

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

**ESZAM AUCTIONEER SDN BHD  
ONLINE AUCTION**

**Date/Day : 06 January 2026 / Tuesday**

**Time : 11.00 am**

**Via Online : [www.eszamauctioneer.com](http://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](http://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 : 06 JANUARY 2026 / TUESDAY**

**TIME : 11.00 A.M.**

**VENUE : VIA ONLINE BIDDING AT [www.eszamauctioneer.com](http://www.eszamauctioneer.com)  
(eZ2Bid)**



The prospective bidders may submit bids for the property by online via [www.eszamauctioneer.com](http://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](http://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 : RM380,000.00 NILAI  
PRICE**



**Type : Service Apartment (Type C1)**  
**Area : Approx 100.80 sqmt / 1,085 sqft**  
**Assignor(s) : Noor Hayati Binti Basri**  
**Solicitor : M/S Goh & Partners**  
**(Tel: 03-21668300)**

**ISLAMIC**

**No. D-3-1, Block Delphinium,  
Pusat Perniagaan & Residensi Mesa,  
71800 Nilai, 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](mailto:eszamauctioneer@yahoo.com)**

 **[www.eszamauctioneer.com](http://www.eszamauctioneer.com)**



# ONLINE BIDDING STEP

## eZ2Bid

[www.eszamauctioneer.com](http://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](http://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](mailto:eszamauctioneer@yahoo.com)  
🌐 [www.eszamauctioneer.com](http://www.eszamauctioneer.com)

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

# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 6 January 2026 / 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 6TH DAY OF JANUARY, 2026, AT 11.00 A.M,**  
**AT WEBSITE 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)

Lot 1	MARKET PRICE RM540,000.00	RESERVE PRICE <b>RM540,000.00</b>
	<b>A Condominium Unit</b> 136.00 sq. metres (1,463.89 sq. ft.) No. F-05-13, Block F, Metropolitan Sq., Jalan PJU 8/1, D'sara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Nur Zairahtul Amirah Binti Kamallazim Solicitors: M/S Vas & Co. Our ref: HASB/4141/AMBB/25 Note: Bumiputera Purchaser only.	
<b>PETALING JAYA</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 2	MARKET PRICE RM440,000.00	RESERVE PRICE <b>RM440,000.00</b>
	<b>A 3-Bedroom Serviced Apartment</b> 82 sq. metres (883 sq. ft.) No. B-27-10, Block B, Residensi M Arisa Pelangi, No. 6, Jalan Sentul Pelangi, Sentul Pasar, 51000 Kuala Lumpur. Assignor(s): Ganeswaren Jsu A/L Jaganathan Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4138/AMBB/25	
<b>KUALA LUMPUR</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 3	MARKET PRICE RM460,000.00	RESERVE PRICE <b>RM368,000.00</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.	
<b>KUALA LUMPUR</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 4	MARKET PRICE RM330,000.00	RESERVE PRICE <b>RM330,000.00</b>
	<b>A Condominium Unit</b> 96 sq. metres (1,033 sq. ft.) Unit No. A-3-6, Block A, Amadesa Resort Condominium, Jalan 5/125, Desa Petaling, 57100 Kuala Lumpur. Assignor(s): Tung Soo Kam (F) & Yap Mun Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4135/AMBB/25	
<b>KUALA LUMPUR</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 5	MARKET PRICE RM410,000.00	RESERVE PRICE <b>RM328,000.00</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 Weng & Dennis Our ref: HASB/4130/AMBB/25	
<b>PUCHONG</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 6	MARKET PRICE RM310,000.00	RESERVE PRICE <b>RM310,000.00</b>
	<b>A Corner Small Office Home Office (SOHO)</b> 42 sq. metres (452 sq. ft.) No. D-20-03, 28 Boulevard, Jalan Perdana 3/10, Pandan Perdana, 55300 Kuala Lumpur. Assignor(s): Lee Kin Hoe Solicitors: M/S A. Rahim & Co Our ref: HASB/4139/AMBB/25	
<b>KUALA LUMPUR</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 7	MARKET PRICE RM330,000.00	RESERVE PRICE <b>RM302,400.00</b>
	<b>A 3-Bedroom Condominium</b> 116 sq. metres (1,249 sq. ft.) No. A-10-03A, Oasis 1, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor. Assignor(s): Dick Josepher Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4142/AMBB/25	
<b>KAJANG</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 8	MARKET PRICE RM370,000.00	RESERVE PRICE <b>RM300,000.00</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): Muniyandikaundar A/L Paramasivam Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4123/AMBB/25	
<b>KUALA LUMPUR</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 9	MARKET PRICE RM360,000.00	RESERVE PRICE <b>RM288,000.00</b>
	<b>A Three-Bedroom Condominium Unit</b> 89.00 sq. metres (957 sq. ft.) Unit No. E-18-01, 18th Floor, Jalan Juara, Cloudtree 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>AMBANK ISLAMIC BERHAD</b>	

Lot 10	MARKET PRICE RM400,000.00	RESERVE PRICE <b>RM233,280.00</b>
	<b>An Intermediate 3-Bedroom Serviced Apartment</b> 86.86 sq. metres (935 sq. ft.) No. J-24-10, Tower J, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Khairil Anwar Bin Rahmat Ali Malim Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4085/AMBB/25	
<b>CYBERJAYA</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 11	MARKET PRICE RM290,000.00	RESERVE PRICE <b>RM232,000.00</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	
<b>KUALA LUMPUR</b>	<b>AMBANK ISLAMIC BERHAD</b>	

Lot 12	MARKET PRICE RM280,000.00	RESERVE PRICE <b>RM224,000.00</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>	<b>AMBANK ISLAMIC BERHAD</b>	

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

**Lot 13** MARKET PRICE RM300,000.00 **RESERVE PRICE RM216,000.00**

**A 2-Bedroom Serviced Apartment**  
84 sq. metres (904 sq. ft.)

A-26-33, Block A, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan.

Assignor(s): Intan Nur Fazira Binti Jamil & Mohamad Munir Syafiq Bin Rosli  
Solicitors: M/S Azhar & Wong  
Our ref: HASB/4144/AMBB/25  
Note: Bumiputera Unit  
AMBANK ISLAMIC BERHAD

**KAJANG**

**Lot 14** MARKET PRICE RM270,000.00 **RESERVE PRICE RM216,000.00**

**A 5-Bedroom Apartment**  
105 sq. metres (1,130 sq. ft.)

Unit 9-14-10, Block Chengal, Jalan Rimba, Taman Desaminium, Lestari Perdana, 43300 Seri Kembangan, Selangor.

Assignor(s): Nor Azzuani Binti Azmi  
Solicitors: M/S Azhar & Wong  
Our ref: HASB/4131/AMBB/25  
Note: Bumiputera Purchaser Only  
AMBANK ISLAMIC BERHAD

**SERI KEMBANGAN**

**Lot 15** MARKET PRICE RM330,000.00 **RESERVE PRICE RM210,600.00**

**An Apartment**  
92 sq. metres (990 sq. ft.)

No. C-08-03, Block C, Residensi Zamrud, Jalan Zamrud 1, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan.

Assignor(s): Hoo Siew Wah  
Solicitors: M/S Vas & Co.  
Our ref: HASB/4021/AMBB/25

**KAJANG**

**Lot 16** MARKET PRICE RM210,000.00 **RESERVE PRICE RM210,000.00**

**A 3-Bedroom Low-Cost Flat**  
60.39 sq. metres (650 sq. ft.)

Blok D-2-25, Jalan Pantai Permai, Perumahan Pantai Permai, 59200 Kuala Lumpur.

Assignor(s): Mohd Johari Bin Abdullah Sani & Jamiatun Binti Suradi  
Solicitors: M/S Azhar & Wong  
Our ref: HASB/4136/AMBB/25  
Note: Bumiputera Bidder Only

**KUALA LUMPUR**

**Lot 17** MARKET PRICE RM280,000.00 **RESERVE PRICE RM198,000.00**

**A Loft Office With A Mezzanine Floor (Soho Office)**  
57.32 sq. metres (617 sq. ft.)

No. M-10-05, Menara M (Blok M), No. 8, Jalan Damansara, Empire City Damansara, PJU 8, 47820 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Hoe Poh Lin  
Solicitors: M/S A Rahim & Co.  
Our ref: HASB/4143/AMBB/25

**PETALING JAYA**

**Lot 18** MARKET PRICE RM270,000.00 **RESERVE PRICE RM178,200.00**

**An Intermediate 2+1-Bedroom Serviced Apartment**  
65 sq. metres (700 sq. ft.)

No. B-31-14, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan.

Assignor(s): Mohd Asma'ul Husna Bin Rezali  
Solicitors: M/S B.H. Gan, Nor & Kim  
Our ref: HASB/4078/AMBB/25  
Note: Bumiputera Unit  
AMBANK ISLAMIC BERHAD

**KAJANG**

**Lot 19** MARKET PRICE RM160,000.00 **RESERVE PRICE RM160,000.00**

**A 3-Bedroom Low-Cost Apartment Unit**  
61 sq. metres (656.60 sq. ft.)

No. B9-9-40, Block 9, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor.

Assignor(s): Subramaniam A/L Marimuthu  
Solicitors: M/S Azhar & Wong  
Our ref: HASB/4137/AMBB/25

**PETALING JAYA**

**Lot 20** MARKET PRICE RM160,000.00 **RESERVE PRICE RM160,000.00**

**A 3-Bedroom Low-Medium Cost Apartment**  
69 sq. metres (743 sq. ft.)

No. B-04-10, Blok B, Pangsapuri Laksamana Jaya, Jalan Laksamana 2, Kampung Laksamana Jaya, 68100 Batu Caves, Selangor.

Assignor(s): Pushpanathan A/L Yalamale & Vellama A/P Govindasamy  
Solicitors: M/S Goh & Partners  
Our ref: HASB/4140/AMBB/25

**BATU CAVES**

**Lot 21** MARKET PRICE RM150,000.00 **RESERVE PRICE RM150,000.00**

**A 3-Bedroom Low-Cost Walk-Up Apartment Unit**  
61.00 sq. metres (657 sq. ft.)

Unit No. A1-2-03, Pangsapuri Sri Ayu, Lebuhr Kebun Nenas 1/KS07, Bandar Putera, 41200 Klang, Selangor Darul Ehsan.

Assignor(s): Memin Bin Mat Hussin  
Solicitors: M/S Azhar & Wong  
Our ref: HAH/3779/AMBB/24

**KLANG**

**Lot 22** MARKET PRICE RM180,000.00 **RESERVE PRICE RM144,000.00**

**A 3-Bedroom Low Cost Flat Unit**  
61 sq. metres (657 sq. ft.)

No. B10-10-36, Block 10, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor.

Assignor(s): Chettivelu a/l Thangiah & Thanabalan a/l Chetti Velu  
Solicitors: M/S B.H. Gan, Nor & Kim  
Our ref: HAH/3893/AMBB/24

**PETALING JAYA**

**Lot 23** MARKET PRICE RM240,000.00 **RESERVE PRICE RM138,510.00**

**A 3-Bedroom Medium-Cost Apartment Unit**  
78.97 sq. metres (850 sq. ft.)

No. H-11-20, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Tengku Mohd Al Mizi Bin Tg Mohamed Azmi  
Solicitors: M/S B. H. Gan, Nor & Kim  
Our ref: HASB/4056/AMBB/25  
AMBANK ISLAMIC BERHAD Bumiputera Bidders Only

**PETALING JAYA**

**Lot 24** MARKET PRICE RM220,000.00 **RESERVE PRICE RM131,220.00**

**A Small Office Flexible Office (SOFO) Unit**  
39.00 sq. metres (420 sq. ft.)

No. 20-16, Suria Jaya, Jalan Padang Jawa, Seksyen 16, Shah Alam, 40200 Shah Alam, Selangor Darul Ehsan.

Assignor(s): Victor Liaw Vui Lun & Ang Bee Lang  
Solicitors: M/S Nik Hisham, Fakhiah & Co  
Our ref: HASB/4063/AMBB/25

**SHAH ALAM**

**Lot 25** MARKET PRICE RM160,000.00 **RESERVE PRICE RM128,000.00**

**A 3-Bedroom Low-Cost Apartment**  
62 sq. metres (667 sq. ft.)

No. E-2-12 (Developer's Parcel No. LE-5-2B), Lebuhr Damar Merah, Taman Pendamar Indah 2, 42000 Klang, Selangor

Assignor(s): Siti Timah Binti Muda & Mohd Nor Hsham Bin Wakil  
Solicitors: M/S B.H. Gan, Nor & Kim  
Our ref: HASB/4124/AMBB/25

**KLANG**

**Lot 26** MARKET PRICE RM130,000.00 **RESERVE PRICE RM100,000.00**

**CALLLED OFF**

**PETALING JAYA**

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](http://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](mailto:hauctionhouse@gmail.com)

Website: [www.heritageauctioneers.my](http://www.heritageauctioneers.my)

Facebook : heritageauctioneersMY

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



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

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

**Date/Day : 6 January 2026 / Tuesday**  
**Time : 3.00 pm**  
**Via Online : [ebid.auctions.com.my](http://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](http://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 6<sup>TH</sup> DAY OF JANUARY, 2026 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](https://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: RM580,000.00</b>	<b>Petaling Jaya</b>	 <p><b>Description:</b> Condominium <b>Address:</b> C-3A-26, Block C, Armanee Condominium, No. 10, Jalan PJU 10/1C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 186.55 sq metres (2,008 sq feet) <b>Assignor(s):</b> Cassandra Anak Gilbert <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH40246</p>	<b>2</b>	<b>RESERVE PRICE: RM384,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> B-09-02, Suria Jelatek, No. 7, 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(2) <b>AmBank Islamic Berhad</b></p>	<b>3</b>	<b>RESERVE PRICE: RM342,000.00</b>	<b>Bdr. Puncak Alam</b>	 <p><b>Description:</b> Double-storey terraced house <b>Address:</b> No. 35, Jalan Ritma 1/5, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. <b>Area:</b> approx 111.48 sq metres (1,200 sq feet) <b>Customer(s):</b> Mohd Suhairri Bin Muhammad <b>Solicitor:</b> M/S Nik Hisham, Fakhiah &amp; Co <b>Our Ref:</b> PAH40296 <b>AmBank Islamic Berhad</b></p>
<b>4</b>	<b>RESERVE PRICE: RM300,000.00</b>	<b>Kuala Lumpur</b>	 <p><b>Description:</b> Apartment <b>Address:</b> Unit No. A-23A-13, Block A, Residensi Max Kolam Air, No. 61, Jalan Kolam Air 6, Kasipillay, 51200 Kuala Lumpur. <b>Area:</b> approx 84 sq metres (904 sq feet) <b>Customer(s):</b> Syaharizuan Bin Ismail <b>Solicitor:</b> M/S Zain Megat &amp; Murad <b>Our Ref:</b> PAH40279 <b>AmBank Islamic Berhad</b></p>	<b>5</b>	<b>RESERVE PRICE: RM288,000.00</b>	<b>Puchong</b>	 <p><b>Description:</b> Double storey terrace house <b>Address:</b> No. 13, Jalan Putra Perdana 3/11, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan. <b>Area:</b> approx 100.33 sq metres (1,080 sq feet) <b>Customer(s):</b> Mohd Hanafiah Bin Ramlee &amp; Yusneeta Binti Yusop <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH40292 <b>AmBank Islamic Berhad</b></p>	<b>6</b>	<b>RESERVE PRICE: RM250,000.00</b>	<b>Puchong</b>	 <p><b>Description:</b> Apartment <b>Address:</b> Unit No. C-04-11, Block C, Pangsapuri Sri Alpina, Laman Puteri 1, Bandar Puteri, 47100 Puchong, Selangor Darul Ehsan. <b>Area:</b> approx 73 sq metres (786 sq feet) <b>Assignor(s):</b> Ravindaran Nair A/L Raman <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH40274</p>
<b>7</b>	<b>RESERVE PRICE: RM240,000.00</b>	<b>Kajang</b>	 <p><b>Description:</b> Serviced apartment (BUMI LOT) <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(2) <b>AmBank Islamic Berhad</b></p>	<b>8</b>	<b>RESERVE PRICE: RM232,000.00</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(2) <b>AmBank Islamic Berhad</b></p>	<b>9</b>	<b>RESERVE PRICE: RM220,000.00</b>	<b>Rawang</b>	 <p><b>Description:</b> Single storey terraced house <b>Address:</b> No. 30, Jalan Bakawali 2C/3, Seksyen BS10, Bukit Sentosa 3, 48300 Rawang, Selangor Darul Ehsan. <b>Area:</b> approx 100 sq metres (1,076 sq feet) <b>Assignor(s):</b> Valliamah A/P Ramanujam &amp; Vespnanathan A/L Supramaniyam <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH40231</p>
<b>10</b>	<b>RESERVE PRICE: RM200,000.00</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(2)</p>	<b>11</b>	<b>RESERVE PRICE: RM130,000.00</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(2)</p>	<b>12</b>	<b>RESERVE PRICE: RM45,360.00</b>	<b>Rawang</b>	 <p><b>Description:</b> Apartment <b>Address:</b> Unit No. A-3A-17, (Block A), Jalan Bunga Raya 1, Apartment Kemuning, Taman Bunga Raya, 48300 Rawang, Selangor Darul Ehsan. <b>Area:</b> approx 60.38 sq metres (650 sq feet) <b>Assignor(s):</b> Norhisham Bin Abdullah <b>Solicitor:</b> M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners <b>Our Ref:</b> PAH40297</p>
<b>J1</b>	<b>RESERVE PRICE: RM370,000.00</b>	<b>Pasir Gudang</b>	 <p><b>Description:</b> Double storey low medium cost terrace house <b>Address:</b> No. 1, Jalan Sentosa 17, Taman Nusa Damai, 81700 Pasir Gudang, Johor. <b>Area:</b> approx 223 sq metres (2,400 sq feet) <b>Assignor(s):</b> Vinotheni Nair A/P Kutikesnan <b>Solicitor:</b> M/S Nor Ding &amp; Co. <b>Our Ref:</b> PAHJ/7614(1)/12/2025(LA)</p>	<b>J2</b>	<b>RESERVE PRICE: RM220,000.00</b>	<b>Masai</b>	 <p><b>Description:</b> 3 bedroom low medium cost apartment <b>Address:</b> Unit No. J-02-08, Block J, Pangsapuri Sri Intan, Jalan Tasek, Bandar Seri Alam, 81750 Masai, Johor <b>Area:</b> approx 79 sq metres (850 sq feet) <b>Assignor(s):</b> Suhaimei Bin Yusof &amp; Noraziah Binti Sulaiman <b>Solicitor:</b> M/S Ibrahim Nik Junainah &amp; Associates <b>Our Ref:</b> PAHJ/7615(1)/12/2025(LA)</p>	<b>J3</b>	<b>RESERVE PRICE: RM106,920.00</b>	<b>Johor Bahru</b>	 <p><b>Description:</b> A shop lot <b>Address:</b> Unit No. #02-143, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor <b>Area:</b> approx 20.15 sq metres (216.90 sq feet) <b>Assignor(s):</b> Kher Kim Lai <b>Solicitor:</b> M/S Nor Ding &amp; Co <b>Our Ref:</b> PAHJ/7542(3)/12/2025(LA)-04</p>



<b>J4</b> <b>RESERVE PRICE:</b> <b>RM90,000.00</b>  <p><b>Description:</b> Service apartment  <b>Address:</b> No. E01-06B, Jalan Pulai Jaya 1/3, Bandar Baru Pulai Jaya, 81110 Kangkar Pulai, Johor  <b>Area:</b> approx 65 sq metres (700 sq feet)  <b>Assignor(s):</b> Chuah Wei Ching &amp; Hoo Hui Mei  <b>Solicitor:</b> M/S Nor Ding &amp; Co.  <b>Our Ref:</b> PAHJ/7598(2)/12/2025(LA)</p>	<b>Kangkar Pulai</b>
<b>S1</b> <b>RESERVE PRICE:</b> <b>RM580,000.00</b>  <p><b>Description:</b> A corner condominium unit  <b>Address:</b> Lot No. 1 (L18-01), Level 18, Type A1, Kondominium Kediaman Cahaya (The Light Residences), 88300 Kota Kinabalu, Sabah  <b>Area:</b> approx 138.7 sq metres (1,493 sq feet)  <b>Assignor(s):</b> Yiu Tze Hwa  <b>Solicitor:</b> M/S Dr. Yee, Tan &amp; Associates  <b>Our Ref:</b> PAHS/8636(2)/12/2025(LA)</p>	<b>Kota Kinabalu</b>
<b>S2</b> <b>RESERVE PRICE:</b> <b>RM168,300.00</b>  <p><b>Description:</b> An intermediate apartment unit  <b>Address:</b> Unit No. 2J 6-1, First Floor, Country Heights Apartment Phase 2, Jalan Bantayan Minintod, 89500 Penampang, Sabah  <b>Area:</b> approx 62.06 sq metres (668 sq feet)  <b>Assignor(s):</b> Chong Shu Wei &amp; Melissa Banis  <b>Borrower(s):</b> Chong Shu Wei  <b>Solicitor:</b> M/S Dr. Yee, Tan &amp; Associates  <b>Our Ref:</b> PAHS/8647/12/2025(LA)</p>	<b>Penampang</b>
<b>S3</b> <b>RESERVE PRICE:</b> <b>RM170,000.00</b>  <p><b>Description:</b> An intermediate flat unit  <b>Address:</b> Unit No. 6, Second Floor, Block B, Taman Kendara Phase 1, Off Jalan Lintas, 88200 Kota Kinabalu, Sabah  <b>Area:</b> approx 61.31 sq metres (660 sq feet)  <b>Assignor(s):</b> Mohd Shahiddin Bin Jainuddin &amp; Julimah @ Amyati Binti Kuyupung  <b>Solicitor:</b> M/S Dr. Yee, Tan &amp; Associates  <b>Our Ref:</b> PAHS/8645/12/2025(LA)</p>	<b>Kota Kinabalu</b>
<b>S4</b> <b>RESERVE PRICE:</b> <b>RM200,000.00</b>  <p><b>Description:</b> An intermediate residential apartment unit situated on the Ground Floor of a block of a 5-storey walk-up apartment  <b>Address:</b> Unit No. G10-0 (DBKK No. G-0-10), Ground Floor, Block G, Taman Wangsa Phase 1, Telipok, 88450 Kota Kinabalu, Sabah  <b>Area:</b> approx 93.55 sq metres (1,007 sq feet)  <b>Assignor(s):</b> Teh Soon Gee  <b>Solicitor:</b> M/S Dr. Yee, Tan &amp; Associates  <b>Our Ref:</b> PAHS/8646/12/2025(LA)</p>	<b>Kota Kinabalu</b>
<b>S5</b> <b>RESERVE PRICE:</b> <b>RM300,000.00</b>  <p><b>Description:</b> An apartment unit (<b>BUMI LOT</b>)  <b>Address:</b> Lot No. D17-7, 7th Floor, Block D, Putatan Platinum Apartment, Off Jalan Putatan, 89500 Putatan, Sabah  <b>Area:</b> approx 78.97 sq metres (850 sq feet)  <b>Assignor(s):</b> Chan Shu Chee  <b>Solicitor:</b> M/S Wong &amp; Shim  <b>Our Ref:</b> PAHS/8648/12/2025(LA)</p>	<b>Putatan</b>
<b>S6</b> <b>RESERVE PRICE:</b> <b>RM210,600.00</b>  <p><b>Description:</b> An apartment unit  <b>Address:</b> Lot No. L-6F-2, Block L, 6th Floor, Apartmen Angkasa, Phase 2, Kampung Darau, Rampayan, Menggatal, 88450 Kota Kinabalu, Sabah  <b>Area:</b> approx 80.92 sq metres (871 sq feet)  <b>Customer(s):</b> Nerda Wati Binti Damsah  <b>Solicitor:</b> M/S Wong &amp; Shim  <b>Our Ref:</b> PAHS/8094(3)/12/2025(LA)  <b>AmBank Islamic Berhad</b></p>	<b>Kota Kinabalu</b>
<b>S7</b> <b>RESERVE PRICE:</b> <b>RM265,000.00</b>  <p><b>Description:</b> A Level 5 (Fifth Floor) apartment unit within a 7-storey Apartment block with lift facilities (Type B- Intermediate Unit)  <b>Address:</b> Lot No. 3, Block A, Level 5 (Fifth Floor), Type B (Intermediate), Greenfield Residence, Phase 1, Off Jalan Tuaran, 88450 Kota Kinabalu, Sabah  <b>Area:</b> approx 76.27 sq metres (821 sq feet)  <b>Assignor(s):</b> David P S Wong  <b>Solicitor:</b> M/S Wong &amp; Shim  <b>Our Ref:</b> PAHS/8622(2)/12/2025(LA)</p>	<b>Kota Kinabalu</b>
<b>S8</b> <b>RESERVE PRICE:</b> <b>RM150,000.00</b>  <p><b>Description:</b> Fifth floor apartment unit (Corner)  <b>Address:</b> Lot No. 2, Block K, 5th Floor, Taman Permata, Mile 8, Labuk Road, 90000 Sandakan, Sabah  <b>Area:</b> approx 69.68 sq metres (750 sq feet)  <b>Customer(s):</b> Razif Bin Abdullah  <b>Solicitor:</b> M/S Wong &amp; Shim  <b>Our Ref:</b> PAHS/8635(2)/12/2025(LA)  <b>AmBank Islamic Berhad</b></p>	<b>Sandakan</b>
<b>S9</b> <b>RESERVE PRICE:</b> <b>RM240,000.00</b>  <p><b>Description:</b> Single storey intermediate affordable terrace house – Type C  <b>Address:</b> MDLD 10201, Lot C065-09, Taman Khazanah Indah Phase 1E, KM 12, Jalan Tungku, 91100 Lahad Datu, Sabah  <b>Area:</b> approx 149.91 sq metres (1,613.62 sq feet)  <b>Customer(s):</b> Zarra Farahdinnah Esmarelda Ja'afar  <b>Solicitor:</b> M/S Wong &amp; Shim  <b>Our Ref:</b> PAHS/8640/12/2025(LA)  <b>AmBank Islamic Berhad</b></p>	<b>Lahad Datu</b>

**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](http://ebid.auctions.com.my).**

## HOW TO JOIN OUR ONLINE E-BIDDING AUCTION?

- 1 View page: [ebid.auctions.com.my](http://ebid.auctions.com.my)
- 2 Click “SIGNUP” Button
- 3 Complete All Fields, Attached With Supporting Documents
- 4 Click “SUBMIT” Button To Register Your Account
- 5 Register Successful!
- 6 Placement of “Auction Deposit” To Participate In Live Auction
- 7 Bid From Your Own Place With Internet On The Auction Day
- 8 Successful Bidder - **Congratulations!**  
Unsuccessful Bidder - **Refund Deposit**

For any enquiries, please contact or visit any of our branches below:  
**PROPERTY AUCTION HOUSE SDN BHD (187793X)**

**Kuala Lumpur (HQ)**  
Ground Floor, No. 1, Jalan Ampang,  
50450 Kuala Lumpur  
Tel: 03-20702226 & 03-20788590  
E-mail: [main@auctions.com.my](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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 7TH JANUARY 2026 / WEDNESDAY**

**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 [196901000186 (8515-D)] / AMBank ISLAMIC BERHAD [199401008897 (296576-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON WEDNESDAY, THE 7TH JANUARY 2026, AT 11.30 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 440,000.00</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 408,000.00</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 345,600.00</b> <b>SENTUL PASAR</b> Type : <b>A 3-Bedroom Serviced Apartment Unit</b> Area : 833 sq. ft. Assignor : Yap Kok Hong & Chin Pui Kuan Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. A-53A-08, 54th Floor, Block A, Residensi M Arisa Pelangi, 6, Jalan Sentul Pelangi, Sentul Pasar, 51000 Kuala Lumpur.  NINA/AMB6864
<b>LOT 4</b> <b>RESERVE PRICE: RM 300,000.00</b> <b>KUALA LUMPUR</b> Type : <b>An Apartment Unit</b> Area : 904 sq. ft. Assignor : Wan Muhammad Syafiq Bin Abdul Halim Solicitor : Vas & Co. Address : Unit No. A-26-11, Block A, Residensi Max, No.61, Jalan Kolam Air 6, 51200 Kuala Lumpur  NINA/AMB6942	<b>LOT 5</b> <b>RESERVE PRICE: RM 260,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A Serviced Apartment Unit</b> Area : 535 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 260,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A Corner 3-Bedroom Apartment</b> Area : 829 sq. ft. Assignor : Nor Intan Binti Maarif & Amin Solicitor : Sukran Hilmi Bin Hanafi Address : Azhar & Wong Address : No. 19-6, Pangsapuri Jati Selatan (Desa Sri Puteri Parcel C), No. 8, Jalan 1/125G, Kampung Baru Salak Selatan, 57100 Kuala Lumpur.  NINA/AMB6936
<b>LOT 7</b> <b>RESERVE PRICE: RM 216,000.00</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 NINA/AMI0657	<b>LOT 8</b> <b>RESERVE PRICE: RM 200,000.00</b> <b>BATU CAVES</b> Type : <b>A 3-Bedroom Apartment</b> Area : 829 sq. ft. Assignor : Makisam Bin Muhammad & Rohayu Binti Mohamad Solicitor : Azhar & Wong (KL) Address : No. B-3-3B, Jalan OS 1/3, One Selayang, 68100 Batu Caves, Selangor.  NINA/AMB6938	<b>LOT 9</b> <b>RESERVE PRICE: RM 145,800.00</b> <b>PETALING JAYA</b> Type : <b>A 3-Bedroom Apartment Unit</b> Area : 850 sq. ft. Assignor : Siti Hajar Binti Zulkifli Solicitor : B.H. Gan, Nor & Kim Address : No. E-09-22, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  AMBANK ISLAMIC BERHAD NINA/AMI0644
<b>LOT 10</b> <b>RESERVE PRICE: RM 69,984.00</b> <b>BATU CAVES</b> Type : <b>A Three-Bedroom Walk-Up Low Cost Apartment Unit</b> Area : 657 sq. ft. Assignor : Ashidda Bin Hamdzah Solicitor : Vas & Co. Address : Unit No. C-5-02, Block C, Jalan Sejati 2C, Taman Selayang Sejati, 68100 Batu Caves, Gombak, Selangor Darul Ehsan.  NINA/AMB6940		

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**

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

# **PRAISE MILLION SDN. BHD. ONLINE AUCTION**

**Date/Day : 07 January 2026 / Wednesday**

**Time : 11.00 am**

**Via Online : <https://praisemillion.com.my>**

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

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



# **PROPERTY AUCTION**



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



# 产业公开拍卖 PROCLAMATION OF SALE

**10%** deposit (Ten percent of the reserve price)

In exercise of the rights and powers conferred upon **AmBank (M) Berhad** [196901000166(8515-D)]/**AmBank Islamic Berhad** [199401009897(295576-U)] ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by **PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE** <https://praisemillion.com.my>.



**DATE : WEDNESDAY, THE 07TH OF JANUARY 2026**

**TIME : 11.00 A.M.**

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

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

LOT 1	MIRI	RESERVE PRICE : RM375,000.00	LOT 2	SIBU	RESERVE PRICE : RM470,000.00
	Description : Single storey terraced intermediate Land Area : Approx. 162.4 sqm. / 1,748.059 sqft. Built-up Area : Approx. 118.950 sqm. / 1,280.368 sqft. Our Ref. : AMB-2025-0147 Assignee : AmBank Islamic Berhad Bank Ref : 88820004308174 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Double storey terraced corner Land Area : Approx. 280.8 sqm. / 3,022.53 sqft. Built-up Area : Approx. 99.52 sqm. / 1,071.23 sqft. Our Ref. : AMB-2025-0148 Assignee : AmBank (M) Berhad Bank Ref : 88820007711342 Solicitors : S.K. Ling & Tan Advocates (Kch)	
<b>ISLAMIC</b>			<b>ISLAMIC</b>		
<b>Lot 12402, Desa Senadin Phase 8, Off Jalan Lutong-Kuala Baram, 98000 Miri, Sarawak</b>			<b>No. 6A, Lorong Sibujaya Selatan 2/G, 96000 Sibu, Sarawak</b>		
LOT 3	SIBU	RESERVE PRICE : RM470,000.00	LOT 4	KOTA SAMARAHAN	RESERVE PRICE : RM208,800.00
	Description : Double storey terraced corner Land Area : Approx. 280.80 sqm. / 3,022.53 sqft. Built-up Area : Approx. 123.79 sqm. / 1,332.47 sqft. Our Ref. : AMB-2025-0152 Assignee : AmBank (M) Berhad Bank Ref : 88820009421060 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Single storey terraced intermediate Land Area : Approx. 98.90 sqm. / 1,064.55 sqft. Built-up Area : Approx. 48.98 sqm. / 527.22 sqft. Our Ref. : AMB-2023-0063 Assignee : AmBank Islamic Berhad Bank Ref : 88820007876439 Solicitors : S.K. Ling & Tan Advocates (Kch)	
<b>ISLAMIC</b>			<b>ISLAMIC</b>		
<b>No. 9A, Lorong Amber 7, 96000 Sibu, Sarawak</b>			<b>House No. 1517, Lot 7365, Lorong Uni-Central 11B1C1, Taman Uni Central, Off Kuching-Samarahan Expressway, 94300 Kota Samarahan, Sarawak (Bumiputra Reserved Lot)</b>		
LOT 5	KUCHING	RESERVE PRICE : RM410,000.00	LOT 6	KUCHING	RESERVE PRICE : RM48,000.00
	Description : Double storey terraced intermediate Land Area : Approx. 181.90 sqm. / 1,957.95 sqft. Built-up Area : Approx. 160.00 sqm. / 1,722.22 sqft. Our Ref. : AMB-2025-0151 Assignee : AmBank Islamic Berhad Bank Ref : 88820001806127 Solicitors : Ariffin, Lai & Kan Advocates (Kch)			Description : Flat Land Area : - Built-up Area : Approx. 45.99 sqm. / 495.00 sqft. Our Ref. : AMB-2025-0130 Assignee : AmBank Islamic Berhad Bank Ref : 88820003002985 Solicitors : S.K. Ling & Tan Advocates (Kch)	
<b>ISLAMIC</b>			<b>ISLAMIC</b>		
<b>House No. 20, Lorong 7, Blossom Garden, Off Jalan Bau-Kuching, 94000 Bau, Kuching, Sarawak</b>			<b>Parcel No. 8-03-08 (H308), 2nd Floor (Level 3), Block 8 (H), Tmn Sri Harmoni, Jalan Tmn Sri Harmoni, Batu 8½ Jalan Matang, 93050 Kuching, Sarawak (Sarawakian Reserved Lot)</b>		
LOT 7	KUCHING	RESERVE PRICE : RM259,200.00	LOT 8	KUCHING	RESERVE PRICE : RM800,000.00
	Description : Single storey terraced corner Land Area : Approx. 253.4 sqm. / 2,727.57 sqft. Built-up Area : Approx. 65.75 sqm. / 707.73 sqft. Our Ref. : AMB-2025-0134 Assignee : AmBank Islamic Berhad Bank Ref : 88820007639216 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Double storey terraced intermediate Land Area : Approx. 181.90 sqm. / 1,957.97 sqft. Built-up Area : Approx. 161.20 sqm. / 1,735.16 sqft. Our Ref. : AMB-2025-0149 Assignee : AmBank Islamic Berhad Bank Ref : 02109057503507 Solicitors : S.K. Ling & Tan Advocates (Kch)	
<b>ISLAMIC</b>			<b>ISLAMIC</b>		
<b>No. 107 (Lot 9460), Lorong Ceria 4H, Borneo Samariang Garden, Jalan Ceria, Off Jalan Lingkaran Samariang, 93050 Kuching, Sarawak</b>			<b>No. 682 (Sublot 41/ Survey Lot 2386), Lorong 26, Jalan Tabuan Tranquility, 93350 Kuching, Sarawak</b>		
LOT 9	KUCHING	RESERVE PRICE : RM360,000.00	<b>Organised by the below Auctioneer:</b>  <b>PRAISE MILLION SDN. BHD.</b> (Company No.: 200301015847 (618267-D)) <b>Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak</b> <b>TEL: 082-349069 H/P: 018-9549069, 016-2107727</b> <b>FAX: 082-349135 Website : https://praisemillion.com.my</b> <b>E-mail Address: auction@praisemillion.com.my</b>		
	Description : Apartment Land Area : - Built-up Area : Approx. 86.12 sqm. / 927.00 sqft. Our Ref. : AMB-2025-0150 Assignee : AmBank (M) Berhad Bank Ref : 88820004251568 Solicitors : Ariffin, Lai & Kan Advocates (Kch)				
<b>No. B3-G01, Lot 1531, The Vista @ Demak Laut, Lorong Demak Bayu 3A, Jalan Demak Bayu, Off Jalan Bako, 93050 Kuching, Sarawak</b>			<b>Licensed Auctioneers :</b> <b>Iris Mui Tze En / Tiong Mei Chek / Lo Lion Hock</b>		

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

### What you need to prepare for online bidding:

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



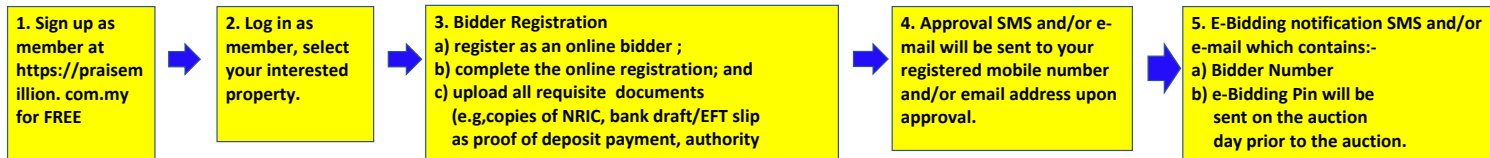
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

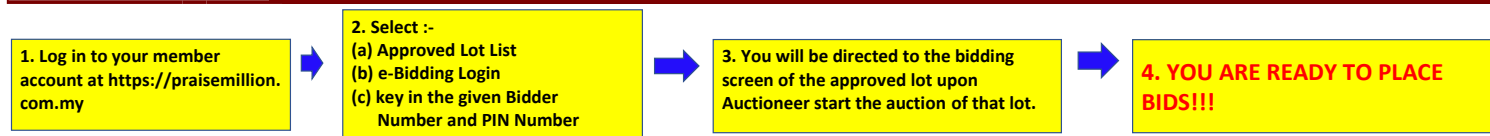


## HOW TO REGISTER AND BID ONLINE?

### BIDDER REGISTRATION PROCEDURE



### ONLINE BIDDING STEPS



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

On the auction day, please:

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



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

# ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 09 January 2026 / Friday**  
**Time : 10:30 am / 11:30 am**  
**Via Online : [arenaauctioneers.com](https://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](https://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 JANUARY 2026, FRIDAY, 10:30 AM at arenauctioneers.com



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

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

AmBank (M) Berhad

AmBank Islamic Berhad

### AA01 | RESERVE PRICE : RM 600,000.00

SANDAKAN



DESCRIPTION : A DOUBLE STOREY CORNER TERRACED HOUSE  
LAND AREA : 3,321.61 SQUARE FEET  
ASSIGNOR(S) : ABDUL SHUKOR BIN OMAR  
/ CUSTOMER(S)  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0014/AMBB (S)/006/006/25-N01(BK-1)  
LOT ID : 44482  
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. 38, BUKIT PERMAI PH 3A, BATU 5, JALAN LINTAS UTARA, 90000 SANDAKAN, SABAH

### AA02 | RESERVE PRICE : RM 500,000.00

PENAMPANG



DESCRIPTION : A CONDOMINIUM UNIT  
FLOOR AREA : 1,000.00 SQUARE FEET  
ASSIGNOR(S) : CHUNG TZE VUI  
/ CUSTOMER(S)  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0002/AMBB (S)/001/001/25-U01(BK-1)  
LOT ID : 44058  
NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. D-03-08, LOT NO. 08, BLOCK D, LEVEL 3, LIDO FOUR SEASONS RESIDENCE; JALAN LINTAS, 88200 PENAMPANG, SABAH

### AA03 | RESERVE PRICE : RM 425,000.00

KOTA KINABALU



DESCRIPTION : A LEVEL 5 CONDOMINIUM UNIT (BUMIPUTERA LOT)  
FLOOR AREA : 1,158.00 SQUARE FEET  
ASSIGNOR(S) : RUDRANARA MODULI @ RADHARAMAN PILLAI  
/ CUSTOMER(S)  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0042/AMBB (S)/016/016/25-N02(BK-2)  
LOT ID : 44984  
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

### AA04 | RESERVE PRICE : RM 414,000.00

KENINGAU



DESCRIPTION : DOUBLE STOREY SEMI-DETACHED HOUSE  
LAND AREA : 3,001.00 SQUARE FEET  
ASSIGNOR(S) : ISRAEL @ MOHD FIRDAUS BIN ISMAIL  
/ CUSTOMER(S)  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB0024/AMBB (S)/008/008/25-N03(BK-3)  
LOT ID : 44526  
NOTE : **BUMIPUTERA LOT**

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

### AA05 | RESERVE PRICE : RM 390,000.00

TAWAU



DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACED HOUSE - TYPE A  
LAND AREA : 1,609.00 SQUARE FEET  
ASSIGNOR(S) : SAMSUDDIN BIN YULO & RAMLAH BINTI CAMASUDDIN & RULSYAFIQA IZIAN  
/ CUSTOMER(S)  
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES  
REFERENCE : AASB0006/AMBB (S)/002/002/25-N01(BK-1)  
LOT ID : 44474  
NOTE : **BUMIPUTERA LOT**

LOT NO. 688, TAMAN RIA HEIGHTS PHASE 2A, JALAN UTARA, 91000 TAWAU, SABAH

### AA06 | RESERVE PRICE : RM 360,000.00

TAWAU



DESCRIPTION : DOUBLE STOREY CORNER TERRACE HOUSE  
LAND AREA : 3,044.00 SQUARE FEET  
ASSIGNOR(S) : JUALIANA BINTI JALI & PATHANSASAH @ ZAKARIA BIN PANGLEE & MOHD HUSYAIMI  
/ CUSTOMER(S)  
SOLICITOR : MESSRS WONG & SHIM (KK)  
REFERENCE : AASB0026/AMBB (S)/010/010/25-N01(BK-3)  
LOT ID : 44528  
NOTE : **BUMIPUTERA LOT**

LOT 1923, HOUSE NO. 542, BANDAR SRI INDAH, PHASE 5I, OFF KM 16, JALAN APAS, 91000 TAWAU, SABAH



**AA07 | RESERVE PRICE : RM 295,000.00****TUARAN**

**DESCRIPTION** : AN INTERMEDIATE APARTMENT UNIT SITUATED ON THE FOURTH FLOOR OF A 5-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)

**FLOOR AREA** : 1,029.00 SQUARE FEET

**ASSIGNOR(S) / CUSTOMER(S)** : JUHNI BIN LOUHIH & NURSIH BINTI GANTONG

**SOLICITOR** : MESSRS WONG & SHIM (KK)

**REFERENCE** : AASB0010/AMBB (S)/004/004/25-N01(BK-1)

**LOT ID** : 44478

**NOTE** : **NON - BUMIPUTERA LOT**

UNIT NO. I-3A-3, BLOCK I, LEVEL 3A, TYPE B, E RESIDENCE @ TELIPOK PHASE 2A, OFF JALAN TUARAN, 89200 TUARAN, SABAH

**AA08 | RESERVE PRICE : RM 295,000.00****TUARAN**

**DESCRIPTION** : AN INTERMEDIATE APARTMENT UNIT SITUATED ON THE THIRD FLOOR OF A 5-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)

**FLOOR AREA** : 1,029.00 SQUARE FEET

**ASSIGNOR(S) / CUSTOMER(S)** : JALALUDDIN BIN MASAUD

**SOLICITOR** : MESSRS WONG & SHIM (KK)

**REFERENCE** : AASB0011/AMBB (S)/005/005/25-N01(BK-1)

**LOT ID** : 44479

**NOTE** : **NON - BUMIPUTERA LOT**

UNIT NO. I-3-6, BLOCK I, LEVEL 3, TYPE B, E RESIDENCE @ TELIPOK PHASE 2A, OFF JALAN TUARAN, 89200 TUARAN, SABAH

**AA09 | RESERVE PRICE : RM 260,000.00****KOTA KINABALU**

**DESCRIPTION** : A CONDOMINIUM UNIT

**FLOOR AREA** : 690.00 SQUARE FEET

**ASSIGNOR(S) / CUSTOMER(S)** : PHANG SAW SHIN

**SOLICITOR** : MESSRS DR. YEE, TAN & ASSOCIATES

**REFERENCE** : AASB0008/AMBB (S)/003/003/25-N01(BK-1)

**LOT ID** : 44476

**NOTE** : **NON - BUMIPUTERA LOT**

LOT NO. P-3-6, LORONG UNIVERSITI UTAMA 1/5, THIRD FLOOR, BLOCK P, UNIVERSITY UTAMA CONDOMINIUM PHASE 1; TELIPOK, OFF JALAN TUARAN, 88450 KOTA KINABALU, SABAH

**AA10 | RESERVE PRICE : RM 230,000.00****PENAMPANG**

**DESCRIPTION** : AN INTERMEDIATE APARTMENT UNIT

**FLOOR AREA** : 850.00 SQUARE FEET

**ASSIGNOR(S) / CUSTOMER(S)** : NURUL ASYIQIN BINTI MOHD HALIK & ABU DZAR BIN MOHAMAD

**SOLICITOR** : MESSRS DR. YEE, TAN & ASSOCIATES

**REFERENCE** : AASB0015/AMBB (S)/007/007/25-N01(BK-1)

**LOT ID** : 44484

LOT NO. 12 (MDP NO. D-3F-12), BLOCK D, THIRD FLOOR, VISTA MININTOD, PENAMPANG, OFF JALAN DUTA BUNDUSAN, 88300 PENAMPANG, SABAH

**AA11 | RESERVE PRICE : RM 210,000.00****SANDAKAN**

**DESCRIPTION** : FIFTH FLOOR CORNER APARTMENT UNIT

**FLOOR AREA** : 850.00 SQUARE FEET

**ASSIGNOR(S) / CUSTOMER(S)** : ABD MANAP BIN JAMALUDDIN

**SOLICITOR** : MESSRS DR. YEE, TAN & ASSOCIATES

**REFERENCE** : AASB0035/AMBB (S)/013/013/25-N01(BK-1)

**LOT ID** : 44971

**NOTE** : **NON - BUMIPUTERA LOT**

UNIT NO. F-5F-1, BLOCK F, LEVEL FIFTH FLOOR, TAMAN PERMATA, MILE 8, LABUK ROAD, 90000 SANDAKAN, SABAH

**AA12 | RESERVE PRICE : RM 207,000.00****KOTA KINABALU**

**DESCRIPTION** : A SEVENTH-FLOOR INTERMEDIATE APARTMENT UNIT

**FLOOR AREA** : 850.00 SQUARE FEET

**ASSIGNOR(S) / CUSTOMER(S)** : MARTHA BINTI MARTIN

**SOLICITOR** : MESSRS DR. YEE, TAN & ASSOCIATES

**REFERENCE** : AASB0040/AMBB (S)/014/014/25-N01(BK-3)

**LOT ID** : 44982

LOT NO. 6 (A-7F-6), BLOCK A, 7TH FLOOR, ANGKASA APARTMENT, KAMPUNG DARAU MENGGATAL, 88450 KOTA KINABALU, SABAH

**AA13 | RESERVE PRICE : RM 188,000.00****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** : AASB0048/AMBB (S)/015/015/25-N02(BK-2)

**LOT ID** : 44990

**NOTE** : **BUMIPUTERA LOT**

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

**AA14 | RESERVE PRICE : RM 138,510.00****KOTA KINABALU**

**DESCRIPTION** : CORNER APARTMENT UNIT

**FLOOR AREA** : 581.00 SQUARE FEET

**ASSIGNOR(S) / CUSTOMER(S)** : LO SHENG KHAI @ DAVID LO

**SOLICITOR** : MESSRS WONG & SHIM (KK)

**REFERENCE** : AASB0034/AMBB (S)/012/012/25-N04(BK-5)

**LOT ID** : 44970

LOT NO. 2B-1-1, BLOCK 2B, FIRST FLOOR, UNIVERSITY CONDO APARTMENTS 2, 88450 KOTA KINABALU, SABAH

**AA15 | RESERVE PRICE : RM 126,000.00****KOTA KINABALU**

**DESCRIPTION** : A FOURTH-FLOOR INTERMEDIATE APARTMENT UNIT

**FLOOR AREA** : 791.00 SQUARE FEET

**ASSIGNOR(S) / CUSTOMER(S)** : NORAZMAN BIN AMAT & HAMIDNUDDIN BIN AMAT

**SOLICITOR** : MESSRS WONG & SHIM (KK)

**REFERENCE** : AASB0025/AMBB (S)/009/009/25-N01(BK-3)

**LOT ID** : 44527

**NOTE** : **NON - BUMIPUTERA LOT**

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

**AA16 | RESERVE PRICE : RM 121,500.00****TAWAU**

**DESCRIPTION** : A SINGLE STOREY INTERMEDIATE TERRACE HOUSE

**LAND AREA** : 1,613.00 SQUARE FEET

**ASSIGNOR(S) / CUSTOMER(S)** : HADIJAH BINTI USMAN

**SOLICITOR** : MESSRS WONG & SHIM (KK)

**REFERENCE** : AASB0031/AMBB (S)/011/011/25-N01(BK-4)

**LOT ID** : 44967

LOT C15-3, BLOCK C15, HOUSE NO. 324, TAMAN APAS PERMAI, KM 23, 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](mailto:aasb@arenaauctioneers.com)  
WEBSITE : [arenaauctioneers.com](http://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 JANUARY 2026, FRIDAY, 11:30 AM at arenauctioneers.com



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

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

AmBank (M) Berhad

AmBank Islamic Berhad

### AA01 | RESERVE PRICE : RM 864,000.00

KUALA LUMPUR



DESCRIPTION : AN INTERMEDIATE DUPLEX 3-BEDROOM SERVICED APARTMENT UNIT  
FLOOR AREA : 1,410.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : ONG SENG KIM & ANGELINE TAN SIOW PENG  
SOLICITOR : MESSRS BH GAN, NOR & KIM (KL)  
REFERENCE : AASB0028/AMBB (P)/010/010/25-N01(BK-3)  
LOT ID : 44530

NO. A-43-06, MENARA INSPIRASI (EXPRESSIONZ PROFESSIONAL SUITES @ JALAN TUN RAZAK), NO. 30, JALAN 1/65A, OFF JALAN TUN RAZAK, 50400 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

### AA02 | RESERVE PRICE : RM 816,480.00

PUCHONG



DESCRIPTION : A TWO AND A HALF STOREY MID TERRACED HOUSE  
LAND AREA : 2,045.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : JAMES RAVI A/L D DORAIRAJ  
SOLICITOR : MESSRS VAS & CO (KLG)  
REFERENCE : AASB0036/AMBB (P)/015/015/25-N01(BK-5)  
LOT ID : 44972

NO. 17, JALAN NPT 7/1L, TAMAN NUSAPUTRA TIMUR, 47130 PUCHONG, SELANGOR

### AA03 | RESERVE PRICE : RM 370,000.00

PETALING JAYA



DESCRIPTION : AN OFFICE UNIT WITH MEZZANINE LEVEL  
FLOOR AREA : 534.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : YONG KOK FAI  
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
REFERENCE : AASB0001/AMBB (P)/001/001/25-U01(BK-1)  
LOT ID : 44057

UNIT NO. A-12-12, BLOCK A, PINNACLE KELANA JAYA NO. 1, JALAN SS 7/26, ZENITH CORPORATE PARK, 47301 PETALING JAYA, SELANGOR

### AA04 | RESERVE PRICE : RM 336,000.00

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 : AASB0047/AMBB (P)/023/023/25-N02(BK-2)  
LOT ID : 44989  
NOTE : BUMIPUTERA LOT

NO. B-30-12, 30TH FLOOR, BLOCK B, EMPORIS, PERSIARAN SURIAN, SEKSYEN 3, TAMAN SAINS SELANGOR 1, KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR

### AA05 | RESERVE PRICE : RM 333,000.00

SHAH ALAM



DESCRIPTION : A 2-BEDROOM SERVICED APARTMENT UNIT  
FLOOR AREA : 861.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : SHIA WEI SHINN  
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
REFERENCE : AASB0027/AMBB (P)/009/009/25-N01(BK-3)  
LOT ID : 44529  
NOTE : NON - BUMIPUTERA LOT

NO. SB2-29-07, DSARA SENTRAL, JALAN WELFARE, KAMPUNG BARU SUNGAI BULOH, SEKSYEN U19, 40160 SHAH ALAM, SELANGOR

### AA06 | RESERVE PRICE : RM 320,000.00

PELABUHAN KLANG



DESCRIPTION : AN INTERMEDIATE MEDIUM-COST SINGLE-STOREY TERRACED HOUSE  
LAND AREA : 1,540.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : WAN ROSLAN BIN WAN ALI  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
REFERENCE : AASB0012/AMBB (P)/004/004/25-N01(BK-1)  
LOT ID : 44480  
NOTE : BUMIPUTERA LOT

NO. 31, LORONG SULTAN ABDUL SAMAD 48A, BANDAR SULTAN SULEIMAN, 42000 PELABUHAN KLANG, SELANGOR



**AA07 | RESERVE PRICE : RM 216,000.00**

**MELAKA**



**DESCRIPTION :** A ONE BEDROOM SERVICED APARTMENT UNIT  
**FLOOR AREA :** 570.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** CHANG SWIT CHING  
**SOLICITOR :** MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)  
**REFERENCE :** AASB0037/AMBB (P)/016/016/25-N01(BK-3)  
**LOT ID :** 44979  
**NOTE :** **NON - BUMIPUTERA LOT**

**UNIT NO. B-29-06, JALAN KSB 11A, KONDOMINIUM KOTA SYAHBANDAR, 75200 MELAKA**

**AA08 | RESERVE PRICE : RM 200,000.00**

**KUALA LUMPUR**



**DESCRIPTION :** AN APARTMENT UNIT  
**FLOOR AREA :** 721.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** ZUKRI BIN ZAKARIA  
**SOLICITOR :** MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
**REFERENCE :** AASB0016/AMBB (P)/006/006/25-N01(BK-1)  
**LOT ID :** 44485

**UNIT NO. 28-2-7, BLOCK 28, JALAN 1/18B, TAMAN BATU PERMAI, 51200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**

**AA09 | RESERVE PRICE : RM 193,185.00**

**KAJANG**



**DESCRIPTION :** A THREE BEDROOM APARTMENT UNIT  
**FLOOR AREA :** 990.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** LEE NYET TIAN  
**SOLICITOR :** MESSRS ZAIN MEGAT & MURAD  
**REFERENCE :** AASB0030/AMBB (P)/012/012/25-N02(BK-5)  
**LOT ID :** 44533

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

**AA10 | RESERVE PRICE : RM 190,000.00**

**PETALING JAYA**



**DESCRIPTION :** A 3-BEDROOM LOW-COST APARTMENT  
**FLOOR AREA :** 657.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** MOHD ALI BIN SHIYUDIN  
**SOLICITOR :** MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
**REFERENCE :** AASB0023/AMBB (P)/008/008/25-N01(BK-1)  
**LOT ID :** 44525  
**NOTE :** **BUMIPUTERA LOT**

**NO. G-7-5, BLOK G, PANGSAPURI PELANGI ARA, JALAN TERATAI, PJU 6A, 47400 PETALING JAYA, SELANGOR**

**AA11 | RESERVE PRICE : RM 187,920.00**

**PETALING JAYA**



**DESCRIPTION :** A 3-BEDROOM APARTMENT UNIT  
**FLOOR AREA :** 775.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** ABDULLAH BIN HASAN & NOR AZMAH BINTI ABDULLAH  
**SOLICITOR :** MESSRS B H GAN, NOR & KIM (KL)  
**REFERENCE :** AASB0032/AMBB (P)/013/013/25-N04(BK-4)  
**LOT ID :** 44968  
**NOTE :** **BUMIPUTERA LOT**

**NO. E-14-29, BLOK E, MENTARI COURT, TAMAN SERI MENTARI, 46150 PETALING JAYA, SELANGOR**

**AA12 | RESERVE PRICE : RM 170,000.00**

**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 :** AASB0044/AMBB (P)/020/020/25-N02(BK-2)  
**LOT ID :** 44986

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

**AA13 | RESERVE PRICE : RM 144,000.00**

**PETALING JAYA**



**DESCRIPTION :** A 3-BEDROOM MEDIUM-COST APARTMENT UNIT  
**FLOOR AREA :** 850.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** ZULKARNAIN JEFFRY BIN OMAR  
**SOLICITOR :** MESSRS A. RAHIM & CO. (KL)  
**REFERENCE :** AASB0039/AMBB (P)/018/018/25-N01(BK-3)  
**LOT ID :** 44981

**NO. H-05-06, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR**

**AA14 | RESERVE PRICE : RM 130,000.00**

**KUALA LUMPUR**



**DESCRIPTION :** A 3-BEDROOM LOW COST FLAT SITUATED ON THE 4TH FLOOR OF A 5-STORY BLOCK KNOWN AS BLOCK 3 (CORNER UNIT)  
**FLOOR AREA :** 645.84 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S) :** AHMAD FAHMI BIN MAT SAHID  
**SOLICITOR :** MESSRS AZHAR & WONG  
**REFERENCE :** AASB0013/AMBB (P)/005/005/25-N01(BK-1)  
**LOT ID :** 44481

**3-4-01, BLOCK 4, PANGSAPURI INTAN, JALAN BUKIT PERMAI, TAMAN BUKIT PERMAI, 56100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**

<b>AA015</b>	<b>RESERVE PRICE : RM 120,000.00</b>	<b>PETALING JAYA</b>
	<p><b>DESCRIPTION :</b> A CORNER 3-BEDROOM LOW-COST APARTMENT</p> <p><b>FLOOR AREA :</b> 646.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) / CUSTOMER(S) :</b> NOOR MOHAMMAD A/L RAJOO</p> <p><b>SOLICITOR :</b> MESSRS GOH &amp; PARTNERS (KL)</p> <p><b>REFERENCE :</b> AASB0046/AMBB (P)/021/021/25-N02(BK-2)</p> <p><b>LOT ID :</b> 44987</p>	
NO. B-5-01, BLOK B, IMPIAN BAIDURI, NO. 6, JALAN 224, SEKSYEN 51A, 46100 PETALING JAYA, SELANGOR		

<b>AA016</b>	<b>RESERVE PRICE : RM 120,000.00</b>	<b>RAWANG</b>
	<p><b>DESCRIPTION :</b> A 3-BEDROOM LOW COST APARTMENT UNIT</p> <p><b>FLOOR AREA :</b> 646.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) / CUSTOMER(S) :</b> RAVEENDRAN AL SUBRAMANIAM &amp; KOMATHI A/P SUBRAMANIAM</p> <p><b>SOLICITOR :</b> MESSRS SIDEK TEOH WONG &amp; DENNIS (KL)</p> <p><b>REFERENCE :</b> AASB0017/AMBB (P)/007/007/25-N01(BK-1)</p> <p><b>LOT ID :</b> 44519</p>	
NO. B04-1-23, PALMA APARTMENT, JALAN DESA RIA, BANDAR COUNTRY HOMES, 48000 RAWANG, SELANGOR		


<b>AA017</b>	<b>RESERVE PRICE : RM 110,000.00</b>	<b>KLANG</b>
	<p><b>DESCRIPTION :</b> A THREE-BEDROOM LOW-COST APARTMENT UNIT</p> <p><b>FLOOR AREA :</b> 650.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) / CUSTOMER(S) :</b> SOOSIAMAH A/P SOOSAI</p> <p><b>SOLICITOR :</b> MESSRS AZHAR &amp; WONG (KL)</p> <p><b>REFERENCE :</b> AASB0009/AMBB (P)/003/003/25-N01(BK-1)</p> <p><b>LOT ID :</b> 44477</p>	
NO. A-5-15, 5TH FLOOR, BLOK A, PANGSAPURI SERI PERANTAU, PERSIARAN SIREH JUNJUNG/KS4, 42000 KLANG, SELANGOR		

<b>AA018</b>	<b>RESERVE PRICE : RM 108,000.00</b>	<b>SERI KEMBANGAN</b>
	<p><b>DESCRIPTION :</b> A 3-BEDROOM LOW-COST APARTMENT</p> <p><b>FLOOR AREA :</b> 720.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) / CUSTOMER(S) :</b> MUHAMAD ARIS BIN HASHIM &amp; NURUL JANNAH BINTI MOHD</p> <p><b>SOLICITOR :</b> MESSRS NIK HISHAM, FAKIAH &amp; CO (KL)</p> <p><b>REFERENCE :</b> AASB0043/AMBB (P)/019/019/25-N02(BK-2)</p> <p><b>LOT ID :</b> 44985</p> <p><b>NOTE :</b> BUMIPUTERA LOT</p>	
NO. LC-07-18, PANGSAPURI RUSELIA, JALAN PINGGIRAN 1/1, TAMAN PINGGIRAN PUTRA, SEKSYEN 1, 43300 SERI KEMBANGAN, SELANGOR		

<b>AA019</b>	<b>RESERVE PRICE : RM 104,000.00</b>	<b>PELABUHAN KLANG</b>
	<p><b>DESCRIPTION :</b> A 3-BEDROOM LOW-COST APARTMENT</p> <p><b>FLOOR AREA :</b> 657.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) / CUSTOMER(S) :</b> KAMARIAH BINTI ABDUL RAHMAN &amp; S SAMSUDDIN BIN ZAZARI</p> <p><b>SOLICITOR :</b> MESSRS SIDEK TEOH WONG &amp; DENNIS (KL)</p> <p><b>REFERENCE :</b> AASB0045/AMBB (P)/022/022/25-N02(BK-2)</p> <p><b>LOT ID :</b> 44988</p>	
NO. A-8-1, TAMAN PERMAI INDAH, JALAN PANDAMARAN JAYA, 42000 PELABUHAN KLANG, SELANGOR		

<b>AA020</b>	<b>RESERVE PRICE : RM 97,200.00</b>	<b>BANTING</b>
	<p><b>DESCRIPTION :</b> A 3-BEDROOM APARTMENT UNIT</p> <p><b>FLOOR AREA :</b> 932.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) / CUSTOMER(S) :</b> MOHAMMAD ASHRAF BIN CHE ANI</p> <p><b>SOLICITOR :</b> MESSRS AZHAR &amp; WONG</p> <p><b>REFERENCE :</b> AASB0029/AMBB (P)/011/011/25-N01(BK-4)</p> <p><b>LOT ID :</b> 44532</p>	
NO. C-2-12, PANGSAPURI TAMAN LANGAT UTAMA (FORMERLY KNOWN AS SEPANG UTAMA APARTMENT), JALAN PRAMUGARA, TAMAN LANGAT UTAMA, 42700 BANTING, SELANGOR		

<b>AA021</b>	<b>RESERVE PRICE : RM 93,600.00</b>	<b>KLANG</b>
	<p><b>DESCRIPTION :</b> A 3-BEDROOM LOW-COST APARTMENT</p> <p><b>FLOOR AREA :</b> 650.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) / CUSTOMER(S) :</b> KAMALAM A/P VEERAN</p> <p><b>SOLICITOR :</b> MESSRS SIDEK TEOH WONG &amp; DENNIS (KL)</p> <p><b>REFERENCE :</b> AASB0038/AMBB (P)/017/017/25-N01(BK-3)</p> <p><b>LOT ID :</b> 44980</p>	
NO. B3-4-16, PANGSAPURI SRI AYU, LEBUH KEBUN NENAS 1/KS7, BANDAR PUTERA, 41200 KLANG, SELANGOR		

<b>AA022</b>	<b>RESERVE PRICE : RM 77,760.00</b>	<b>PUCHONG</b>
	<p><b>DESCRIPTION :</b> A THREE BEDROOM LOW-COST WALK-UP APARTMENT UNIT</p> <p><b>FLOOR AREA :</b> 667.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) / CUSTOMER(S) :</b> ZALIPAH BINTI ZAINON &amp; ABD LATIP BIN HATIN</p> <p><b>SOLICITOR :</b> MESSRS SIDEK TEOH WONG &amp; DENNIS (KL)</p> <p><b>REFERENCE :</b> AASB0033/AMBB (P)/014/014/25-N01(BK-4)</p> <p><b>LOT ID :</b> 44969</p>	
UNIT NO. B-05-13, 5TH FLOOR, BLOCK B, PANGSAPURI SEROJA, JALAN INDAH 3, TAMAN PUCHONG INDAH, 47150 PUCHONG, SELANGOR		

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

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

**ARENA AUCTIONEERS SDN BHD** (201401016251 / 1092337-X)

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

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





## GUIDELINE FOR ONLINE AUCTION REGISTRATION



### DEPOSIT :

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

### RESERVE PRICE :

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

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

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

### ORGANISED BY:

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

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

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

**H/P : 012 - 327 5047**

**EMAIL : [aasb@arenaauctioneers.com](mailto:aasb@arenaauctioneers.com)**

**WEBSITE : [arenaauctioneers.com](http://arenaauctioneers.com)**



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

# **PALMA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 09 January 2026 / 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](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  
**Friday**

DATE  
**09<sup>TH</sup> January 2026**

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** Bayan Lepas **Reserve Price RM 850,000**



Condominium Unit  
1,819 sq.ft.

Unit No. 98-16-05, 98 Nibong Residence, Persiaran Pantai Jerjak 1, 11900 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Gua Yew Kian

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

**Pulau Pinang**

**LOT 02** Gelugor **Reserve Price RM 260,000**



Apartment Unit  
721 sq.ft.

Unit No. 304-04-07, Taman Jade View, Jalan Bukit Gambir, 11700 Gelugor, Pulau Pinang.

**Assignor / Borrower :**  
Sivan A/L Velayan & Suppamal A/L R. Marimuthu

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

**Pulau Pinang**

**LOT 03** Jelutong **Reserve Price RM 180,000**



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 04** Bukit Mertajam **Reserve Price RM 240,000**



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 05** Simpang Ampat **Reserve Price RM 24,000**



Studio Service Apartment Unit  
315 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 06** Simpang Ampat **Reserve Price RM 420,000**



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 07** Ipoh **Reserve Price RM 500,000**



Condominium Unit  
1,163 sq.ft.

Unit No. E-1-10, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan (Also Known As Unit No. E-1-10, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan).

**Assignor / Borrower :**  
Sim Khoo Yin

**Solicitor :**  
Lalchand & Nawawi (Tel: 05-7820009)

**Perak**

**LOT 08** Jelutong **Reserve Price RM 1,300,000**



Condominium Unit  
2,594 sq.ft.

**Assignor / Borrower :**  
Tan Yen Nee

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

**Pulau Pinang**

**LOT 09** Georgetown **Reserve Price RM 260,000**



Flat Unit  
645 sq.ft.

Unit No. 62-6-24, Jalan Free School, 11600 Georgetown, Pulau Pinang.

**Assignor / Borrower :**  
Pavithran A/L Tanimalai & Subetira A/P Muniandi

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

**Pulau Pinang**

**Called Off**



= AmBank (M) Berhad



= AmBank Islamic Berhad



**LOT 10** Simpang Ampat **Reserve Price RM 23,000**

**Studio Service Apartment Unit**  
310 sq.ft.

Unit No. F-1-139 (Room No. 6166), Laketown Serviced Apartments, Blok F (Also Known As Block A), Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

**Assignor / Borrower :**  
Abdul Malek Bin Mohamad & Fatimah Binti Zainal Abidin & Adnan Bin Zainal Abidin

**Solicitor :**  
Lalchand & Nawawi (Tel:05-7820009)

**Perak**

**LOT 11** Bukit Mertajam **Reserve Price RM 432,000**

**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 12** Simpang Ampat **Reserve Price RM 350,000**

**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 13** Ipoh **Reserve Price RM 600,000**

**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



= 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**

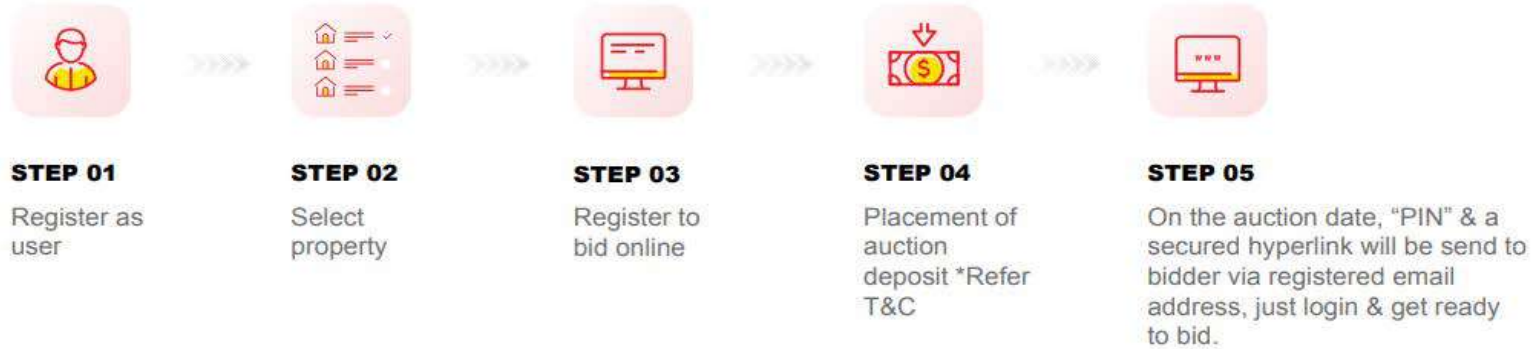
**04-2299777**





## Simple Step of Bidding

## 5 Step To Bid Auction Property Online

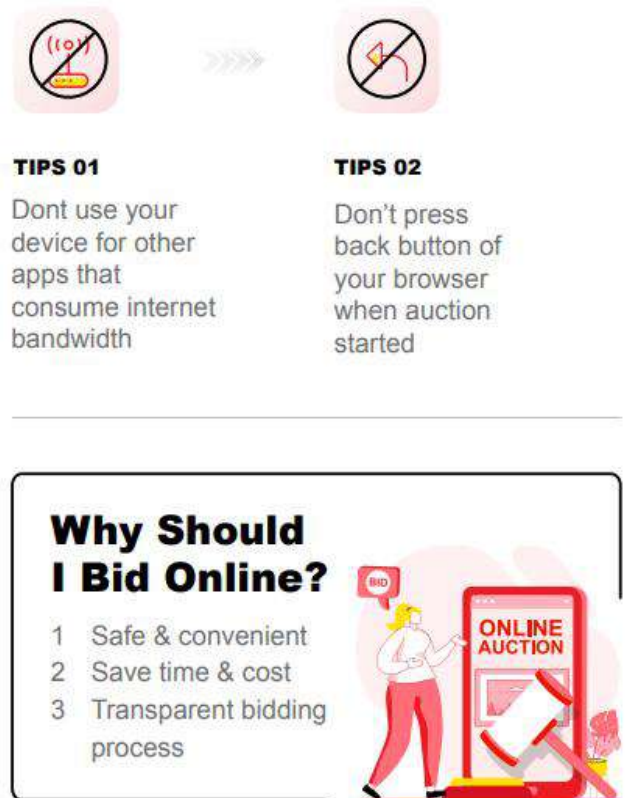


## Devices Tips During Auction Property Online

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



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