

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 9TH DECEMBER 2025 / TUESDAY

Via Online : www.ehsanauctioneers.com

For more information, please call:
03-7452 1318

AmBank Home Financing
Please contact:
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang: 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE








In exercise of the rights and powers conferred upon **AMBank (M) BERHAD [106901000166 (8515-D)] / AMBank ISLAMIC BERHAD [109401000897 (295576-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 9TH DECEMBER 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 620,000.00 KUALA LUMPUR Type : A 3-Bedroom Serviced Apartment Area : 1,119 sq. ft. Assignor : Wong Yoon Chen Solicitor : Vas & Co. Address : No. A-21-02, Block A, Apartment Servis J Dupion, Jalan Sembilang, 56000 Kuala Lumpur.  NINA/AMB6922	LOT 2 RESERVE PRICE: RM 370,000.00 SETAPAK Type : An Intermediate 2-Bedroom Serviced Apartment Area : 657 sq. ft. Assignor : Mohamad Zolhairee Bin Zulkifli Solicitor : B.H. Gan, Nor & Kim Address : No. B-39-02, Block B, Residensi M Centura, No. 17, Jalan Sentul Perdana, Setapak, 51000 Kuala Lumpur.  AMBANK ISLAMIC BERHAD WAWA/AMI0653	LOT 3 RESERVE PRICE: RM 336,000.00 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.  WAWA/AMB6744
LOT 4 RESERVE PRICE: RM 230,000.00 PETALING JAYA Type : A 3-Bedroom Apartment Area : 850 sq. ft. Assignor : Rahizan Binti Mohd Yusof Solicitor : Manjit Singh Sachdev, Mohamad Radzi & Partners Address : No. E-16-07, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  BUMIPUTRA LOT WAWA/AMB6928	LOT 5 RESERVE PRICE: RM 150,000.00 PETALING JAYA Type : A 3-Bedroom Low-Cost Apartment Area : 657 sq. ft. Assignor : Kalaichelvi A/P VV Padmanathan Solicitor : B.H. Gan, Nor & Kim Address : No. P-02-17, Block P, Pangsapuri Petaling Perdana, Jalan PJS 1/21, Taman Petaling Utama, 46150 Petaling Jaya, Selangor  WAWA/AMB6929	LOT 6 RESERVE PRICE: RM 130,000.00 AMPANG Type : A 3-Bedroom Low Cost Apartment Area : 678 sq. ft. Assignor : Thavamalar A/P S. Ramiah Solicitor : Vas & Co. Address : No. 4-18, Tingkat 4, Rumah Pangsa Taman Dagang Permai, 68000 Ampang, Selangor  NINA/AMB6923
LOT 7 RESERVE PRICE: RM 115,065.00 KUALA LUMPUR Type : An Intermediate Retail Lot Area : 129 sq. ft. Assignor : TSL Franchise (M) Sdn Bhd Solicitor : Vas & Co. Address : No. 2-3A, Plaza Haji Taib, No. 42, Lorong Haji Taib 5, 50350 Kuala Lumpur.  WAWA/AMB6664	<div>WITHDRAWN</div>	

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

**ON TUESDAY, THE 9TH DECEMBER 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 650,000.00 IPOH Type : A Double Storey Intermediate Terrace Shopoffice Area : 1,399 sq. ft. Assignor : Tan Wei Joon & Chan Hong Ngan Solicitor : Lalchand & Nawawi Address : No. 46 & 46A, Gerbang Rapat 1, Gerbang Maju Rapat, 31350 Ipoh, Perak Darul Ridzuan.  WAWA/AMB6927	LOT 2 RESERVE PRICE: RM 600,000.00 BAYAN LEPAS Type : A Three Bedroom Condominium Unit Area : 1,100 sq. ft. Assignor : Nurul Jannah Binti Mohammad Hashim Solicitor : Jayadeva & Kamal Address : No. 3A-09-07, Jalan Sungai Tiram 6, The Amarene, 11900 Bayan Lepas, Penang.  NINA/AMB6926
--	---

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 TUESDAY, THE 9TH DECEMBER 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 570,000.00 MASAI Type : A Double Storey Terrace House, Intermediate Lot (Stratified Landed) Area : 1,300 sq. ft. Assignor : Harekrishnan A/L Maniam Solicitor : A. Rahim & Co. Address : No. 15, Jalan Alam Sitir 3, Bandar Seri Alam, 81750 Masai, Johor.  NINA/AMB6924	LOT 2 RESERVE PRICE: RM 480,000.00 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.  AMBANK ISLAMIC BERHAD WAWA/AMI0649	LOT 3 RESERVE PRICE: RM 470,000.00 BATU PAHAT Type : A Double Storey Terrace House, Intermediate Lot Area : 1,650sq. ft. Assignor : Ashshaherza Binti Alias Solicitor : Nor Ding & Co. Address : No. 13, Jalan Putera Indah 9/3, Taman Putera Indah, 83010 Batu Pahat, Johor.  AMBANK ISLAMIC BERHAD NINA/AMI0652
LOT 4 RESERVE PRICE: RM 230,000.00 JOHOR BAHRU Type : A Medium Cost Apartment (Rmmj) Area : 1,023 sq. ft. Assignor : Nurul Afifah Binti A Rahman Solicitor : A. Rahim & Co. Address : No. C-01-16, Blok C, Pangsapuri Cendera 1, Jalan Pulau Mutiara Utama 4, Taman Pulau Mutiara 2, 81300 Johor Bahru, Johor.  AMBANK ISLAMIC BERHAD NINA/AMI0654		

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

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.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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



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 : 09 December 2025 / Tuesday

Time : 10:30 am / 11:30 am

Via Online : arenaauctioneers.com

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1764 | ambank.com.my

PROCLAMATION OF SALE

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

PUBLIC AUCTION VIA ONLINE BIDDING

9 DECEMBER 2025, TUESDAY, 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 640,000.00

KENINGAU



DESCRIPTION : DOUBLE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,627.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SUHILAH @ SUHAILAH BINTI AHMAD @ ADAM
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1684/AMBB (S)/169/007/25-U01(BK-1)
LOT ID : 42623
NOTE : **BUMIPUTERA LOT**

LOT 87, BLOCK NO. SD5, LRG. TAMAN ADIKA 12-F, TAMAN ADIKA, PHASE 12, KENINGAU, JALAN BARIAWA, 89000 KENINGAU, SABAH

AA02 | RESERVE PRICE : RM 460,000.00

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 : AASB1690/AMBB (S)/171/009/25-U02(BK-2)
LOT ID : 43012
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 325,000.00

KENINGAU

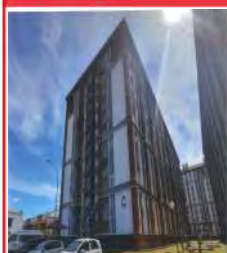


DESCRIPTION : 3-STOREY INTERMEDIATE TOWNHOUSE
FLOOR AREA : 1,800.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : REITA BINTI LOTOS
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1659/AMBB (S)/164/002/25-U01(BK-1)
LOT ID : 42167
NOTE : **BUMIPUTERA LOT**

LOT NO. 22, LORONG TROPICANA VILLA, TROPICANA VILLA; JALAN LIAWAN AIRPORT, 89000 KENINGAU, SABAH

AA04 | RESERVE PRICE : RM 280,000.00

PUTATAN



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD AZWELL YOHANES ABDULLAH
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1676/AMBB (S)/166/004/25-N01(BK-1)
LOT ID : 42612

LOT NO. C9-0, GROUND FLOOR, BLOCK C, PUTATAN PLATINUM APARTMENT, 89500 PUTATAN, SABAH

AA05 | RESERVE PRICE : RM 270,000.00

KOTA KINABALU



DESCRIPTION : A SECOND FLOOR INTERMEDIATE APARTMENT UNIT
FLOOR AREA : 750.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MURSALIM BIN LAHAMING
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1681/AMBB (S)/167/005/25-U01(BK-1)
LOT ID : 42617

UNIT NO. W5-2 (DBKK W-2-5), 2ND FLOOR, BLOCK W, PHASE 1, UNIVERSITY APARTMENTS; JALAN UMS, 89200 KOTA KINABALU, SABAH

AA06 | RESERVE PRICE : RM 234,000.00

KOTA KINABALU



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 871.00 SQUARE FEET
ASSIGNOR(S) / : NERDA WATI BINTI DAMSAH
CUSTOMER(S)
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1691/AMBB
(S)/172/010/25-U02(BK-2)
LOT ID : 43013
NOTE : **NON - BUMIPUTERA LOT**

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

AA07 | RESERVE PRICE : RM 187,000.00

PENAMPANG



DESCRIPTION : AN INTERMEDIATE APARTMENT UNIT
FLOOR AREA : 668.00 SQUARE FEET
ASSIGNOR(S) / : CHONG SHU VEI & CHONG SHU VEI &
CUSTOMER(S) MELISSA BANIS
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1689/AMBB
(S)/170/008/25-U02(BK-2)
LOT ID : 43011

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

AA08 | RESERVE PRICE : RM 180,000.00

TAWAU



DESCRIPTION : A SINGLE STOREY INTERMEDIATE
TERRACED HOUSE- TYPE B
LAND AREA : 1,589.00 SQUARE FEET
ASSIGNOR(S) / : RAZMIATI BINTI AB MUTALIP
CUSTOMER(S)
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB1683/AMBB
(S)/168/006/25-U01(BK-1)
LOT ID : 42622
NOTE : **BUMIPUTERA LOT**

TB 765, LOT NO. B277, RESIDENSI PR1MA @ RANGGU, JALAN RANGGU,
OFF JALAN BARADAYA, 91000 TAWAU, SABAH

AA09 | RESERVE PRICE : RM 165,000.00

TAWAU



DESCRIPTION : SINGLE STOREY INTERMEDIATE
TERRACED HOUSE
LAND AREA : 1,543.01 SQUARE FEET
ASSIGNOR(S) / : SAIN BIN SALIKAN
CUSTOMER(S)
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB1675/AMBB
(S)/165/003/25-N01(BK-1)
LOT ID : 42611

TB 834, LOT A21-8, TAMAN APAS PERMAI, MILE 15, JALAN APAS, 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

9 DECEMBER 2025, TUESDAY, 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 1,100,000.00

KUALA LUMPUR



DESCRIPTION : A TWO-BEDROOMS DUPLEX SERVICED APARTMENT UNIT
FLOOR AREA : 1,238.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : AHMAD RIZA BIN MD IBRAHIM
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB1661/AMBB (P)/320/007/25-U01(BK-1)
LOT ID : 42169

UNIT NO. A-29-07, 29TH FLOOR, BLOCK A, MENARA INSPIRASI, NO 30, JALAN 1/65, OFF JALAN TUN RAZAK, 50400 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA02 | RESERVE PRICE : RM 680,000.00

KUALA LUMPUR



DESCRIPTION : A CORNER 4-BEDROOM SERVICED APARTMENT
FLOOR AREA : 1,285.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : YAP JIAN HAO
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1682/AMBB (P)/327/014/25-U01(BK-1)
LOT ID : 42621

NO. B-26-12, RESIDENSI ALAM VISTA AMAN (RESIDENSI AVA), NO. 1, JALAN BENTENG UTARA, KIARA BAYU, KEPONG, 52000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA03 | RESERVE PRICE : RM 640,000.00

KUALA LUMPUR



DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AND A LINK BRIDGE AS ACCESSORY PARCELS
FLOOR AREA : 775.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LOW CHEE WAI
SOLICITOR : MESSRS A RAHIM & CO (KL)
REFERENCE : AASB1655/AMBB (P)/317/004/25-U01(BK-1)
LOT ID : 42162

UNIT NO. 45-03, RESIDENSI PEEL, LORONG PEEL, 55100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA04 | RESERVE PRICE : RM 500,000.00

RAWANG



DESCRIPTION : A 2-STOREY SEMI-DETACHED HOUSE
LAND AREA : 4,785.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : GOVIN PILLAI A/L SHAMUGAM & SALLAMA A/P G. SUBRAMANIAM
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB1657/AMBB (P)/318/005/25-U01(BK-1)
LOT ID : 42165

NO. 1, JALAN SR 8/3G, SAUJANA RAWANG, 48000 RAWANG, SELANGOR

AA05 | RESERVE PRICE : RM 420,000.00

KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM CONDOMINIUM
FLOOR AREA : 915.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NURUL AIN BINTI NOSSRO
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1687/AMBB (P)/330/017/25-U01(BK-1)
LOT ID : 43009

NO. B-10-13, RESIDENSI M ARISA PELANGI, NO. 6, JALAN SENTUL PELANGI, 51000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA06 | RESERVE PRICE : RM 405,000.00

KUALA LUMPUR



DESCRIPTION : A TWO-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 775.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : WONG KHAR KHUEN & YIK JIE YI
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1652/AMBB (P)/314/001/25-U02(BK-4)
LOT ID : 42159

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

AA07 | RESERVE PRICE : RM 280,000.00 | BANTING



DESCRIPTION : AN INTERMEDIATE UNIT SINGLE-STOREY TERRACED HOUSE
LAND AREA : 1,195.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ANANDAN A/L PALANISAMY & VIJAYALETCHUMI A/P S.KRISHNAN
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB1677/AMBB (P)/323/010/25-N01(BK-1)
LOT ID : 42613

NO. 15, JALAN BB 4/17, TAMAN BANTING BARU, 42700 BANTING, SELANGOR

AA08 | RESERVE PRICE : RM 270,000.00 | PETALING JAYA



DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AND AN AIR CONDITIONER LEDGE AS ACCESSORY PARCELS
FLOOR AREA : 549.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : FATIN NUR DINI BINTI RADZALI
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB1680/AMBB (P)/326/013/25-U01(BK-1)
LOT ID : 42616

UNIT NO. 07-22, RESIDENSI RIMBUN PERKASA (D'VINE RESIDENCES), NO.8, JALAN PUJ 8/8B, SENTRAL DAMANSARA, 47820 PETALING JAYA, SELANGOR

AA09 | RESERVE PRICE : RM 250,000.00 | CYBERJAYA



DESCRIPTION : A SMALL OFFICE HOME OFFICE (SOHO) UNIT TOGETHER WITH A CAR PARK BAY AND AN AIR CONDITIONER LEDGE AS ACCESSORY PARCELS
FLOOR AREA : 452.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SURIYATI BINTI MOHD NOOR
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1679/AMBB (P)/325/012/25-U01(BK-1)
LOT ID : 42615

UNIT NO. A1-25-06, TOWER A, KENWINGSTON RESIDENCE, KENWINGSTON SQUARE GARDEN, PERSIARAN BESTARI, CYBER 9, 63000 CYBERJAYA, SELANGOR

AA10 | RESERVE PRICE : RM 240,000.00 | 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, FAKIHAH & CO (KL)
REFERENCE : AASB1685/AMBB (P)/328/015/25-U02(BK-2)
LOT ID : 43007

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

AA11 | RESERVE PRICE : RM 230,000.00 | PUCHONG



DESCRIPTION : AN END APARTMENT UNIT
FLOOR AREA : 852.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : CHEOK FOH KIONG
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB1658/AMBB (P)/319/006/25-U01(BK-1)
LOT ID : 42166

UNIT NO. G-12-17, BLOCK G, PANGSAPURI VISTA LAVENDER, PERSIARAN KINRARA SECTION 3, TAMAN KINRARA, 47100 PUCHONG, SELANGOR

AA12 | RESERVE PRICE : RM 220,000.00 | 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 : AASB1686/AMBB (P)/329/016/25-U02(BK-2)
LOT ID : 43008

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

AA13 | RESERVE PRICE : RM 198,000.00 | KAJANG



DESCRIPTION : AN INTERMEDIATE 2+1-BEDROOM SERVICED APARTMENT (BUMIPUTRA UNIT)
FLOOR AREA : 700.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD ASMA'UL HUSNA BIN REZALI
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1653/AMBB (P)/315/002/25-N01(BK-3)
LOT ID : 42160
NOTE : BUMIPUTERA LOT

NO. B-31-14, RESIDENSI EMAS, JALAN ZAMRUD 2, SUNGAI TANGKAS, 43000 KAJANG, SELANGOR

AA14 | RESERVE PRICE : RM 120,000.00 | RAWANG



DESCRIPTION : AN INTERMEDIATE 3-BEDROOM WALK-UP APARTMENT UNIT
FLOOR AREA : 700.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SHAHROLNIZAM BIN ISHAK
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB1669/AMBB (P)/322/009/25-U01(BK-1)
LOT ID : 42605

NO. R-2-16, APARTMENT DAHLIA, JALAN BUNGA RAYA 1, TAMAN BUNGA RAYA, BUKIT BERUNTUNG, 48300 RAWANG, SELANGOR

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047 EMAIL : aasb@arenaauctioneers.com
H/P : 012-327 5047 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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 9 December 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 9TH DAY OF DECEMBER, 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 RM2,020,000.00 RESERVE PRICE RM2,020,000.00  SERI KEMBANGAN	Lot 2 MARKET PRICE RM1,600,000.00 RESERVE PRICE RM1,600,000.00  PELABUHAN KLANG	Lot 3 MARKET PRICE RM1,200,000.00 RESERVE PRICE RM1,200,000.00  CYBERJAYA
Lot 4 MARKET PRICE RM1,200,000.00 RESERVE PRICE RM960,000.00  KUALA LUMPUR	Lot 5 MARKET PRICE RM400,000.00 RESERVE PRICE RM400,000.00  KAJANG	Lot 6 MARKET PRICE RM400,000.00 RESERVE PRICE RM400,000.00  DENGKIL
Lot 7 MARKET PRICE RM460,000.00 RESERVE PRICE RM370,000.00  SHAH ALAM	Lot 8 MARKET PRICE RM340,000.00 RESERVE PRICE RM340,000.00  KAJANG	Lot 9 MARKET PRICE RM400,000.00 RESERVE PRICE RM320,000.00  PUCHONG
Lot 10 MARKET PRICE RM300,000.00 RESERVE PRICE RM300,000.00  MELAKA	Lot 11 MARKET PRICE RM270,000.00 RESERVE PRICE RM270,000.00  AMPANG	Lot 12 MARKET PRICE RM270,000.00 RESERVE PRICE RM270,000.00  KAJANG

Lot 13 MARKET PRICE RM260,000.00  SHAH ALAM	RESERVE PRICE RM260,000.00 A Three (3) Bedrooms Apartment Unit 75.00 sq. metres (807 sq. ft.) Unit No. B-16-01, Pangsapuri Kemuning Idaman, Persiaran Kemuning Damai, Seksyen 32, Shah Alam, 40460 Shah Alam, Selangor. Assignor(s): Ruban A/L Francis Xavier & Shobana A/P Muniappan Solicitors: M/S Goh & Partners Our ref: HASB/4116/AMBB/25	Lot 14 MARKET PRICE RM230,000.00  PETALING JAYA	RESERVE PRICE RM230,000.00 A Three-Bedroom Medium Cost Apartment Unit 78.97 sq. metres (850 sq. ft.) No. E-25-22A, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Anis Yulianna Binti Abdul Majid Solicitors: M/S Vas & Co Our ref: HASB/4110/AMBB/25	Lot 15 MARKET PRICE RM310,000.00  KAJANG	RESERVE PRICE RM214,650.00 A Three Bedroom Apartment 92 sq. metres (990 sq. ft.) Unit No. A-08-12, Block A, Residensi Zamrud, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor. Assignor(s): Lee Nyet Tian Solicitors: M/S Zain Megat & Murad Our ref: HASB/4122/AMBB/25 AMBANK ISLAMIC BERHAD
Lot 16 MARKET PRICE RM200,000.00  PETALING JAYA	RESERVE PRICE RM200,000.00 A 3-Bedroom Medium-Cost Apartment 78.97 sq. metres (850 sq. ft.) No. H-05-06, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan Assignor(s): Zulkarnain Jeffry Bin Omar Solicitors: M/S A Rahim & Co. Our ref: HASB/4117/AMBB/25 AMBANK ISLAMIC BERHAD	Lot 17 MARKET PRICE RM200,000.00  KUALA LUMPUR	RESERVE PRICE RM200,000.00 An Apartment Unit 74 sq. metres (797 sq. ft.) Unit No. B-10-12, Tower B, Residensi Metro Kepong, No. 5, Jalan Metro Perdana Barat, Taman Metropolitan Kepong, 52100 Kuala Lumpur. Assignor(s): Akmal Alif Bin Halaluddin Solicitors: M/S Goh & Partners Our ref: HASB/4118/AMBB/25 AMBANK ISLAMIC BERHAD	Lot 18 MARKET PRICE RM250,000.00  CYBERJAYA	RESERVE PRICE RM162,000.00 A Serviced Apartment Unit Together With A Car Park Bay 42 sq. metres (452 sq. ft.) Unit No. N-14-06, Block N (Northwood), Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Westera Linda Binti Wisnong Solicitors: M/S Zain Megat & Murad Our ref: HASB/4069/AMBB/25 Note: Bumi Quota
Lot 19 MARKET PRICE RM130,000.00  KLANG	RESERVE PRICE RM130,000.00 A 3-Bedroom Low-Cost Walk-Up Apartment 60 sq. metres (650 sq. ft.) No. B3-4-16, Pangsapuri Sri Ayu, Lebuh Kebun Nenas 1/KS7, Bandar Putera, 41200 Klang, Selangor. Assignor(s): Kamalam A/P Veeran Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4111/AMBB/25	Lot 20 MARKET PRICE RM150,000.00  BANTING	RESERVE PRICE RM108,000.00 A 3-Bedroom Apartment 86.59 sq. metres (932 sq. ft.) No. C-2-12, Pangsapuri Taman Langat Utama (Formerly Known As Sepang Utama Apartment), Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor. Assignor(s): Mohammad Ashraf Bin Che Ani Solicitors: M/S Azhar & Wong Our ref: HASB/4121/AMBB/25 AMBANK ISLAMIC BERHAD	Lot 21 MARKET PRICE RM110,000.00  SERI KEMBANGAN	RESERVE PRICE RM81,000.00 A 3-Bedroom Walk-Up Low-Cost Apartment 62.06 sq. metres (668 sq. ft.) No. B-01-07, Blok B, Pangsapuri Mawar Jaya, Jalan KP 4/5, Kota Perdana, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan. Assignor(s): Muhammad Iskandar Bin Azman Solicitors: M/S Nik Hisham Fakhiah & Co. Our ref: HASB/4120/AMBB/25 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**
- Transparent process**

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 09 December 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 : 09 DECEMBER 2025 / TUESDAY

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.
(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 : RM300,000.00 SEREMBAN 2

Type : Apartment
Area : Approx 81 sqmt / 872 sqft
Assignor(s) : Mohamad Shamsul Bin Mohamad Saleh
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)

ISLAMIC

Unit No. A-11-11, Pangsapuri Safira, Persiaran S2 E1, Seksyen E, Seremban 2, 70300 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,
70000 SEREMBAN,
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

Property Auction House Sdn. Bhd.
ONLINE AUCTION

Date/Day : 9 December 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 9TH DAY OF DECEMBER, 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: RM342,630.00	Kuala Lumpur	 <p>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(4)A</p>	2	RESERVE PRICE: RM342,630.00	Kuala Lumpur	 <p>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(4)C</p>	3	RESERVE PRICE: RM720,000.00	Kuala Lumpur	 <p>Description: Serviced apartment Address: Unit No. A-28-10, Tower A, Residensi Trofi 1 (Trion @ KL), No. 1, Jalan Dua, Sungai Besi, 55200 Kuala Lumpur. Area: approx 98 sq metres (1,055 sq feet) Assignor(s): Reynold Hadjiril & Renatta Isadora Ramli Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH40057</p>
4	RESERVE PRICE: RM590,000.00	Cyberjaya	 <p>Description: 3 bedroom condominium (BUMI LOT) Address: No. 01-37-01, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 134 sq metres (1,442 sq feet) Customer(s): Muhammad Anwar Aswad Bin Dahari Solicitor: M/S Goh & Partners Our Ref: PAH40028 AmBank Islamic Berhad</p>	5	RESERVE PRICE: RM384,000.00	Kuala Lumpur	 <p>Description: Serviced apartment (SOVO concept) 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(2)</p>	6	RESERVE PRICE: RM360,000.00	Sepang	 <p>Description: Service apartment Address: Unit No. A-12-09, Residensi Arena 1, Jalan Arena 1, Arena Warisan Puteri, Kota Warisan, 43900 Sepang, Selangor Darul Ehsan. Area: approx 82 sq metres (883 sq feet) Customer(s): Nurul Asma Binti Mohd Radzi & Mohd Azhari Bin Mohd Said Solicitor: M/S Azhar & Wong Our Ref: PAH40088 AmBank Islamic Berhad</p>
7	RESERVE PRICE: RM259,200.00	Cyberjaya	 <p>Description: 3 bedroom apartment (BUMI LOT) Address: No. J-24-10, Tower J, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 86.86 sq metres (935 sq feet) Customer(s): Khairil Anwar Bin Rahmat Ali Malim Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH40025 AmBank Islamic Berhad</p>	8	RESERVE PRICE: RM160,000.00	Kuala Lumpur	 <p>Description: Shop unit Address: No. A-2-20, Avelon Tower, Plaza Medan Putra, No. 1, Jalan Medan Putra 6, 52200 Kuala Lumpur Area: approx 60.84 sq metres (655 sq feet) Assignor(s): Chin Teck Siong & Wong Choy Lee Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH40055</p>	9	RESERVE PRICE: RM140,000.00	Puchong	 <p>Description: Serviced 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(2)</p>
S1	RESERVE PRICE: RM140,000.00	Kota Kinabalu	 <p>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(2)/11/2025(LA)</p>	S2	RESERVE PRICE: RM300,000.00	Kota Kinabalu	 <p>Description: A seventh-floor intermediate apartment unit Address: Lot No. 6 (A-7F-6), Block A, 7th Floor, Angkasa Apartment, Kampung Darau, Menggatal, 88450 Kota Kinabalu, Sabah Area: approx 78.97 sq metres (850 sq feet) Customer(s): Martha Binti Martin Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8618/11/2025(LA) AmBank Islamic Berhad</p>	S3	RESERVE PRICE: RM160,000.00	Kota Kinabalu	 <p>Description: A third-floor intermediate apartment unit Address: Lot No. 16 (B203-05-16), (DBKK No. 3-4-16), Third Floor, Block 203, Seri Maju Apartment, off Jalan Sepangar, Kuala Menggatal, 88450 Kota Kinabalu, Sabah Area: approx 56.20 sq metres (605 sq feet) Customer(s): Mchale Christopher M Buji Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS7978(3)/11/2025(LA) AmBank Islamic Berhad</p>
S4	RESERVE PRICE: RM300,000.00	Sandakan	 <p>WITHDRAWN</p>	S5	RESERVE PRICE: RM400,000.00	Tawau	 <p>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(4)/11/2025(LA) AmBank Islamic Berhad</p>	J1	RESERVE PRICE: RM720,000.00	Iskandar Puteri	 <p>Description: Service apartment Address: No. T1-12-08, Residensi Teluk Puteri, Jalan Tanjung, Puteri Harbour, 79100 Iskandar Puteri, Johor. Area: approx 96.8 sq metres (1,042 sq feet) Assignor(s): Lin, Chou-Yi Solicitor: M/S Nor Ding & Co. Our Ref: PAHJ/7588(1)/11/2025(LA)</p>

J2	RESERVE PRICE: RM440,000.00	Skudai
	Description: Service apartment Address: Unit No. A-3A-8, Block A, Residensi Anjung Hijauan, Jalan Mutiara 1/15, Taman Mutiara Mas, 81300 Skudai, Johor Area: approx 133 sq metres (1,432 sq feet) Assignor(s): Ng Kok Ken Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7587(1)/11/2025(LA)	
J3	RESERVE PRICE: RM432,000.00	Johor Bahru
	Description: Three 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 & Karnisa A/P Periasamy Solicitor: M/S Nor Ding & Co. Our Ref: PAHJ/6811(3)/11/2025(LA)-02	
J4	RESERVE PRICE: RM312,000.00	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(2)/11/2025(LA)	

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 Successfull
- 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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 12 December 2025 / Friday

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 Friday | **DATE** 12TH December 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 Bukit Mertajam **Reserve Price RM 300,000**



Town House Unit
1,195 sq.ft.

Unit No. 48, Lorong Titi Panjang 6, Desa Titi Panjang, 14000 Bukit Mertajam, Pulau Pinang.

Assignor / Borrower :
Saipul Nizam Bin Bahari & Zalikha Binti Ameer Haja

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

Pulau Pinang

LOT 02 Simpang Ampat **Reserve Price RM 520,000**



Apartment Unit
1,109 sq.ft.

Unit No. 33-05, Pangsapuri Eco Bloom, Tingkat Eco Meadows 1, 14100 Simpang Ampat, Pulau Pinang.

Assignor / Borrower :
Yeoh Chin Seng

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

Pulau Pinang

LOT 03 Kepala Batas **Reserve Price RM 120,000**



Apartment Unit
700 sq.ft.

Unit No. A-3-12, Pangsapuri Mekar

Assignor / Borrower :
Solomon Raja A/L Simon

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

Pulau Pinang

CALLLED OFF

LOT 04 Simpang Ampat **Reserve Price RM 30,000**



Studio Apartment Unit
650 sq.ft.


Unit No. A-5-515 (Room No. 7434), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

Assignor / Borrower :
Shaharullah Bin Nyata

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

Perak

LOT 05 Balik Pulau **Reserve Price RM 198,000**



Town House Unit
1,166 sq.ft.

Unit No. 83B-3-7, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Pulau Pinang.

Assignor / Borrower :
Ting Tin Kiet

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

Pulau Pinang

LOT 06 Bayan Lepas **Reserve Price RM 230,000**



Fiat Unit
667 sq.ft.


Unit No. 2-21-28, Bayu Nyaman, Lorong Kampung Bukit 3, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Rajalechumi A/P Supramaniam

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

Pulau Pinang

LOT 07 Bukit Mertajam **Reserve Price RM 520,000**



Condominium Unit
1,528 sq.ft.

Unit No. A-21-07, Kondominium Prominence, Lorong Perda Utama 3, Taman Prominence, 14000 Bukit Mertajam, Pulau Pinang.

Assignor / Borrower :
Tang Phaik Im & Yon Chai Soon

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

Pulau Pinang

LOT 08 Jelutong **Reserve Price RM 220,000**



Flat Unit
650 sq.ft.

Unit No. 5-8-12, Lengkok Haji Ahmad, Pangsapuri Jelutong Indah, 11600 Jelutong, Pulau Pinang.

Assignor / Borrower :
Muhammad Khairil Naim Bin Najeri

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

Pulau Pinang

LOT 09 Teluk Intan **Reserve Price RM 176,000**



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 Darul Ridzuan.

Assignor / Borrower :
Mohd Ridwan 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

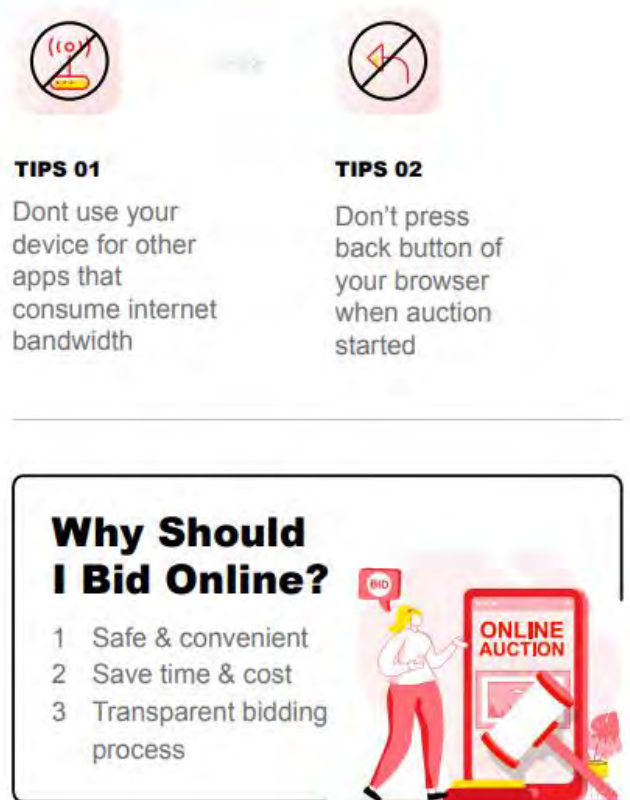


Devices Tips During Auction Property Online

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
- ✉ palmaauctioneers@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 : 12th December 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.

View Live Auction at www.ngchanmau.com/live-auction

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, 12th December 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.)

<p>Reserve Price : RM 800,000</p> <p>LOT 1 KUALA LUMPUR</p> <p>2 BEDROOMS SERVICED APARTMENT UNIT 861 SQ. FT. / 80 SQ.MTR</p> <p>Unit No. B-09-05, 9th Floor, Block B, Menara Inspirasi (Expressionz Professional Suites), Jalan 1/65A, off Jalan Tun Razak, 50400 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.</p> <p>Assignor/Borrower : Danny Sashidevan A/L K Vasudhevan Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 520,000</p> <p>LOT 2 PETALING JAYA</p> <p>SERVICE APARTMENT UNIT 1,044 SQ. FT. / 97 SQ.MTR</p> <p>No. A-21-02, Emporis, Persiaran Suria, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor.</p> <p>Assignor/Borrower : Aaron Yong Chun Hau Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>SELANGOR</p>	<p>Reserve Price : RM 500,000</p> <p>LOT 3 BANDAR PUNCAK ALAM</p> <p>2 STOREY MID TERRACED HOUSE 1,200 SQ. FT. / 111.48 SQ.MTR</p> <p>Premises No. 18, Jalan Ritma 1/7, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.</p> <p>Assignors/Borrowers : Paul Abeysaker A/L Anugraham & Ennaliza A/P Charles Solicitor : M/S A Rahim & Co (Tel : 03-2282 4922)</p> <p>SELANGOR</p>
<p>Reserve Price : RM 500,000</p> <p>LOT 4 KEPONG</p> <p>SERVICED APARTMENT UNIT 1,001 SQ. FT. / 93 SQ.MTR</p> <p>Unit No. A-16-05, Block Amani@ Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Kuala Lumpur.</p> <p>Assignor/Borrower : Chee Swee Cen Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 450,000</p> <p>LOT 5 CHAN SOW LIN</p> <p>CORNER 2 BEDROOM SERVICED APARTMENT 893 SQ. FT. / 83 SQ.MTR</p> <p>Unit No. B-17-02, Block B, One Residences, Jalan Satu, Off Jalan Chan Sow Lin, 55200 Kuala Lumpur.</p> <p>Assignor/Borrower : Lim Teck Kiang Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 450,000</p> <p>LOT 6 SUNGAI BESI</p> <p>2 BEDROOM CONDOMINIUM 829 SQ. FT. / 77 SQ.MTR</p> <p>Unit No. B-15-06, Residensi Vyne, Jalan 1/108D, Sungai Besi, 57100 Kuala Lumpur.</p> <p>Assignor/Borrower : Abdul Rahim Bin Zainudin Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>KUALA LUMPUR</p>
<p>Reserve Price : RM 380,000</p> <p>LOT 7 BANDAR PUNCAK ALAM</p> <p>STRATIFIED 2 STOREY TERRACED HOUSE 1,200 SQ. FT. / 111.48 SQ.MTR</p> <p>Unit No. 35, Jalan Ritma 1/5, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.</p> <p>Assignor/Customer : Mohd Suhairri Bin Muhammad Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>SELANGOR</p>	<p>Reserve Price : RM 360,000</p> <p>LOT 8 JALAN DEWAN SULTAN SULAIMAN 3</p> <p>CORNER SERVICED APARTMENT UNIT 463 SQ. FT. / 43 SQ.MTR</p> <p>Unit No. 13-20, Residensi Majestic, No. 8, Jalan Dewan Sultan Sulaiman 3, 50300 Kuala Lumpur.</p> <p>Assignor/Customer : Muhammad Helmi Bin Hasim @ Hashim Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 350,000</p> <p>LOT 9 RAWANG</p> <p>4 BEDROOM CONDOMINIUM 1,076 SQ. FT. / 99.96 SQ.MTR</p> <p>Unit No. 27-13A, Residensi Mori Scientex Rawang (Mori Residences), Taman Scientex Rawang, 48000 Rawang, Selangor.</p> <p>Assignors/Borrowers : Sanjay Veer A/L Sukumar & Denis Kumar A/L Sukumar Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>SELANGOR</p>
<p>Reserve Price : RM 300,000</p> <p>LOT 10 PUCHONG</p> <p>SERVICED CONDOMINIUM UNIT 1,023 SQ. FT. / 95 SQ.MTR</p> <p>Unit No. D-19-11, Block Taisho (Block D), Koi Tropika, Jalan Puchong, Batu 13 1/2, 47100 Puchong, Selangor.</p> <p>Assignors/Borrowers : Lee Kok Fah & Boon Fung Lian Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)</p> <p>SELANGOR</p>	<p>Reserve Price : RM 290,000</p> <p>LOT 11 SHAH ALAM</p> <p>3 BEDROOM APARTMENT 1,008 SQ. FT. / 93.65 SQ.MTR</p> <p>No. P5-13A-06, Pangsapuri Indahria, No. 4, Jalan Batu Tiga-Sungai Buloh, Taman Impiana, Seksyen 22, 40300 Shah Alam, Selangor.</p> <p>Assignor/Borrower : Hamidah Binti Dahalan Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>SELANGOR</p>	<p>Reserve Price : RM 288,000</p> <p>LOT 12 TAMAN OUG PARKLANE</p> <p>3 BEDROOM SERVICED APARTMENT 950 SQ. FT. / 88.26 SQ.MTR</p> <p>No. B1-31-11, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.</p> <p>Assignor/Borrower : Mahaswari A/P Subramaniam Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>KUALA LUMPUR</p>

Reserve Price : **RM 288,000**

**LOT 13
SERI KEMBANGAN**

1 STOREY TERRACED HOUSE
1,400 SQ. FT. / 130 SQ.MTR

Unit No. 46, Jalan Permai 13, Taman Lestari Permai, 43300 Seri Kembangan, Selangor.
Assignor/Borrower : Sukartini Binti Ali
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

SELANGOR

Reserve Price : **RM 272,160**

**LOT 14
KAJANG**

3 BEDROOM CONDOMINIUM UNIT
1,249 SQ. FT. / 116.03 SQ.MTR

No.10-10, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor.
Assignor/Borrower : Tan Geok Lee
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

Reserve Price : **RM 250,000**

**LOT 15
KAJANG**

3 BEDROOM SERVICED APARTMENT UNIT
904 SQ. FT. / 84 SQ.MTR

Unit No. A-37-36, 37th Floor, Block A, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor.
Assignor/Customer : Muhammad Zaireen Fikri bin Naslan
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBANK ISLAMIC BERHAD**

BUMI LOT
SELANGOR

Reserve Price : **RM 243,000**

**LOT 16
SHAH ALAM**

3 BEDROOM APARTMENT
905 SQ. FT. / 84.08 SQ.MTR

Unit No. F-09-09, Blok F Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, Seksyen U5, 40150 Shah Alam, Selangor.
Assignor/Customer : Mohd Hilmi Bin Maidin
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

***AMBANK ISLAMIC BERHAD**

BUMI LOT
SELANGOR

Reserve Price : **RM 240,000**

**LOT 17
KAJANG**

2 BEDROOM SERVICE APARTMENT
904 SQ. FT. / 84 SQ.MTR

No. A-26-33, Block A, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor.
Assignors/Customers : Intan Nur Fazira Binti Jamil & Mohamad Munir Syafiq' Bin Rosli
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBANK ISLAMIC BERHAD**

BUMI LOT
SELANGOR

Reserve Price : **RM 216,000**

**LOT 18
PETALING JAYA**

2 BEDROOM SERVICED APARTMENT
549 SQ. FT. / 51 SQ.MTR

No. 32-10, Residensi Rimbun Perkasa, No. 8 Jalan PJU 8/8B, Sentral Damansara, PJU 8, 47820 Petaling Jaya, Selangor.
Assignor/Customer : Mohd Afiq Hamid Bin Jamil
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

***AMBANK ISLAMIC BERHAD**

SELANGOR

CALLLED OFF

Reserve Price : **RM 200,000**

**LOT 20
PETALING JAYA**

3 BEDROOM MEDIUM COST APARTMENT
850 SQ. FT. / 78.97 SQ.MTR

Unit No. H-06-11, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.
Assignor/Customer : Mohd Faizal Bin Abdul Shaamat
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 178,200**

**LOT 21
BANDAR PUNCAK ALAM**

SERVICED APARTMENT
840 SQ. FT. / 78 SQ.MTR

Unit No. 2-12-13, Apartment Servis Sentrovue B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor.
Assignor/Customer : Mohamad Fadzly Bin Abdullah
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 150,000**

**LOT 22
PETALING JAYA**

END LOW COST APARTMENT UNIT
650 SQ. FT. / 60.39 SQ.MTR

Unit No. B1-15-01, Rumah Pangsa Sri Ara, Jalan Kenanga, Kampung Sungai Kayu Ara, 47400 Petaling Jaya, Selangor.
Assignor/Borrower : Shahidin Bin Baharom
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR

Reserve Price : **RM 135,000**

**LOT 23
AMPANG**

3 BEDROOM LOW COST FLAT UNIT
628 SQ. FT. / 58.34 SQ.MTR

Unit No. C03-22, 3rd Floor, Block C, Pangsapuri Seri Nilam, Bandar Baru Ampang, 68000 Ampang, Selangor.
Assignor/Customer : Halimah binti Hamidi
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 130,000**

**LOT 24
PETALING JAYA**

LOW COST APARTMENT UNIT
650 SQ. FT. / 60.39 SQ.MTR

Unit No. H-223, Block H, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor.
Assignor/Customer : Mohd Firdaus Bin Abd Rahim
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 130,000**

**LOT 25
PETALING JAYA**

LOW COST APARTMENT UNIT
650 SQ. FT. / 60.38 SQ.MTR

Unit No. M-202, Block M, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor.
Assignor/Customer : Kuyili A/P Pusanathan
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

***AMBANK ISLAMIC BERHAD**

SELANGOR

NCM Co™

Ideal for First-Time Buyers

Properties
BELOW RM300k
Nationwide





WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Friday, 12th Decemer 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 600,000**

**LOT 1
JOHOR BAHRU**

3 BEDROOM SERVICED APARTMENT
1,787 SQ. FT. / 166 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**

JOHOR

Reserve Price : **RM 410,000**

**LOT 2
JOHOR BAHRU**

SERVICE APARTMENT UNIT
1,593 SQ. FT. / 148 SQ.MTR

Unit No. 11-01, Blok C, Pangsapuri Austin Perdana, Jalan Austin Perdana Utama, Taman Austin Perdana, 81100 Johor Bahru, Johor.
Assignor/Borrower : Surethar A/L Vasu
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)

JOHOR

Reserve Price : **RM 260,000**

**LOT 3
JOHOR BAHRU**

APARTMENT UNIT
1,058 SQ. FT. / 98.29 SQ.MTR

Unit No. 4-08, Blok B, Pangsapuri Larkin Indah, Jalan Datin Halimah, 80350 Johor Bahru, Johor.
Assignor/Customer : Muhammad Haikal Bin Nekmat
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)

***AMBANK ISLAMIC BERHAD**

JOHOR

Reserve Price : **RM 250,000**

LOT 4
JOHOR BAHRU

APARTMENT UNIT
937 SQ. FT. / 87.05 SQ.MTR

No. #02-03, Blok 13, Jalan Desa Kempas 1, Taman Desa Kempas, 81200 Johor Bahru, Johor.

Assignor/Customer : Abdul Kalil Bin Suaib
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

***AMBANK ISLAMIC BERHAD**

JOHOR

Reserve Price : **RM 248,000**

LOT 5
JOHOR BAHRU

1 BEDROOM SERVICED APARTMENT UNIT
657 SQ. FT. / 61 SQ.MTR

Unit No. E28-07, Menara E, Residensi KSL Kangkar Tebrau (also known as KSL Residences 2), Jalan Kesum, 81100 Johor Bahru, Johor.

Assignor/Borrower : Woon Wee Sheng
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)

JOHOR

Reserve Price : **RM 210,000**

LOT 6
JOHOR BAHRU

SHOP LOT
297 SQ. FT. / 27.59 SQ.MTR

#03-164, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor.

Assignors/Borrowers : Ng Yan But & Lee
Seek Yan Catherine Irene
Solicitor :
M/S Ibrahim Nik Junainah & Associates
(Tel : 07-226 8272)

JOHOR

Reserve Price : **RM 88,000**

LOT 7
PONTIAN

MEDIUM LOW COST FLAT UNIT
750 SQ. FT. / 69.68 SQ.MTR

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**

JOHOR

Freshly Shortlisted
Below Market Price
Auction Listings

www.ngchanmau.com




= AmBank (M) Berhad



= AmBank Islamic Berhad

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 1st December 2025.*

NCM Co

Licensed Auctioneers:

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI | MS SIM MEI JUN | MS LEE JIA HUI

NG CHAN MAU & CO. SDN. BHD. 200601018098 (737850-T)

Kuala Lumpur

No. 7, Ground Floor, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

Johor

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,
80300 Johor Bahru

Contact Us (Mon-Fri)

Call : 03-2162 3333

Whatsapp : 012-295 1388

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



Scan to view
all lots

HOW TO BID AUCTION PROPERTY ONLINE?



Register as
User



Select
Property



Register to Bid
Online



Placement of Auction
Deposit
*Refer T&C



On the Auction Day, Log on via
www.ngchanmau.com
and Start to Bid

Visit www.ngchanmau.com/hybrid/guide-to-bid for more info