

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 23RD DECEMBER 2025 / TUESDAY**

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

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBank (M) BERHAD [196901000166 (8515-D)] / AMBank ISLAMIC BERHAD [199401008897 (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 23RD 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](http://www.ehsanauctioneers.com)**



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

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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

<b>LOT 1</b> <b>RESERVE PRICE: RM 550,000.00</b> <b>AMPANG</b> Type : <b>A 3-Bedroom Condominium Unit</b> Area : 1,207 sq. ft. Assignor : Lay Jun Hui Solicitor : B.H. Gan, Nor & Kim Address : No. C-02-12, Residensi Bayu 1, Jalan Bayu Utama, Bukit Ampang Permai, 68000 Ampang, Selangor.  NINA/AMB6934	<b>LOT 2</b> <b>RESERVE PRICE: RM 510,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A Three-Bedroom Serviced Apartment Unit</b> Area : 1,141 sq. ft. Assignor : Cheng Kee Heng Solicitor : Vas & Co. Address : Unit No. 16-3A, 16th Floor, The Annex Medan Connaught, No. 1, Jalan 3/144A, 56000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.  NINA/AMB6931	<b>LOT 3</b> <b>RESERVE PRICE: RM 486,000.00</b> <b>RAWANG</b> Type : <b>A Stratified Double-Storey Semi-Detached House (Cluster Type)</b> Area : 2,400 sq. ft. Assignor : Farizzad Azmer Bin Abu Bakar & Bibi Noor Shafa Azni Binti Abu Bakar Solicitor : Vas & Co. Address : No. 2A, Jalan MR 2/5, Taman M-Residensi 2, 48020 Rawang, Selangor  AMBANK ISLAMIC BERHAD UMI/AMI0660
<b>LOT 4</b> <b>RESERVE PRICE: RM 360,000.00</b> <b>BANDAR PUNCAK ALAM</b> Type : <b>An Intermediate Double Storey Townhouse Unit</b> Area : 1,109 sq. ft. Assignor : Mastura Binti Abdul Mutalib & Mohammad Nazrul Nazran Bin Jamaludin Solicitor : Zain Megat & Murad (KL) Address : No. 18B, Jalan Ritma 2/3, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan  AMBANK ISLAMIC BERHAD WAWA/AMI0655	<b>LOT 5</b> <b>RESERVE PRICE: RM 320,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A Serviced Apartment Unit</b> Area : 595 sq. ft. Assignor : Tan Siew Chu (f) Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. B-5-29, Block B, Plaza Damas 3, Jalan Sri Hartamas 1, Taman Sri Hartamas, 50480 Kuala Lumpur.  NINA/AMB6933	<b>LOT 6</b> <b>RESERVE PRICE: RM 300,000.00</b> <b>SETAPAK</b> Type : <b>An Intermediate 2-Bedroom Serviced Apartment</b> 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 NINA/AMI0653
<b>LOT 7</b> <b>RESERVE PRICE: RM 270,000.00</b> <b>MELAKA</b> Type : <b>A 3-Bedroom Apartment Unit</b> Area : 1,000 sq. ft. Assignor : Siti Nurhidayah Binti Moklas Solicitor : Ibrahim Nik Junaiah & Associates Address : Unit No. D-20-03, 20th Floor, Block D, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka  AMBANK ISLAMIC BERHAD WAWA/AMI0657	<b>LOT 8</b> <b>RESERVE PRICE: RM 180,000.00</b> <b>PETALING JAYA</b> Type : <b>A 3-Bedroom Apartment</b> Area : 850 sq. ft. Assignor : Rahizan Binti Mohd Yusof Solicitor : Manjit Singh Sachdev, Mohamad Dass & Moganasundaree A/P Veghabrom 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 NINA/AMB6928	

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



**ON TUESDAY, THE 23RD 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](http://www.ehsanauctioneers.com)**



<b>LOT 1</b> <b>RESERVE PRICE: RM 540,000.00</b> <b>BAYAN LEPAS</b> Type : <b>A Three Bedroom Condominium Unit</b> Area : 1,012 sq. ft. Assignor : Muhammad Syawal Syahmi Bin Mohamad Jaffar Solicitor : Jayadeva & Kamal Address : Unit No. 1A-43A-10, Persiaran Relau, Imperial Grande, 11900 Bayan Lepas, Pulau Pinang.  AMBANK ISLAMIC BERHAD WAWA/AMI0658	<b>LOT 2</b> <b>RESERVE PRICE: RM 510,000.00</b> <b>SIMPANG AMPAT</b> Type : <b>A Double Storey Intermediate Stratified Terrace House</b> Area : 1,442 sq. ft. Assignor : Sitra Frances A/P Francis Xavier Dass & Moganasundaree A/P Veghabrom Solicitor : Azmi Rahim & Co. Address : No. 11, Lorong Residensi Villa Mutiara 1, Residensi Villa Mutiara, 14120 Simpang Ampat, Pulau Pinang.  AMBANK ISLAMIC BERHAD UMI/AMI0661	<b>LOT 3</b> <b>RESERVE PRICE: RM 480,000.00</b> <b>BAYAN LEPAS</b> Type : <b>A Three Bedroom Condominium Unit</b> 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
<b>LOT 4</b> <b>RESERVE PRICE: RM 100,000.00</b> <b>KAMPAR</b> Type : <b>A Service Suite Unit</b> Area : 431 sq. ft. Assignor : Lim Kok Leong & Chai Koon Lee Solicitor : Lalchand & Nawawi Address : Unit No. 12-12, Menara Agacia @ Kampar (Champs Elysees), Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan  UMI/AMB6930		

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

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

**WILL SELL THE PROPERTIES DESCRIBED BELOW  
BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON TUESDAY, THE 23RD 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](http://www.ehsanauctioneers.com).**



<b>LOT 1</b> <b>RESERVE PRICE: RM 590,000.00</b> <b>JOHOR BAHRU</b> Type : <b>A 2-Bedroom Serviced Apartment</b> Area : 1,356 sq. ft. Assignor : Goh Keng Heng Solicitor : A Rahim & Co. Address : Unit No. 28-02, Menara B, Residensi Southkey Mozek, Persiaran Southkey Utama, Kota Southkey, 80150 Johor Bahru, Johor Darul Takzim.  <b>AMBANK ISLAMIC BERHAD</b> WAWA/AMI0656	<b>LOT 2</b> <b>RESERVE PRICE: RM 456,000.00</b> <b>MASAI</b> Type : <b>A Double Storey Terrace House, Intermediate Lot (Stratified Landed)</b> Area : 1,300 sq. ft. Assignor : Harekrishnan A/L Maniam Solicitor : A. Rahim & Co. Address : No. 15, Jalan Alam Sitrin 3, Bandar Seri Alam, 81750 Masai, Johor.  NINA/AMB6924	<b>LOT 3</b> <b>RESERVE PRICE: RM 400,000.00</b> <b>JOHOR BAHRU</b> Type : <b>A Three-Bedroom Serviced Apartment</b> Area : 883 sq. ft. Assignor : Nanthini A/P Paramasivam Solicitor : Nor Ding & Co. Address : Unit No. E30-14, Menara E, Residensi KSL, Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor Darul Takzim.  NINA/AMB6932
<b>LOT 4</b> <b>RESERVE PRICE: RM 360,000.00</b> <b>SKUDAI</b> Type : <b>An Apartment Unit</b> Area : 850 sq. ft. Assignor : Benjason A/L Benjamin Solicitor : Ibrahim Nik Junainah & Associates Address : No. A-8-6, Pangsapuri KSL Bukit Gemilang, Jalan Gemilang 5, Taman Bukit Gemilang, 81300 Skudai, Johor.  <b>AMBANK ISLAMIC BERHAD</b> UMI/AMI0659		

#### DEPOSIT:

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

#### RESERVE PRICE:

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

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



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

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

You will be notified once your registration has been approved.

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

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

## HOW TO DO ONLINE BIDDING?

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

**“REMINDER’S TO ALL ONLINE BIDDERS”**

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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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](http://www.ehsanauctioneers.com)**

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**03 2161 6649 / 016 216 1047**



10% deposit of  
reserve price or  
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# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 23 December 2025 / Tuesday**

**Time : 11.00 am**

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

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

**AmBank Home Financing please contact:**

**For Individual bidder(s)**

**Tan How Kuan, Bernard : 012-671 7856**

**For Company bidder(s)**

**Brian Choi : 019-384 6608**



## PROPERTY AUCTION



03-7452 1318 | [ambank.com.my](http://ambank.com.my)

# HERITAGE AUCTIONEERS SDN BHD

## PROCLAMATION OF SALE

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

Will Sell The Property Described Below By  
**PUBLIC AUCTION VIA ONLINE BIDDING**  
**ON TUESDAY, THE 23RD DAY OF DECEMBER, 2025, AT 11.00 A.M,**  
**AT WEBSITE [WWW.HERITAGEAUCTIONEERS.MY](http://WWW.HERITAGEAUCTIONEERS.MY)**

**Online bidders are encourage to visit our website at [www.heritageauctioneers.my](http://www.heritageauctioneers.my) for registration at least one (1) working days before auction day.**

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

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

<b>Lot 1</b>	<b>MARKET PRICE</b> RM2,020,000.00	<b>RESERVE PRICE</b> <b>RM1,616,000.00</b>
		
<b>A Shop Unit And 2 Office Unit</b> L1-10: 139 sq. metres (1,496 sq. ft.), L2-10: 171 sq. metres (1,841 sq. ft.), L3-10: 171 sq. metres (1,841 sq. ft.)  Nos. L1-10, L2-10 & L3-10, Silk Sky, Jalan KB 2/15, Kampung Baharu Balakong, 43300 Seri Kembangan, Selangor.  Assignor(s): Derangan Enterprise Sdn. Bhd. Solicitors: M/S Azhar & Wong Our ref: HASB/4107/AMBB/25		
<b>SERI KEMBANGAN</b>		

<b>Lot 2</b>	<b>MARKET PRICE</b> RM1,200,000.00	<b>RESERVE PRICE</b> <b>RM960,000.00</b>
		
<b>A 3-Storey Corner Stratified Terrace House</b> 201 sq. metres (2,164 sq. ft.)  No. 18, Jalan Schubert 2B, Symphony Hills, Cyber 9, Persiaran Bestari, 63000 Cyberjaya, Selangor.  Assignor(s): Choo Khai Lin Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HASB/4113/AMBB/25		
<b>CYBERJAYA</b>		

<b>Lot 3</b>	<b>MARKET PRICE</b> RM500,000.00	<b>RESERVE PRICE</b> <b>RM500,000.00</b>
		
<b>A 1-Bedroom Serviced Suite</b> 54 sq. metres (581 sq. ft.)  No. A-31-11, Berjaya Times Square, No. 1, Jalan Imbi, 55100 Kuala Lumpur.  Assignor(s): Wong Ka Wai Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4129/AMBB/25		
<b>KUALA LUMPUR</b>		

<b>Lot 4</b>	<b>MARKET PRICE</b> RM460,000.00	<b>RESERVE PRICE</b> <b>RM460,000.00</b>
		
<b>A 3+1 Bedroom Serviced Apartment Unit</b> 82.00 sq. metres (883 sq. ft.)  Unit No. B-16-05, 16th Floor, Block B, Residensi Lexa, Jalan Wangsa Kuarza, Wangsa Maju, 53300 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.  Assignor(s): Mohammad Hafiz Bin Alias Solicitors: M/S Zain Megat & Murad Our ref: HASB/4125/AMBB/25 Note: The Property is purchased under Bumi Quota. AMBANK ISLAMIC BERHAD		
<b>KUALA LUMPUR</b>		

<b>Lot 5</b>	<b>MARKET PRICE</b> RM410,000.00	<b>RESERVE PRICE</b> <b>RM410,000.00</b>
		
<b>A 3-Bedroom Condominium</b> 95 sq. metres (1,023 sq. ft.)  No. T2-5-10, Tower 2, Skyvilla, Persiaran Utara, D'Island Residence, 47130 Puchong, Selangor.  Assignor(s): Nurhasniza Binti Kumaruzaman Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4130/AMBB/25		
<b>PUCHONG</b>		

<b>Lot 6</b>	<b>MARKET PRICE</b> RM370,000.00	<b>RESERVE PRICE</b> <b>RM370,000.00</b>
		
<b>A 2-Bedroom Apartment Suite</b> 66 sq. metres (710 sq. ft.)  No. A-52-01, Residensi M Arisa Pelangi, No. 6, Jalan Sentul Pelangi, 51000 Kuala Lumpur.  Assignor(s): Muniyandikaundur A/L Paramasivam Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4123/AMBB/25		
<b>KUALA LUMPUR</b>		

<b>Lot 7</b>	<b>MARKET PRICE</b> RM360,000.00	<b>RESERVE PRICE</b> <b>RM360,000.00</b>
		
<b>A Three-Bedroom Condominium Unit</b> 89.00 sq. metres (957 sq. ft.)  Unit No. E-18-01, 18th Floor, Jalan Juara, Cloudfree Residence, 43300 Seri Kembangan, Selangor Darul Ehsan.  Assignor(s): Lee Cheun Cheun Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4133/AMBB/25		
<b>SERI KEMBANGAN</b>		

<b>Lot 8</b>	<b>MARKET PRICE</b> RM400,000.00	<b>RESERVE PRICE</b> <b>RM320,000.00</b>
		
<b>An Apartment Unit</b> 98 sq. metres (1,055 sq. ft.)  Unit No. B-06-01, Block B, Residensi Lavender, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor Darul Ehsan.  Assignor(s): Sim Law Keong Solicitors: M/S A Rahim & Co. Our ref: HASB/4108/AMBB/25		
<b>KAJANG</b>		

<b>Lot 9</b>	<b>MARKET PRICE</b> RM400,000.00	<b>RESERVE PRICE</b> <b>RM320,000.00</b>
		
<b>A 3-Bedroom Townhouse (Lower Unit)</b> 106 sq. metres (1,141 sq. ft.)  No. 19, Jalan CB 3, Casabayu, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan.  Assignor(s): Sritharan A/L Kandasamy Solicitors: M/S Azhar & Wong Our ref: HASB/4119/AMBB/25		
<b>DENGKIL</b> AMBANK ISLAMIC BERHAD		

<b>Lot 10</b>	<b>MARKET PRICE</b> RM300,000.00	<b>RESERVE PRICE</b> <b>RM300,000.00</b>
		
<b>A 3-Bedroom Condominium (Affordable Housing)</b> 74 sq. metres (797 sq. ft.)  No. B-22-01, Blok B, Residensi Awani IV (SkyAwani IV), 52100 Kuala Lumpur.  Assignor(s): Hajarsiah Binti Hassan Basri Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HASB/4126/AMBB/25 Note: Bumi Unit AMBANK ISLAMIC BERHAD		
<b>KUALA LUMPUR</b>		

<b>Lot 11</b>	<b>MARKET PRICE</b> RM290,000.00	<b>RESERVE PRICE</b> <b>RM290,000.00</b>
		
<b>A One-Bedroom Service Apartment Unit</b> 51.00 sq. metres (549 sq. ft.)  Unit No. B-18-06, 18th Floor, Block B, Residensi M Arisa Pelangi, No. 6, Jalan Sentul Pelangi, Sentul Pasar, 51000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.  Assignor(s): Roslinda Binti Yusli Solicitors: M/S Vas & Co. Our ref: HASB/4134/AMBB/25 AMBANK ISLAMIC BERHAD		
<b>KUALA LUMPUR</b>		

<b>Lot 12</b>	<b>MARKET PRICE</b> RM280,000.00	<b>RESERVE PRICE</b> <b>RM280,000.00</b>
		
<b>A One (1) Bedroom Service Apartment</b> 52.3 sq. metres (563 sq. ft.)  Unit No. B-29-03, 29th Floor, Block B, Kondominium Kota Syahbandar, Jalan KSB 11A, 75200 Melaka.  Assignor(s): Yee Kwee Fong Solicitors: M/S Ibrahim Nik Junainah & Associates Our ref: HASB/4132/AMBB/25		
<b>MELAKA</b> AMBANK ISLAMIC BERHAD		



# HERITAGE eBid Auction @ [www.heritageauctioneers.my](http://www.heritageauctioneers.my)

<b>Lot 13</b> MARKET PRICE RM340,000.00  <b>KAJANG</b>	<b>RESERVE PRICE RM270,000.00</b> <b>A 3-Bedroom Apartment</b> 98 sq. metres (1,055 sq. ft.) <b>No. B-09-33A, Blok B, Residensi Zamrud, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan.</b> <b>Assignor(s):</b> Mohd Hakim Bin Busra <b>Solicitors:</b> M/S Azhar & Wong <b>Our ref:</b> HASB/4109/AMBBi/25 <b>AMBANK ISLAMIC BERHAD</b>	<b>Lot 14</b> MARKET PRICE RM270,000.00  <b>SERI KEMBANGAN</b>	<b>RESERVE PRICE RM270,000.00</b> <b>A 5-Bedroom Apartment</b> 105 sq. metres (1,130 sq. ft.) <b>Unit 9-14-10, Block Chengal, Jalan Rimba, Taman Desaminium, Lestari Perdana, 43300 Seri Kembangan, Selangor.</b> <b>Assignor(s):</b> Nor Azzuani Binti Azmi <b>Solicitors:</b> M/S Azhar & Wong <b>Our ref:</b> HASB/4131/AMBBi/25 <b>AMBANK ISLAMIC BERHAD</b>	<b>Lot 15</b> MARKET PRICE RM250,000.00  <b>PUCHONG</b>	<b>RESERVE PRICE RM250,000.00</b> <b>An End Service Apartment Unit</b> 87 sq. metres (936 sq. ft.) <b>Unit No. N-3A-12, Block N, Calisa Residence, Jalan Lingkaran Dagang Mas, Taman Mas, 47130 Puchong, Selangor Darul Ehsan.</b> <b>Assignor(s):</b> T Aruna Salam A/L Thankasamy & Kammani A/P Batamallai <b>Solicitors:</b> M/S Nik Hisham, Fakhiah & Co. <b>Our ref:</b> HASB/4128/AMBBi/25
<b>Lot 16</b> MARKET PRICE RM300,000.00  <b>MELAKA</b>	<b>RESERVE PRICE RM240,000.00</b> <b>A One Bedroom Service Apartment</b> 53 sq. metres (570 sq. ft.) <b>Unit No. B-29-06, Jalan KSB 11A, Kondominium Kota Syahbandar, 75200 Melaka.</b> <b>Assignor(s):</b> Chang Swit Ching <b>Solicitors:</b> M/S Ibrahim Nik Junainah & Associates <b>Our ref:</b> HASB/4112/AMBBi/25 <b>AMBANK ISLAMIC BERHAD</b>	<b>Lot 17</b> MARKET PRICE RM230,000.00  <b>PETALING JAYA</b>	<b>RESERVE PRICE RM184,000.00</b> <b>A Three-Bedroom Medium Cost Apartment Unit</b> 78.97 sq. metres (850 sq. ft.) <b>No. E-25-22A, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.</b> <b>Assignor(s):</b> Anis Yulianna Binti Abdul Majid <b>Solicitors:</b> M/S Vas & Co. <b>Our ref:</b> HASB/4110/AMBBi/25	<b>Lot 18</b> MARKET PRICE RM180,000.00  <b>PETALING JAYA</b>	<b>RESERVE PRICE RM180,000.00</b> <b>A 3-Bedroom Low Cost Flat Unit</b> 61 sq. metres (657 sq. ft.) <b>No. B10-10-36, Block 10, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor.</b> <b>Assignor(s):</b> Chettivelu a/l Thangiah & Thanabalan a/l Chetti Velu <b>Solicitors:</b> M/S B.H. Gan, Nor & Kim <b>Our ref:</b> HAH/3893/AMBB/24
<b>Lot 19</b> MARKET PRICE RM200,000.00  <b>PETALING JAYA</b>	<b>RESERVE PRICE RM160,000.00</b> <b>A 3-Bedroom Medium-Cost Apartment</b> 78.97 sq. metres (850 sq. ft.) <b>No. H-05-06, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan</b> <b>Assignor(s):</b> Zulkarnain Jeffry Bin Omar <b>Solicitors:</b> M/S A Rahim & Co. <b>Our ref:</b> HASB/4117/AMBBi/25 <b>AMBANK ISLAMIC BERHAD</b>	<b>Lot 20</b> MARKET PRICE RM160,000.00  <b>KLANG</b>	<b>RESERVE PRICE RM160,000.00</b> <b>A 3-Bedroom Low-Cost Apartment</b> 62 sq. metres (667 sq. ft.) <b>No. E-2-12 (Developer's Parcel No. LE-5-2B), Lebuhr Damar Merah, Taman Pendar Indah 2, 42000 Klang, Selangor .</b> <b>Assignor(s):</b> Siti Timah Binti Muda & Mohd Nor Hsham Bin Wakil <b>Solicitors:</b> M/S B.H. Gan, Nor & Kim <b>Our ref:</b> HASB/4124/AMBBi/25	<b>Lot 21</b> MARKET PRICE RM130,000.00  <b>PETALING JAYA</b>	<b>RESERVE PRICE RM130,000.00</b> <b>An End Low Cost Apartment Unit</b> 60.38 sq. metres (650 sq. ft.) <b>Unit No. Q-101, Block Q, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.</b> <b>Assignor(s):</b> Jamuna A/P Munusamy <b>Solicitors:</b> M/S Nik Hisham, Fakhiah & Co. <b>Our ref:</b> HASB/4127/AMBBi/25
<b>Lot 22</b> MARKET PRICE RM130,000.00  <b>PETALING JAYA</b>	<b>RESERVE PRICE RM130,000.00</b> <b>An Intermediate 3-Bedroom Low-Cost Apartment</b> 60 sq. metres (646 sq. ft.) <b>Unit No. A-10-05, Block A, Impian Baiduri, No. 6, Jalan 224, Seksyen 51A, 46100 Petaling Jaya, Selangor Darul Ehsan.</b> <b>Assignor(s):</b> Thannachi A/L Subramaniam & Mariammah A/P S. Thannachi <b>Solicitors:</b> M/S B.H. Gan, Nor & Kim <b>Our ref:</b> HAH/3554/AMBBi/23	<b>Lot 23</b> MARKET PRICE RM130,000.00  <b>KLANG</b>	<b>RESERVE PRICE RM104,000.00</b> <b>A 3-Bedroom Low-Cost Apartment</b> 60 sq. metres (650 sq. ft.) <b>No. B3-4-16, Pangsapuri Sri Ayu, Lebuhr Kebun Nenas 1/KS7, Bandar Putera, 41200 Klang, Selangor.</b> <b>Assignor(s):</b> Kamalam A/P Veeran <b>Solicitors:</b> M/S Sidek Teoh Wong & Dennis <b>Our ref:</b> HASB/4111/AMBBi/25		

**Remarks:**  
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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.

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

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

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Kuala Lumpur & Johor 3.00 pm  
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# 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 23<sup>RD</sup> 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  
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ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON [ebid.auctions.com.my](http://ebid.auctions.com.my)

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

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

<b>1</b>	<b>RESERVE PRICE: RM576,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Condominium (<b>BUMI LOT</b>) <b>Address:</b> Unit No. 3A-25-3A, Block 3A, Residensi Setiawangsa (Kaleidoscope), Jalan 1/56, Taman Setiawangsa, 54200 Kuala Lumpur. <b>Area:</b> approx 139 sq metres (1,496 sq feet) <b>Customer(s):</b> Nik Haidi Bin Nik Mohamed &amp; Anizam Binti Azman <b>Solicitor:</b> M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners <b>Our Ref:</b> PAH40102 <b>AmBank Islamic Berhad</b></p>	<b>2</b>	<b>RESERVE PRICE: RM575,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> Unit No. A-28-10, Tower A, Residensi Trofi 1 (Trion @ KL), No. 1, Jalan Dua, Sungai Besi, 55200 Kuala Lumpur. <b>Area:</b> approx 98 sq metres (1,055 sq feet) <b>Assignor(s):</b> Reynold Hadjiri &amp; Renatta Isadora Ramli <b>Solicitor:</b> M/S Sidek Teoh Wong &amp; Dennis <b>Our Ref:</b> PAH40057(2)</p>	<b>3</b>	<b>RESERVE PRICE: RM560,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> No. B-20-01, Blok B, Residensi Xtreme Meridian (on-site is Astoria Ampang), Jalan Bemban, 55000 Kuala Lumpur. <b>Area:</b> approx 83 sq metres (893 sq feet) <b>Assignor(s):</b> Magendran A/L Veerasamy &amp; Nishalini A/P Ramasamy <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH40209</p>
<b>4</b>	<b>RESERVE PRICE: RM480,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. B-09-02, Block B, Suria Jelatek, Jalan Jelatek, 54200 Kuala Lumpur <b>Area:</b> approx 101 sq metres (1,087 sq feet) <b>Customer(s):</b> Shazril Fariza Bin Faridam <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH40123 <b>AmBank Islamic Berhad</b></p>	<b>5</b>	<b>RESERVE PRICE: RM560,000.00</b>	<b>Kajang</b>	 <p><b>Description:</b> Serviced apartment (<b>BUMI LOT</b>) <b>Address:</b> Unit No. C-25-2, 25th Floor, Block C, Residensi Meriah, Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor Darul Ehsan. <b>Area:</b> approx 74.32 sq metres (800 sq feet) <b>Customer(s):</b> Fairuseren Binti Ruslan <b>Solicitor:</b> M/S Nik Hisham, Fakhiah &amp; Co <b>Our Ref:</b> PAH40214 <b>AmBank Islamic Berhad</b></p>	<b>6</b>	<b>RESERVE PRICE: RM300,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Apartment <b>Address:</b> Unit No. A-17-11, Block A, Residensi Max Kolam Air, No. 61, Jalan Kolam Air 6, Kasipillay, 51200 Kuala Lumpur. <b>Area:</b> approx 83.76 sq metres (904 sq feet) <b>Assignor(s):</b> Nor Idayu Binti Yusoff <b>Solicitor:</b> M/S A. Rahim &amp; Co <b>Our Ref:</b> PAH40184</p>
<b>7</b>	<b>RESERVE PRICE: RM290,000.00</b>	<b>Dengkil</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> No. A-19-03A, Block A, Cerrado Residential Suites, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor Darul Ehsan. <b>Area:</b> approx 74 sq metres (797 sq feet) <b>Customer(s):</b> Nursuliana Binti Abdullah @ Nawi <b>Solicitor:</b> M/S Nik Hisham, Fakhiah &amp; Co <b>Our Ref:</b> PAH40126 <b>AmBank Islamic Berhad</b></p>	<b>8</b>	<b>RESERVE PRICE: RM250,000.00</b>	<b>Beranang</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. 20-12, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor Darul Ehsan. <b>Area:</b> approx 80 sq metres (861 sq feet) <b>Assignor(s):</b> Mevisha Naidu A/P Thevagharan <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH40186</p>	<b>9</b>	<b>RESERVE PRICE: RM226,800.00</b>	<b>Cyberjaya</b>	 <p><b>Description:</b> Serviced apartment <b>Address:</b> No. I-10-11, Block I, Mutiara Ville @ Cyberjaya, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. <b>Area:</b> approx 953 sq feet (88.54 sq metres) <b>Customer(s):</b> Fendi Bin Keffli <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH40103 <b>AmBank Islamic Berhad</b></p>
<b>10</b>	<b>RESERVE PRICE: RM160,000.00</b>	<b>Ampang</b>	 <p><b>Description:</b> 3 bedroom low cost flat <b>Address:</b> Unit No. 7-16, 7th Floor, Pangsapuri Seri Intan, Jalan Lembah Jaya Taman Seri Intan, 68000 Ampang, Selangor Darul Ehsan. <b>Area:</b> approx 62.00 sq metres (667 sq feet) <b>Assignor(s):</b> Habsah Binti Mahmood &amp; Kamaruzaman Bin Taharim <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH37441(3)</p>	<b>11</b>	<b>RESERVE PRICE: RM160,000.00</b>	<b>Petaling Jaya</b>	 <p><b>Description:</b> Flat <b>Address:</b> Unit No. B9-10-30, Block 9, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor Darul Ehsan <b>Area:</b> approx 61 sq metres (657 sq feet) <b>Assignor(s):</b> Yokeswari A/P Shingani <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH40140</p>	<b>J1</b>	<b>RESERVE PRICE: RM576,000.00</b>	<b>Iskandar Puteri</b>	 <p><b>Description:</b> Service apartment <b>Address:</b> No. T1-12-08, Residensi Teluk Puteri, Jalan Tanjung, Puteri Harbour, 79100 Iskandar Puteri, Johor <b>Area:</b> approx 96.8 sq metres (1,042 sq feet) <b>Assignor(s):</b> Lin, Chou-Yi <b>Solicitor:</b> M/S Nor Ding &amp; Co. <b>Our Ref:</b> PAHJ/7588(2)/12/2025(LA)</p>
<b>J2</b>	<b>RESERVE PRICE: RM400,000.00</b>	<b>Iskandar Puteri</b>	 <p><b>Description:</b> Service apartment <b>Address:</b> Unit No. B21-07, Pangsapuri Duta Hijauan, Jalan Indah 15/2, Taman Bukit Indah, 79100 Iskandar Puteri, Johor <b>Area:</b> approx 79 sq metres (850 sq feet) <b>Assignor(s):</b> Cheng Wei Song <b>Solicitor:</b> M/S Ibrahim Nik Junainah &amp; Associates <b>Our Ref:</b> PAHJ/7604(1)/12/2025(LA)</p>	<b>J3</b>	<b>RESERVE PRICE: RM350,000.00</b>	<b>Pasir Gudang</b>	 <p><b>Description:</b> double storey low-medium cost terrace house intermediate (<b>BUMI LOT</b>) <b>Address:</b> No. 27, Jalan Sentosa 27, Taman Nusa Damai, 81700 Pasir Gudang, Johor <b>Area:</b> approx 102 sq metres (1,098 sq feet) <b>Assignor(s):</b> Norsahrizal B Nudin <b>Solicitor:</b> M/S Ibrahim Nik Junainah &amp; Associates <b>Our Ref:</b> PAHJ/7597(1)/12/2025(LA)</p>	<b>J4</b>	<b>RESERVE PRICE: RM230,000.00</b>	<b>Johor Bahru</b>	 <p><b>Description:</b> Apartment (<b>BUMI LOT</b>) <b>Address:</b> #03-01, Block 18, Jalan Desa Kempas 1, Taman Desa Kempas, 81200 Johor Bahru, Johor <b>Area:</b> approx 89.79 sq metres (966 sq feet) <b>Customer(s):</b> Norman Bin Nulihani <b>Solicitor:</b> M/S Nor Ding &amp; Co. <b>Our Ref:</b> PAHJ/7596(1)/12/2025(LA) <b>AmBank Islamic Berhad</b></p>



**J5 RESERVE PRICE: RM110,000.00 Kangkar Pulai**



**Description:** Service apartment  
**Address:** No. E01-06B, Jalan Pulai Jaya 1/3, Bandar Baru Pulai Jaya, 81110 Kangkar Pulai, Johor  
**Area:** approx 65 sq metres (700 sq feet)  
**Assignor(s):** Chuah Wei Ching & Hoo Hui Mei  
**Solicitor:** M/S Nor Ding & Co.  
**Our Ref:** PAHJ/7598(1)/12/2025(LA)

## S1-S8 WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 23<sup>RD</sup> DAY OF DECEMBER, 2025 AT 11.00 A.M IN THE MORNING AT EBID.AUCTIONS.COM.MY

**S1 RESERVE PRICE: RM485,000.00 Putatan**



**Description:** A Level 12 condominium unit  
**Address:** Lot No. A-12-06, Block 1, Level 12 (Type B), Kingfisher Putatan Condominium, Phase 1B, 88200 Putatan, Sabah  
**Area:** approx 93.74 sq metres (1,009 sq feet)  
**Customer(s):** Herman Bin Idris  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8621/11/2025(LA)  
**AmBank Islamic Berhad**

**S2 RESERVE PRICE: RM750,000.00 Kota Kinabalu**



**Description:** A corner condominium unit  
**Address:** Lot No. 1 (L18-01), Level 18, Type A1, Kondominium Kediaman Cahaya (The Light Residences), 88300 Kota Kinabalu, Sabah  
**Area:** approx 138.7 sq metres (1,493 sq feet)  
**Assignor(s):** Yiu Tze Hwa  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8636/12/2025(LA)

**S3 RESERVE PRICE: RM125,000.00 Kota Kinabalu**



**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:** PAHS/7978(4)/12/2025(LA)  
**AmBank Islamic Berhad**

**S4 RESERVE PRICE: RM230,000.00 Kota Kinabalu**



**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(2)/12/2025(LA)  
**AmBank Islamic Berhad**

**S5 RESERVE PRICE: WITHDRAWN**



**S6 RESERVE PRICE: RM410,000.00 Putatan**



**Description:** A single storey intermediate terraced house  
**Address:** 231, Lot 2, Block A-21, Taman Teluk Villa Phase 6A, Pandan-Pandan, 88200 Putatan, Sabah  
**Area:** approx 1,600 sq feet (148.64 sq metres)  
**Assignor(s):** Normee Nor Binti Masbud  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8623/11/2025(LA)

**S7 RESERVE PRICE: RM350,000.00 Kota Kinabalu**



**Description:** A Level 5 (Fifth Floor) apartment unit within a 7-storey Apartment block with lift facilities (Type B- Intermediate Unit)  
**Address:** Lot No. 3, Block A, Level 5 (Fifth Floor), Type B (Intermediate), Greenfield Residence, Phase 1, Off Jalan Tuaran, 88450 Kota Kinabalu, Sabah  
**Area:** approx 76.27 sq metres (821 sq feet)  
**Assignor(s):** David P S Wong  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8622/11/2025(LA)

**S8 RESERVE PRICE: RM200,000.00 Sandakan**



**Description:** Fifth floor apartment unit (Corner)  
**Address:** Lot No. 2, Block K, 5th Floor, Taman Permata, Mile 8, Labuk Road, 90000 Sandakan, Sabah  
**Area:** approx 69.68 sq metres (750 sq feet)  
**Customer(s):** Razif Bin Abdillah  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8635/12/2025(LA)  
**AmBank Islamic Berhad**

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50450 Kuala Lumpur  
Tel: 03-20702226 & 03-20788590  
E-mail: [main@auctions.com.my](mailto:main@auctions.com.my)  
Website: [www.auctions.com.my](http://www.auctions.com.my)

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

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

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

# **PALMA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 23 December 2025 / Tuesday**

**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](http://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**  
**Tuesday**

**DATE**  
**23<sup>TH</sup> 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 540,000**

**Duplex Executive Suites Unit**  
1,441 sq.ft.

Unit No. C-22-01, Kompleks BM City, Jalan Perda Selatan, 14000 Bukit Mertajam, Pulau Pinang.

**Assignor / Borrower :**  
Teh Siak Guan

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

**Pulau Pinang**

**LOT 02** Simpang Ampat **Reserve Price RM 440,000**

**Apartment Unit**  
1,312 sq.ft.

Unit No. 3-05, Pangsapuri Juru Ria, Jalan Juru 2, 14100 Simpang Ampat, Pulau Pinang.

**Assignor / Borrower :**  
Suria Prakas A/L Muniandy

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

**Pulau Pinang**

**LOT 03** Ipoh **Reserve Price RM 750,000**

**3 Storey Terrace Shop Office Unit**  
4,470 sq.ft.

Unit No. 12, 12A & 12B, Jalan Kledang Bestari 5, Pusat Kledang Bestari, 30100 Ipoh, Perak.

**Assignor / Borrower :**  
H.K.H. & S.L.L. Sdn. Bhd.

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

**Perak**

 = AmBank (M) 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**

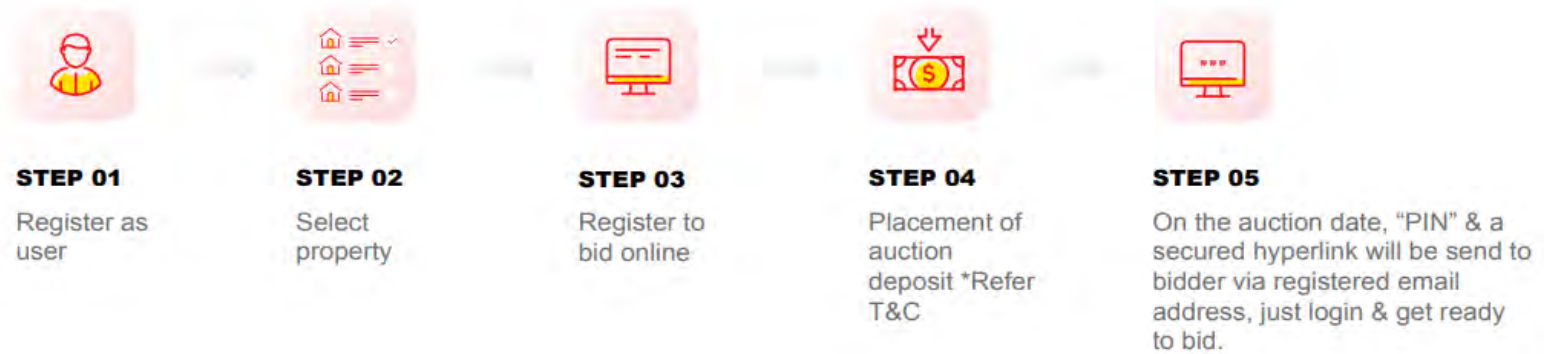
**04-2299777**





## Simple Step of Bidding

### 5 Step To Bid Auction Property Online

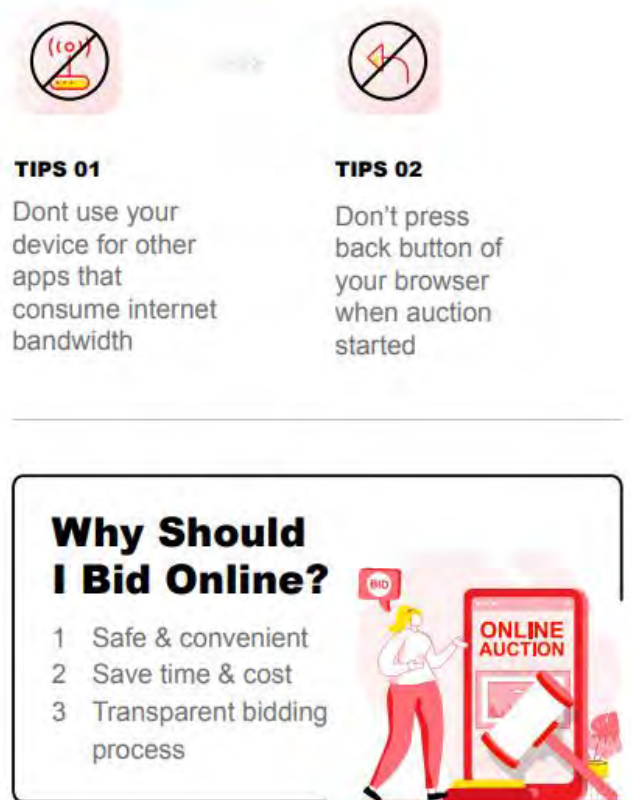


### Devices Tips During Auction Property Online

#### 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](http://palma.bidnow.my)
- ✉ [palmaauctioneers@gmail.com](mailto:palmaauctioneers@gmail.com)



**PALMA AUCTIONEERS**  
SDN BHD • 1324107-M

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

# ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 24 December 2025 / Wednesday**

**Time : 10:30 am / 11:30 am**

**Via Online : [arenaauctioneers.com](http://arenaauctioneers.com)**

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

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



# PROPERTY AUCTION



03-7452 1764 | [ambank.com.my](http://ambank.com.my)



# PROCLAMATION OF SALE

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

## PUBLIC AUCTION VIA ONLINE BIDDING


**24 DECEMBER 2025, WEDNESDAY, 10:30 AM**  
**at arenaauctioneers.com**



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

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

 AmBank (M) Berhad

 AmBank Islamic Berhad

**AA01 | RESERVE PRICE : RM 740,000.00**

**KOTA KINABALU**



DESCRIPTION : A 4-ROOM CONDOMINIUM UNIT WITH COMMON LIFTS FACILITY  
FLOOR AREA : 1,781.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : THAM YUN PIN  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1823/AMBB (S)/188/016/25-N01(BK-1)  
LOT ID : 44009

LOT NO. L-2-9, LEVEL 9, HARTAMAS HEIGHT, 88300 KOTA KINABALU, SABAH

**AA02 | RESERVE PRICE : RM 565,000.00**

**KOTA KINABALU**



DESCRIPTION : A LEVEL 5 CONDOMINIUM UNIT (BUMIPUTRA LOT)  
FLOOR AREA : 1,158.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : RUDRANARA MODULI @ RADHARAMAN PILLAI  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1698/AMBB (S)/176/004/25-U01(BK-1)  
LOT ID : 43021  
NOTE : **BUMIPUTERA LOT**

LOT NO. A-5-1, BLOCK 1, LEVEL 5, TYPE B, KINGFISHER INANAM CONDOMINIUM (BLOCK 1) PHASE 1, OFF JALAN KITOBU KERONGGU, KG. KITABU, INANAM, 88450 KOTA KINABALU, SABAH

**AA03 | RESERVE PRICE : RM 500,000.00**

**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 : AASB1818/AMBB (S)/187/015/25-N02(BK-2)  
LOT ID : 44004  
NOTE : **BUMIPUTERA LOT**

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

**AA04 | RESERVE PRICE : RM 490,000.00**

**PENAMPANG**



DESCRIPTION : A LEVEL 09 (NINTH FLOOR) INTERMEDIATE CORNER CONDOMINIUM UNIT WITHIN A 15-STOREY CONDOMINIUM BLOCK  
FLOOR AREA : 1,000.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : LEE LEE CHUA CHIEW LING & CHIN FA RONG  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1813/AMBB (S)/185/013/25-U01(BK-1)  
LOT ID : 43948

UNIT NO. D-09-10, LOT NO. 10, BLOCK D, LEVEL 09 (INTER CORNER UNIT), LIDO FOUR SEASONS RESIDENCE, OFF JALAN LINTAS, 88300 PENAMPANG, SABAH

**AA05 | RESERVE PRICE : RM 485,000.00**

**PENAMPANG**



DESCRIPTION : A LEVEL 01 (FIRST FLOOR) INTERMEDIATE CORNER CONDOMINIUM UNIT WITHIN A 15-STOREY CONDOMINIUM BLOCK  
FLOOR AREA : 1,000.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : WONG BAK CHONG  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1815/AMBB (S)/186/014/25-U01(BK-1)  
LOT ID : 43950  
NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. B-01-08, LOT NO. 08, BLOCK B, LEVEL 01 (INTER CORNER UNIT), LIDO FOUR SEASONS RESIDENCE, OFF JALAN LINTAS, 88300 PENAMPANG, SABAH

**AA06 | RESERVE PRICE : RM 318,000.00**

**KOTA KINABALU**



DESCRIPTION : AN INTERMEDIATE EIGHTH FLOOR APARTMENT UNIT  
FLOOR AREA : 871.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : RYNEA NELLY CHIA & REE ROYNALD CHIA  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1746/AMBB (S)/180/008/25-U01(BK-1)  
LOT ID : 43070  
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. L-8F-4, BLOCK L, 8TH FLOOR, APARTMEN ANGKASA PHASE 2; KAMPUNG DARAU, RAMPAYAN, MANGGATAL, 88450 KOTA KINABALU, SABAH



**AA07 | RESERVE PRICE : RM 311,400.00****KOTA KINABALU**

DESCRIPTION : AN ARCADE SHOP  
FLOOR AREA : 689.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : NG TIAN KANG  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1692/AMBB (S)/173/001/25-U01(BK-3)  
LOT ID : 43014

UNIT NO. C-108, CONCOURSE FLOOR, 1BORNEO HYPERMALL, JALAN UMS, 88450 KOTA KINABALU, SABAH

**AA08 | RESERVE PRICE : RM 300,000.00****SANDAKAN**

DESCRIPTION : INTERMEDIATE 3-STOREY TERRACE HOUSE  
LAND AREA : 882.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : ANWAR BIN HAMJAH  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB1749/AMBB (S)/182/010/25-U01(BK-1)  
LOT ID : 43073  
NOTE : **BUMIPUTERA LOT**

LOT 100, TAMAN BERSATU, MILE 7, OFF JALAN AIRPORT, 90000 SANDAKAN, SABAH

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

DESCRIPTION : APARTMENT UNIT  
FLOOR AREA : 806.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : KRIST MAZMIEL BIN DAYOU  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1695/AMBB (S)/175/003/25-U01(BK-1)  
LOT ID : 43018  
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. 14 (BI-3F-14), THIRD FLOOR, BLOCK I, SERI WARISAN APARTMENT, INANAM, OFF JALAN TUARAN, 88450 KOTA KINABALU, SABAH

**AA10 | RESERVE PRICE : RM 235,000.00****TAWAU**

DESCRIPTION : A 3-ROOM WALK-UP APARTMENT UNIT- TYPE C  
FLOOR AREA : 850.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : JENNIFER BINTI MARCUS & MUHAMMAD YUNUS BIN RAHMAT  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1694/AMBB (S)/174/002/25-U01(BK-1)  
LOT ID : 43016  
NOTE : **BUMIPUTERA LOT**

LOT NO. B-02-08, APARTMEN VILLA SRI INDAH PHASE 1, MILE 10, JALAN APAS, 91000 TAWAU, SABAH

**AA11 | RESERVE PRICE : RM 220,000.00****SANDAKAN**

DESCRIPTION : GROUND FLOOR APARTMENT UNIT (INTERMEDIATE)  
FLOOR AREA : 957.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : JERRY JOHN FERRY & RAINIH BINTI NAMBI  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1771/AMBB (S)/184/012/25-U01(BK-1)  
LOT ID : 43521  
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. 7, BLOCK NO. H, GROUND FLOOR, VILLA PERMAI JAYA, SIBUGA ROAD, 90000 SANDAKAN, SABAH

**AA12 | RESERVE PRICE : RM 210,000.00****TUARAN**

DESCRIPTION : AN APARTMENT UNIT  
FLOOR AREA : 850.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MEYLIZA RISA WADIPALAPA & RUSILI BINTI MOLOI @ LIZANA BINTI MALOI  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1745/AMBB (S)/179/007/25-U01(BK-1)  
LOT ID : 43069

LOT NO. 12 (G-2F-12), 2ND FLOOR, BLOCK G, APARTMENT TUARAN IMPIAN, 89208 TUARAN, SABAH

**AA13 | RESERVE PRICE : RM 200,000.00****KOTA KINABALU**

DESCRIPTION : A SECOND FLOOR INTERMEDIATE APARTMENT UNIT (TYPE B6) SITUATED WITHIN A 4-STOREY WALK-UP APARTMENT BLOCK  
FLOOR AREA : 542.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MERIAH BINTI OSMAN  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1747/AMBB (S)/181/009/25-U01(BK-1)  
LOT ID : 43071

UNIT NO. I 10-2 (DBKK NO. I-10-2), SECOND FLOOR, BLOCK I, UNIVERSITY CONDO APARTMENT, OFF JALAN UMS, 88450 KOTA KINABALU, SABAH

**AA14 | RESERVE PRICE : RM 190,000.00****LAHAD DATU**

DESCRIPTION : AN EXTENDED DOUBLE STOREY INTERMEDIATE TERRACE HOUSE  
LAND AREA : 997.45 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : AL ADZMI BIN AMIL BUSTAN  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB1759/AMBB (S)/183/011/25-U01(BK-1)  
LOT ID : 43509

LOT 1039, TAMAN WARISAN, PHASE 1D, JALAN TENGAH NIPAH, 91100 LAHAD DATU, 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

**24 DECEMBER 2025, WEDNESDAY, 11:30 AM**

**at arenaauctioneers.com**



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

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

 AmBank (M) Berhad

 AmBank Islamic Berhad

**AA01 | RESERVE PRICE : RM 1,166,400.00**

**PUCHONG**



DESCRIPTION : A CORNER 2 1/2-STOREY LINKED HOUSE WITHIN A GATED AND GUARDED SCHEME  
LAND AREA : 4,822.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : NORIZAD BIN ABDUL RASHID  
SOLICITOR : MESSRS SIDEK TEOW WONG & DENNIS (KL)  
REFERENCE : AASB1696/AMBB (P)/333/002/25-U01(BK-4)  
LOT ID : 43019  
NOTE : **BUMIPUTERA LOT**

**NO. 1, JALAN NPT 7/1F, REFLEXION, TAMAN NUSAPUTRA TIMUR, 47130 PUCHONG, SELANGOR**

**AA02 | RESERVE PRICE : RM 1,100,000.00**

**RAWANG**



DESCRIPTION : A STRATIFIED DOUBLE STOREY SEMI DETACHED HOUSE  
LAND AREA : 3,197.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : MALVINDER KAUR D/O PRETAP SINGH  
SOLICITOR : MESSRS AZHAR & WONG  
REFERENCE : AASB1743/AMBB (P)/336/005/25-U01(BK-1)  
LOT ID : 43067

**NO. 6, JALAN ANGGUN 3P, TAMAN ANGGUN 3, 48000 RAWANG, SELANGOR**

**AA03 | RESERVE PRICE : RM 840,000.00**

**PETALING JAYA**



DESCRIPTION : A 4+1 BEDROOM DUPLEX CONDOMINIUM  
FLOOR AREA : 2,411.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : TENGKU AFNI NATASHA BINTI TENGKU ASMAT  
SOLICITOR : MESSRS GOH & PARTNERS (KL)  
REFERENCE : AASB1816/AMBB (P)/347/016/25-U01(BK-1)  
LOT ID : 43951

**NO. B-9-B08, ARMANEE TERRACE KONDOMINIUM, NO. 8, JALAN PJU 8/1, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR**

**AA04 | RESERVE PRICE : RM 800,000.00**

**GENTING HIGHLANDS**



DESCRIPTION : THREE (3) BEDROOM SERVICE APARTMENT UNIT  
FLOOR AREA : 800.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : LOW CHEW MOI & CHIA LEE CHAI  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
REFERENCE : AASB1822/AMBB (P)/352/021/25-N01(BK-1)  
LOT ID : 44008

**CALLED OFF**

**M1-33A-15 [FORMERLY M1-33A-08 (13408)], GRAND ION MAJESTIC, JALAN GRAND ION MAJESTIC, 69000 GENTING HIGHLANDS, PAHANG**

**AA05 | RESERVE PRICE : RM 650,000.00**

**GENTING HIGHLANDS**



DESCRIPTION : TWO (2) BEDROOM SERVICE APARTMENT  
FLOOR AREA : 620.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : LEE WENG CHEOK & KONG WAI MUN  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
REFERENCE : AASB1773/AMBB (P)/345/015/25-N01(BK-1)  
LOT ID : 43523

**M3-42-16 (FORMERLY M3-42-03A (34207)), GRAND ION MAJESTIC, JALAN GRAND ION MAJESTIC, 69000 GENTING HIGHLANDS, PAHANG**

**AA06 | RESERVE PRICE : RM 540,000.00 | 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 :** AASB1817/AMBB (P)/348/017/25-N02(BK-2)  
**LOT ID :** 44003

**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**

**AA07 | RESERVE PRICE : RM 510,000.00 | 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 :** AASB1821/AMBB (P)/351/020/25-N02(BK-2)  
**LOT ID :** 44007

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

**AA08 | RESERVE PRICE : RM 420,000.00 | PETALING JAYA**



**DESCRIPTION :** A SERVICED APARTMENT UNIT TOGETHER WITH A TANDEM CAR PARK BAY AND AN AIR CONDITIONER LEDGE AS ACCESSORY PARCELS  
**FLOOR AREA :** 700.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** ANIQ BIN ANAS  
**SOLICITOR :** MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
**REFERENCE :** AASB1814/AMBB (P)/346/015/25-U01(BK-1)  
**LOT ID :** 43949  
**NOTE :** BUMIPUTERA LOT

**UNIT NO. B-30-12, TOWER B, EMPORIS, PERSIARAN SURIAN, KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR**

**AA09 | RESERVE PRICE : RM 351,000.00 | KAJANG**



**DESCRIPTION :** AN END CONDOMINIUM UNIT TOGETHER WITH TWO CAR PARK BAYS AND AN AIR CONDITIONER LEDGE AS ACCESSORY PARCELS  
**FLOOR AREA :** 1,630.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** HEW CHEE HUNG & NG KUAN CHING  
**SOLICITOR :** MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL)  
**REFERENCE :** AASB1693/AMBB (P)/332/001/25-U01(BK-3)  
**LOT ID :** 43015  
**NOTE :** NON - BUMIPUTERA LOT

**UNIT NO. 15-01, OASIS 2, JALAN MUTIARA 3, MUTIARA HEIGHTS, 43000 KAJANG, SELANGOR**

**AA010 | RESERVE PRICE : RM 336,000.00 | 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 :** AASB1819/AMBB (P)/349/018/25-N02(BK-2)  
**LOT ID :** 44005

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

**AA011 | RESERVE PRICE : RM 280,000.00 | BANDAR PUNCAK ALAM**



**DESCRIPTION :** A 3-BEDROOM APARTMENT  
**FLOOR AREA :** 901.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** AZLAN MAIZAN BIN MOH DALDIRI & NUR SYAZALYANA MAIZAN BINTI MOH. DALDIRI  
**SOLICITOR :** MESSRS GOH & PARTNERS (KL)  
**REFERENCE :** AASB1770/AMBB (P)/343/012/25-U01(BK-1)  
**LOT ID :** 43520

**NO. MPD-06-13, PANGSAPURI MELODI PERDANA, LBS ALAM PERDANA, JALAN PERDANA 1, 42300 BANDAR PUNCAK ALAM, SELANGOR**

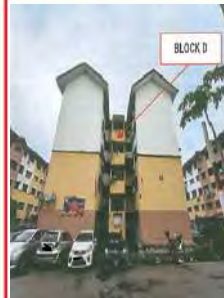
**AA012 | RESERVE PRICE : RM 210,000.00 | SHAH ALAM**



**DESCRIPTION :** A SMALL OFFICE FLEXIBLE OFFICE (SOFO) UNIT  
**FLOOR AREA :** 420.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** VICTOR LIAW VUI LUN & ANG BEE LANG  
**SOLICITOR :** MESSRS SIDEK TEOW WONG & DENNIS (KL)  
**REFERENCE :** AASB1755/AMBB (P)/339/008/25-U01(BK-1)  
**LOT ID :** 43079

**NO. 20-15, SURIA JAYA, JALAN PADANG JAWA, SEKSYEN 16, 40200 SHAH ALAM, SELANGOR**

**AA013 | RESERVE PRICE : RM 180,000.00 | PETALING JAYA**



**DESCRIPTION :** A LOW COST APARTMENT UNIT  
**FLOOR AREA :** 657.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** AZEME BIN AHMAD  
**SOLICITOR :** MESSRS AZHAR & WONG (KL)  
**REFERENCE :** AASB1769/AMBB (P)/342/011/25-U01(BK-1)  
**LOT ID :** 43519

**UNIT NO. D-G-02, BLOCK D, APARTMENT SERI MERANTI, JALAN PJU 1A/5, ARA DAMANSARA, 47301 PETALING JAYA, SELANGOR**



**AA14** | RESERVE PRICE : RM 170,000.00

PETALING JAYA



DESCRIPTION : A 3-BEDROOM LOW-COST FLAT  
 FLOOR AREA : 657.00 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : T KANAGAH A/P THULUKANAM & SIVALINGAM A/L THULUKANAM  
 SOLICITOR : MESSRS B H GAN, NOR & KIM  
 REFERENCE : AASB1748/AMBB (P)337/006/25-U01(BK-1)  
 LOT ID : 43072

NO. B9-10-34, BLOCK 9, JALAN PJS 2B/1, DESA MENTARI 2, 46150 PETALING JAYA, SELANGOR

**AA15** | RESERVE PRICE : RM 150,000.00

PETALING JAYA



DESCRIPTION : A CORNER 3-BEDROOM LOW-COST APARTMENT  
 FLOOR AREA : 646.00 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : NOOR MOHAMMAD A/L RAJOO  
 SOLICITOR : MESSRS GOH & PARTNERS (KL)  
 REFERENCE : AASB1750/AMBB (P)338/007/25-U01(BK-1)  
 LOT ID : 43074

NO. B-5-01, BLOK B, IMPIAN BAIDURI, NO. 6, JALAN 224, SEKSYEN 51A, 46100 PETALING JAYA, SELANGOR

**AA16** | RESERVE PRICE : RM 145,800.00

PETALING JAYA



DESCRIPTION : A 3-BEDROOM APARTMENT  
 FLOOR AREA : 850.00 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : CHIA SUIT LING & CHAN SENG THIM  
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD (SJ)  
 REFERENCE : AASB1697/AMBB (P)334/003/25-U01(BK-4)  
 LOT ID : 43020

NO. E-08-26, BLOK E, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR

**AA17** | RESERVE PRICE : RM 135,000.00

SERI KEMBANGAN



DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT  
 FLOOR AREA : 720.00 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : MUHAMAD ARIS BIN HASHIM & NURUL JANNAH BINTI MOHD  
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)  
 REFERENCE : AASB1760/AMBB (P)340/009/25-U01(BK-1)  
 LOT ID : 43510  
 NOTE : BUMIPUTERA LOT

NO. LC-07-18, PANGSAPURI RUSLIA, JALAN PINGGIRAN 1/1, TAMAN PINGGIRAN PUTRA, SEKSYEN 1, 43300 SERI KEMBANGAN, SELANGOR

**AA18** | RESERVE PRICE : RM 130,000.00

PELABUHAN KLANG



DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT  
 FLOOR AREA : 657.00 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : KAMARIAH BINTI ABDUL RAHMAN & S SAMSUDDIN BIN ZAZARI  
 SOLICITOR : MESSRS SIDEK TEOW WONG & DENNIS (KL)  
 REFERENCE : AASB1772/AMBB (P)344/013/25-N01(BK-1)  
 LOT ID : 43522

NO. A-8-1, TAMAN PERMAI INDAH, JALAN PANDAMARAN JAYA, 42000 PELABUHAN KLANG, SELANGOR

**AA19** | RESERVE PRICE : RM 95,000.00

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 : AASB1820/AMBB (P)350/019/25-N02(BK-2)  
 LOT ID : 44006

NO. R-2-16, APARTMENT DAHLIA, BLOCK R, 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  
 H/P : 012-327 5047

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





## GUIDELINE FOR ONLINE AUCTION REGISTRATION



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### 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**

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