000 LOT 3 BANDAR PUNCAK ALAM STRATIFIED 2 STOREY TERRACED HOUSE 1,200 SQ. FT. / 111.48 SQ.MTR Unit No. 35, Jalan Ritma 1/5, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor. Assignor/Customer : Mohd Suhairri Bin Muhammad Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399) *AMBank ISLAMIC BERHAD SELANGOR
Reserve Price : RM 450,000 LOT 4 KUALA LUMPUR CORNER SERVICED APARTMENT UNIT 463 SQ. FT. / 43 SQ.MTR Unit No. 13-20, Residensi Majestic, No. 8, Jalan Dewan Sultan Sulaiman 3, 50300 Kuala Lumpur. Assignor/Customer : Muhammad Helmi Bin Hasim @ Hashim Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533) *AMBank ISLAMIC BERHAD KUALA LUMPUR	Reserve Price : RM 300,000 LOT 5 KUALA LUMPUR 3 BEDROOM APARTMENT (AFFORDABLE HOUSING) 818 SQ. FT. / 76 SQ.MTR Unit No. 35-16, Pangsapuri Vista Danau Kota, No.7, Jalan Danau Saujana 1, Setapak, 53300 Kuala Lumpur. Assignor/Borrower : Edmund Sii Jie Hoe Solicitor : M/S A Rahim & Co (Tel : 03-2282 4922) KUALA LUMPUR	Reserve Price : RM 270,000 LOT 6 PETALING JAYA 2 BEDROOM SERVICED APARTMENT 549 SQ. FT. / 51 SQ.MTR Unit No. 32-10, Residensi Rimbun Perkasa, No. 8 Jalan PJU 8/8B, Sentral Damansara, PJU 8, 47820 Petaling Jaya, Selangor. Assignor/Customer : Mohd Afiq Hamily Bin Jamil Solicitor : M/S Vas & Co (Tel : 03-3324 5050) *AMBank ISLAMIC BERHAD SELANGOR
Reserve Price : RM 243,000 LOT 7 KAJANG 3 BEDROOM CONDOMINIUM 1,292 SQ. FT. / 120 SQ.MTR Unit No. C-18-06, 18th Floor, Block C, Ivory Residence, Jalan Mutiara 2, Mutiara Heights, 43000 Kajang, Selangor. Assignors/Borrowers : Ng Wai Kong & Ng Wai Kent Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) SELANGOR	Reserve Price : RM 190,000 LOT 8 BANDAR PUNCAK ALAM 3 BEDROOM APARTMENT 764 SQ. FT. / 71 SQ.MTR Unit No. Intan GR-13, Astana Intan, Jalan Astana 13/2, Astana Alam 3, Seksyen 13, 42300 Bandar Puncak Alam, Selangor. Assignor/Customer : Ariff Redzuan Bin Abdullah Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393) *AMBank ISLAMIC BERHAD SELANGOR	Reserve Price : RM 155,000 LOT 9 PETALING JAYA 3 BEDROOM LOW COST APARTMENT 657 SQ. FT. / 61 SQ.MTR Unit No. C-16-8, Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor. Assignor : Mohamad Hirwan Bin Mohamed Asroh Borrowers : Mohamad Hirwan Bin Mohamed Asroh & Ahmad Amir Bin Mohamed Asroh Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) SELANGOR

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Friday, 28th November 2025, 3.30 p.m. at www.ngchanmau.com

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

Reserve Price : RM 750,000 LOT 1 JOHOR BAHRU 3 BEDROOM SERVICED APARTMENT 1,464 SQ. FT. / 136 SQ. MTR. 	Reserve Price : RM 118,800 LOT 2 JOHOR BAHRU SHOP LOT 216.90 SQ.FT / 20.15 SQ. MTR. 	Reserve Price : RM 110,000 LOT 3 PONTIAN MEDIUM LOW COST FLAT UNIT 750 SQ. FT. / 69.68 SQ. MTR. 
Unit No. A-12-13, Menara A, Residensi Southkey Mozek, Persiaran Southkey Utama, Kota Southkey, 80150 Johor Bahru, Johor. Assignor/Customer : Chan Yoke Lin Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277) *AMBANK ISLAMIC BERHAD	#02-143, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor. Assignor/Customer : Kher Kim Lai Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277) JOHOR	Unit No. 04-15, Block F, Jalan Megah Utama, Taman Megah, 82000 Pontian, Johor. Assignor/Customer : Syahrul Rizal Bin Mohd Jahah Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 07-226 8272) *AMBANK ISLAMIC BERHAD

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RESERVE PRICE : The subject properties will be sold 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 percent (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 (**CUSTOMER NAME**) or **remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at www.ngchanmau.com.

**Publication as dated 17th November 2025.*

NCM Co

Licensed Auctioneers:

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