

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 20 January 2026 / Tuesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

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

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

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

Will Sell The Property Described Below By
PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 20TH 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 for registration at least one (1) working days before auction day.

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

Watch live streaming auction at www.facebook.com/heritageauctioneersMY

Lot 1  PETALING JAYA	MARKET PRICE RM540,000.00 RESERVE PRICE RM460,000.00 A Condominium Unit 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 Zairatul Amirah Binti Kamallazim Solicitors: M/S Vas & Co. Our ref: HASB/4141/AMBB/25 Note: Bumiputra Purchaser only.
Lot 2  KAJANG	MARKET PRICE RM460,000.00 RESERVE PRICE RM460,000.00 A 3-Bedroom Condominium Unit 110.00 sq. metres (1,184 sq. ft.) Unit No. 00-13, Ground Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Lim Chee Kiong Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4152/AMBB/26
Lot 3  RAWANG	MARKET PRICE RM680,000.00 RESERVE PRICE RM437,400.00 A Stratified Double-Storey Semi-Detached House (Cluster Type) 222.98 sq. metres (2,400 sq. ft.) No. 2A, Jalan MR 2/5, Taman M-Residensi 2, 48020 Rawang, Selangor Darul Ehsan. Assignor(s): Farizzad Azmer Bin Abu Bakar and Bibi Noor Shafa Azni Binti Abu Bakar Solicitors: M/S Vas & Co. Our ref: HASB/4145/AMBB/25 AMBANK ISLAMIC BERHAD
Lot 4  PETALING JAYA	MARKET PRICE RM390,000.00 RESERVE PRICE RM390,000.00 A 3-Bedroom Serviced Apartment 85.00 sq. metres (915 sq. ft.) No. A-15-05, Blok A, (Aura), Residensi Damai Meriah (The Zizz), No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Jeevanathan A/L Angappan & Angappan A/L Manickam Solicitors: M/S Goh & Partners Our ref: HASB/4157/AMBB/26
Lot 5  KUALA LUMPUR	MARKET PRICE RM410,000.00 RESERVE PRICE RM324,000.00 A 2-Bedroom Condominium 77 sq. metres (829 sq. ft.) No. B-15-6, Residensi Vyne, Jalan 1/108D, Sungai Besi, 57100 Kuala Lumpur. Assignor(s): Abdul Rahim Bin Zainudin Solicitors: M/S Goh & Partners Our ref: HASB/4148/AMBB/25
Lot 6  KUALA LUMPUR	MARKET PRICE RM370,000.00 RESERVE PRICE RM270,000.00 An Intermediate 2-Bedroom Serviced Apartment 61.00 sq. metres (657 sq. ft.) No. B-39-02, Block B, Residensi M Centura, No. 17, Jalan Sentul Perdana, Setapak, 51000 Kuala Lumpur. Assignor(s): Mohamad Zolhairee Bin Zulkifli Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4147/AMBB/25 AMBANK ISLAMIC BERHAD
Lot 7  KUALA LUMPUR	MARKET PRICE RM310,000.00 RESERVE PRICE RM250,000.00 A Corner Small Office Home Office (SOHO) 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
Lot 8  PETALING JAYA	MARKET PRICE RM200,000.00 RESERVE PRICE RM200,000.00 A 3-Bedroom Low-Cost Apartment 62 sq. metres (667 sq. ft.) No. C-07-17, Block C, Rumah Pangsa Damansara Bistari, Jalan Harapan, Seksyen 19, 46300 Petaling Jaya, Selangor. Assignor(s): Anbalagan A/L Balasundram & Kaniayamah A/P Paramasivam Solicitors: M/S Azhar & Wong Our ref: HASB/4155/AMBB/26
Lot 9  PETALING JAYA	MARKET PRICE RM200,000.00 RESERVE PRICE RM200,000.00 A 3-Bedroom Medium-Cost Apartment 78.97 sq. metres (850 sq. ft.) No. F-03A-02, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Hafizi Solehin Bin Ab. Halim Solicitors: M/S Azhar & Wong Our ref: HASB/4154/AMBB/26 AMBANK ISLAMIC BERHAD
Lot 10  KUANTAN	MARKET PRICE RM180,000.00 RESERVE PRICE RM180,000.00 One (1) Bedroom Unit Apartment 60 sq. metres (646 sq. ft.) B-2-1, Jalan Sungai Ular Damai 1, Samsuria Resort Apartment, 26080 Kuantan, Pahang Darul Makmur. Assignor(s): Soon Yew Choon Solicitors: M/S Hamidah Rosmawati & Associates Our ref: HASB/4153/AMBB/26
Lot 11  PETALING JAYA	MARKET PRICE RM230,000.00 RESERVE PRICE RM162,000.00 A 3-Bedroom Apartment 78.97 sq. metres (850 sq. ft.) No. E-16-07, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Rahizan Binti Mohd Yusof Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HASB/4146/AMBB/25 Note: The sale shall be restricted to Bumiputra Purchaser only.
Lot 12  PETALING JAYA	MARKET PRICE RM160,000.00 RESERVE PRICE RM160,000.00 A 3-Bedroom Low-Cost Apartment 61.00 sq. metres (657 sq. ft.) No. B-05-13, Blok B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Elango A/L Munusamy Solicitors: M/S Zain Megat & Murad Our ref: HASB/4156/AMBB/26

Lot 13 MARKET PRICE RM200,000.00 **RESERVE PRICE RM144,000.00**

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

No. H-06-11, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Mohd Faizal Bin Abdul Shaamat
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/4149/AMBB/26
AMBank ISLAMIC BERHAD

PETALING JAYA

Lot 14 MARKET PRICE RM160,000.00 **RESERVE PRICE RM128,000.00**

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 15 MARKET PRICE RM110,000.00 **RESERVE PRICE RM110,000.00**

A Three-Bedroom Medium-Cost Walk-Up Apartment
62.62 sq. metres (674 sq. ft.)

No. 34B-1, First Floor, Jalan Melaka Raya 14, Taman Melaka Raya, 75000 Melaka

Assignor(s): Lai Pooi Heng
Solicitors: M/S Ibrahim Nik Junainah & Associates (Melaka)
Our ref: HASB/4150/AMBB/26

MELAKA

Lot 16 MARKET PRICE RM100,000.00 **RESERVE PRICE RM100,000.00**

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

Unit No. A2-11, 2nd Floor, Block A, Seri Pulai, Jalan Balakong Jaya 26, Taman Balakong Jaya, 43200 Balakong, Selangor Darul Ehsan.

Assignor(s): Saraspathi A/P Kathan
Solicitors: M/S Azhar & Wong
Our ref: HASB/4151/AMBB/26

BALAKONG

Lot 17 MARKET PRICE RM130,000.00 **RESERVE PRICE RM94,500.00**

A Low Cost Apartment Unit
60.38 sq. metres (650 sq. ft.)

Unit No. M-202, Block M, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Kuyili A/P Pusanathan
Solicitors: M/S Zain Megat & Murad
Our ref: HAH/3624/AMBB/24

PETALING JAYA
AMBank ISLAMIC BERHAD

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

RESERVE PRICE:

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

DEPOSIT:

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

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

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

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)

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

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

Tel: 03 7890 0501

Whatsapp Hotline: 011 5585 1442

Email: hauctionhouse@gmail.com

Website: www.heritageauctioneers.my

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

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MOHD ZAKIRUDDIN BIN ISMAIL
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A STEP BY STEP GUIDE TO BID ONLINE

- 01** Register as user
- 02** Select property
- 03** Complete bidding registration & deposit
- 04** Receive PIN number
- 05** Login using PIN number on auction day

WHY BID ONLINE?

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

TIPS FOR DEVICES BEFORE AUCTIONS

- Ensure your device is functioning well
- Ensure a stable, strong internet connection
- Use the latest browser version
- Verify that your device has enough battery
- Turn off your device's screensaver

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- Don't press the back button during the auction

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

Property Auction House Sdn. Bhd.
ONLINE AUCTION

Date/Day : 20 January 2026 / Tuesday
Time : 3.00 pm
Via Online : ebid.auctions.com.my

For more information, please call:
03-7452 1318

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



PROPERTY
AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad/AmBank Islamic Berhad, the Assignee/Bank by the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 20TH 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

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

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

1	RESERVE PRICE: RM308,367.00	Kuala Lumpur	 <p>Description: SOVO Address: Unit No. 3-05-02, Plaza Bukit Jalil, No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. Area: approx 596 sq feet (55.37 sq metres) Assignor(s): Bukit Jalil Development Sdn. Bhd. Solicitor: M/S Lee & Koh Our Ref: PAH39055(5)A</p>	2	RESERVE PRICE: RM308,367.00	Kuala Lumpur	 <p>Description: SOVO Address: Unit No. 3-06-02, Plaza Bukit Jalil, No. 1, Persiaran Jalil 1, Bandar Bukit Jalil, 57000 Kuala Lumpur. Area: approx 596 sq feet (55.37 sq metres) Assignor(s): Bukit Jalil Development Sdn. Bhd. Solicitor: M/S Lee & Koh Our Ref: PAH39055(5)C</p>	3	RESERVE PRICE: RM342,000.00	Seri Kembangan	 <p>Description: a shop unit - approx 139 sq metres (1,496 sq feet) 2 office unit - approx 171 sq metres (1,841 sq feet) each Address: Nos. L1-10, L2-10 & L3-10, Silk Sky, Jalan KB 2/15, Kampung Baharu Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan. Assignor(s): Derangan Enterprise Sdn. Bhd. Solicitor: M/S Azhar & Wong Our Ref: PAH40332</p>
4	RESERVE PRICE: RM530,000.00	Kuala Lumpur	 <p>Description: 3 bedroom apartment Address: No. 2-13-08, Tower 2, Residensi Bintang Bukit Jalil, No. 1, Jalan Jalil Impian, Bukit Jalil, 57000 Kuala Lumpur. Area: approx 93.74 sq metres (1,009 sq feet) Assignor(s): Kek Soon Fatt Solicitor: M/S Zain Megat & Murad Our Ref: PAH40342</p>	5	RESERVE PRICE: RM460,000.00	Petaling Jaya	 <p>Description: Condominium Address: C-3A-26, Block C, Armanee Condominium, No. 10, Jalan PJU 10/1C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. Area: approx 186.55 sq metres (2,008 sq feet) Assignor(s): Cassandra Anak Gilbert Solicitor: M/S Azhar & Wong Our Ref: PAH40246(2)</p>	6	RESERVE PRICE: RM360,000.00	Bdr. Puncak Alam	 <p>Description: 2 storey terraced house Address: Premises No. 18, Jalan Ritma 1/7, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. Area: approx 111.48 sq metres (1,200 sq feet) Assignor(s): Paul Abeysaker A/L Anugraham & Ennaliza A/P Charles Solicitor: M/S A. Rahim & Co. Our Ref: PAH40331</p>
7	RESERVE PRICE: RM340,000.00	Dengkil	 <p>Description: Serviced apartment Address: No. A-17-11, Block A, Pangsapuri Casa Embun, Jalan CE 1, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan. Area: approx 92 sq metres (990 sq feet) Assignor(s): Muhammad Nur Jaini Bin Basiri & Nur Syahira Binti Herdy Azahar Solicitor: M/S Goh & Partners Our Ref: PAH40341 AmBank Islamic Berhad</p>	8	RESERVE PRICE: RM243,000.00	Kajang	 <p>Description: 3 bedroom apartment Address: No. B-09-33A, Blok B, Jalan Zamrud Utama, Residensi Zamrud, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan. Area: approx 98 sq metres (1,055 sq feet) Assignor(s): Mohd Hakim Bin Busra Solicitor: M/S Azhar & Wong Our Ref: PAH40330 AmBank Islamic Berhad</p>	9	RESERVE PRICE: RM240,000.00	Kuala Lumpur	 <p>Description: Apartment Address: Unit No. A-23A-13, Block A, Residensi Max Kolam Air, No. 61, Jalan Kolam Air 6, Kasipillay, 51200 Kuala Lumpur. Area: approx 84 sq metres (904 sq feet) Assignor(s): Syaharizuan Bin Ismail Solicitor: M/S Zain Megat & Murad Our Ref: PAH40279(2) AmBank Islamic Berhad</p>
10	RESERVE PRICE: RM194,400.00	Melaka	 <p>Description: 3 bedroom apartment Address: UUnit No. D-18-17, 18th Floor, Block D, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka. Area: approx 92.90 sq metres (1,000 sq feet) Assignor(s): Mohd Wazir Bin Suboh & Noor Melissa Binti Abdul Razak Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAH40321 AmBank Islamic Berhad</p>	11	RESERVE PRICE: RM170,000.00	Petaling Jaya	 <p>Description: Flat Address: No. B5-7-13, Block 5, Jalan PJS 6/5B, Desa Mentari, 46000 Petaling Jaya, Selangor Darul Ehsan. Area: approx 61 sq metres (657 sq feet) Assignor(s): Zuraini Binti Samsuddin Solicitor: M/S B.H.Gan, Nor & Kim Our Ref: PAH34851(3)</p>	12	RESERVE PRICE: RM72,000.00	Rawang	 <p>Description: 3 bedroom apartment (BUMI LOT) Address: No. AZ2-2-19, Pangsapuri Azalea Court, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan. Area: approx 67.70 sq metres (729 sq feet) Assignor(s): Muhammad Yusof Bin Jalaludin Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH40320 AmBank Islamic Berhad</p>
J1	RESERVE PRICE: RM480,000.00	Johor Bahru	 <p>Description: Service apartment Address: Unit No. 09-14, Pangsapuri Teluk Bayu, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor Area: approx 93 sq metres (1,001 sq feet) Assignor(s): Tan Mei Ling Solicitor: M/S Nor Ding & Co. Our Ref: PAHJ/7310(1)/1/2026(LA)</p>	J2	RESERVE PRICE: RM390,000.00	Masai	 <p>Description: 2 bedroom service apartment Address: #03-05, Menara B, Residensi Permai (also known as G Residence), Jalan Mutiara 7, Taman Perindustrian Plentong, 81750 Masai, Johor Area: approx 80.36 sq metres (865 sq feet) Assignor(s): Mohd Hamizi Bin Abdul Halim & Nur Sheda Binti Abdul Razak Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7628(1)/1/2026(LA)</p>	J3	RESERVE PRICE: RM296,000.00	Pasir Gudang	 <p>Description: Double storey low medium cost terrace house corner lot Address: No. 1, Jalan Sentosa 17, Taman Nusa Damai, 81700 Pasir Gudang, Johor. Area: approx 223 sq metres (2,400 sq feet) Assignor(s): Viotheni Nair A/P Kutikesnar Solicitor: M/S Nor Ding & Co Our Ref: PAHJ/7614(2)/1/2026(LA)</p>

J4 **RESERVE PRICE:**
RM176,000.00 **Masai**



Description: 3 bedroom low medium cost apartment
Address: Unit No. J-02-08, Block J, Pangsapuri Sri Intan, Jalan Tasek, Bandar Seri Alam, 81750 Masai, Johor
Area: approx 79 sq metres (850 sq feet)
Assignor(s): Suhaimi Bin Yusof & Noraizah Binti Sulaiman
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7615(2)/1/2026(LA)

S1 **RESERVE PRICE:**
RM230,000.00 **Putatan**



Description: An apartment unit (BUMI LOT)
Address: Lot No. D17-7, 7th Floor, Block D, Putatan Platinum Apartment, Off Jalan Putatan, 89500 Putatan, Sabah
Area: approx 78.97 sq metres (850 sq feet)
Assignor(s): Chan Shu Chee
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8648(2)/1/2026(LA)

S2 **RESERVE PRICE:**
RM445,000.00 **Kota Kinabalu**



Description: A Level 8 condominium unit
Address: Lot No. B-08-02, Block B, Level 8, Type A, Kingfisher Inanam Condominium Phase 2, Off Jalan Kitobu Keronggu, Kg. Kitabu, Inanam, 88450 Kota Kinabalu, Sabah
Area: approx 80.36 sq metres (865 sq feet)
Assignor(s): Kho Hock Chuan
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8660/1/2026(LA)

S3 **RESERVE PRICE:**
RM112,500.00 **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: PAHS7978(5)/1/2026(LA)
AmBank Islamic Berhad

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Online bidders are further subject to the Terms and Conditions on ebid.auctions.com.my.

HOW TO JOIN OUR ONLINE E-BIDDING AUCTION?

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

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

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Ground Floor, No. 1, Jalan Ampang,
50450 Kuala Lumpur
Tel: 03-20702226 & 03-20788590
E-mail: main@auctions.com.my
Website: www.auctions.com.my

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

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

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 21 January 2026 / Wednesday

Time : 11.00 AM

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

For more information, please call:
03-7452 1764

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY **Wednesday** | DATE **21ST 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 Perai **Reserve Price RM 162,713**

Town House Unit
1,119 sq.ft.

Unit No. 31, Lorong Perai Utama 1,
Taman Perai Utama, 13600 Perai,
Pulau Pinang.

Assignor / Borrower :
Mummoorthy A/L Doraisamy & Anjalay Devi A/P Letchumanan

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

Pulau Pinang

LOT 02 Kampar **Reserve Price RM 125,000**

Studio Service Suite Unit
431 sq.ft.

Unit No. 19-23, Menara Agacia @
Kampar (Champ Elysees), Lingkaran
Agacia, Bandar Agacia, 31910
Kampar, Perak Darul Ridzuan.

Assignor / Borrower :
Ahmad Rifae Bin Ramli

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

Perak

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

3 Storey Terrace Shop Office Unit
2,217 sq.ft.

Unit No. 25-G, Jalan Kampar Barat 1,
Taman Kampar Barat, 31900 Kampar,
Perak Darul Ridzuan.

Assignor / Borrower :
Leong Wai Keon

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

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 / 018-7605117



= AmBank (M) Berhad



= AmBank Islamic Berhad



Simple Step of Bidding

5 Step To Bid Auction Property Online

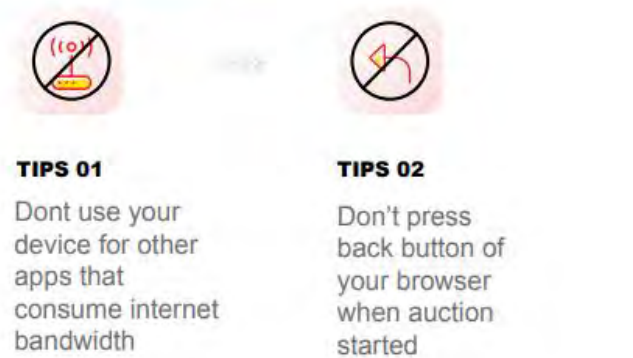


Devices Tips During Auction Property Online

Before Auction



During Auction



Why Should I Bid Online?

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



PALMA AUCTIONEERS SDN BHD

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



PALMA AUCTIONEERS
SDN BHD • 1324107-M

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 21 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

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 21ST 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 : RM300,000.00	LOT 2	MIRI	RESERVE PRICE : RM100,000.00
	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 : Single storey terraced intermediate Land Area : Approx. 112.80 sqm. / 1,214.17 sqft. Built-up Area : - Our Ref. : AMB-2026-0153 Assignee : AmBank Islamic Berhad Bank Ref : 88820008531120 Solicitors : Ariffin, Lai & Kan Advocates (Kch)	
ISLAMIC			ISLAMIC		
Lot 12402, Desa Senadin Phase 8, Off Jalan Lutong-Kuala Baram, 98100 Miri, Sarawak			Survey Lot 5251 (Sublot 197), North City 18, 98000 Miri, Sarawak		
LOT 3	SIBU	RESERVE PRICE : RM376,000.00	LOT 4	SIBU	RESERVE PRICE : RM370,000.00
	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 : Double storey terraced intermediate Land Area : Approx. 158.6 sqm. / 1,707.16 sqft. Built-up Area : Approx. 92.72 sqm. / 998.03 sqft. Our Ref. : AMB-2026-0154 Assignee : AmBank (M) Berhad Bank Ref : 88820006765898 Solicitors : S.K. Ling & Tan Advocates (Kch)	
No. 9A, Lorong Amber 7, 96000 Sibu, Sarawak			No. 4F, Lorong Sibujaya Selatan 2/C, 96000 Sibu, Sarawak		
LOT 5	KOTA SAMARAHAN	RESERVE PRICE : RM650,000.00	LOT 6	KUCHING	RESERVE PRICE : RM328,000.00
	Description : Double storey terraced intermediate Land Area : Approx. 191.00 sqm. / 2,055.92 sqft. Built-up Area : Approx. 163.00 sqm. / 1,754.43 sqft. Our Ref. : AMB-2026-0155 Assignee : AmBank (M) Berhad Bank Ref : 88820003602439 Solicitors : S.K. Ling & Tan Advocates (Kch)			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)	
ISLAMIC			ISLAMIC		
No. 63 [Sublot 99 (Survey Lot 9387)], Lorong Merdang Limau 3C, Taman Merdang Limau, City Garden Phase 2, Off Kuching-Samarahan Expressway, 94300 Kota Samarahan, Sarawak			House No. 20, Lorong 7, Blossom Garden, Off Jalan Bau-Kuching, 94000 Bau, Kuching, Sarawak		
LOT 7	KUCHING	RESERVE PRICE : RM288,000.00	Organised by the below Auctioneer:  PRAISE MILLION SDN. BHD. (Company No.: 200301015847 (618267-D)) Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak TEL: 082-349069 H/P: 018-9549069, 016-2107727 FAX: 082-349135 Website : https://praisemillion.com.my E-mail Address: auction@praisemillion.com.my Licensed Auctioneers : Iris Mui Tze En / Tiong Mei Chek / Lo Lion Hock		
	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)				
No. B3-G01, Lot 1531, The Vista @ Demak Laut, Lorong Demak Bayu 3A, Jalan Demak Bayu, Off Jalan Bako, 93050 Kuching, Sarawak					

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

What you need to prepare for online bidding:

- (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.



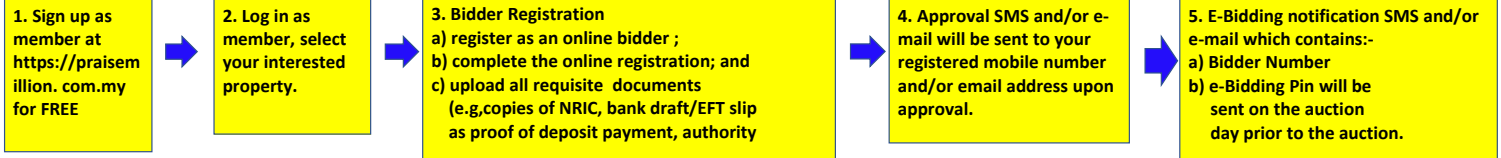
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

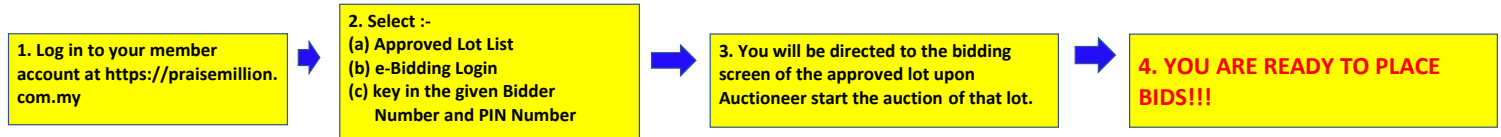


HOW TO REGISTER AND BID ONLINE?

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 : 23 January 2026 / Friday
Time : 10:30 am / 11:30 am
Via Online : arenaauctioneers.com

For more information, please call:
03-7452 1764

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



PROPERTY AUCTION



03-7452 1764 | ambank.com.my

PROCLAMATION OF SALE

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

23 JANUARY 2026, FRIDAY, 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 280,260.00

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 : AASB0050/AMBB (S)/017/001/26-N02(BK-4)
LOT ID : 45453

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

AA02 | RESERVE PRICE : RM 235,000.00

TAWAU



DESCRIPTION : A SINGLE STOREY CORNER TERRACED HOUSE - TYPE 2
LAND AREA : 2,396.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : AMRANG BIN PAITA & JULIANA BINTI IDRIS
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB0061/AMBB (S)/018/002/26-N01(BK-1)
LOT ID : 45496
NOTE : **NON - BUMIPUTERA LOT**

TB 85, LOT NO. B66, RESIDENSI PR1MA @ RANGGU, JALAN RANGGU, OFF JALAN BARADAYA, 91000 TAWAU, SABAH

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

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

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

PROCLAMATION OF SALE

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



23 JANUARY 2026, FRIDAY, 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.
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 **AmBank (M) Berhad**  **AmBank Islamic Berhad**

AA01 | RESERVE PRICE : RM 1,050,000.00 KAJANG



DESCRIPTION : A STRATIFIED 3-STOREY CLUSTER HOUSE
LAND AREA : 2,702.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : FITRIAH BINTI YUSOF
SOLICITOR : MESSRS A RAHIM & CO (KL)
REFERENCE : AASB0063/AMBB (P)/036/013/26-N01(BK-1)
LOT ID : 45952

NO. 18, JALAN TROPICANA HEIGHTS 2/7, TROPICANA HEIGHTS, 43000 KAJANG, SELANGOR

AA02 | RESERVE PRICE : RM 576,000.00 KUALA LUMPUR



DESCRIPTION : A TWO-BEDROOMS SERVICED APARTMENT UNIT
FLOOR AREA : 861.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : DANNY SASHIDERAN A/L K VASUDHEVAN
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB0051/AMBB (P)/025/002/26-N01(BK-3)
LOT ID : 45454

UNIT NO. B-09-05, 9TH FLOOR, BLOCK B, MENARA INSPIRASI (EXPRESSIONZ PROFESSIONAL SUITES), JALAN 1/65A, OFF JALAN TUN RAZAK, 50400 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA03 | RESERVE PRICE : RM 560,000.00 HULU YAM LAMA



DESCRIPTION : AN INTERMEDIATE UNIT THREE-STOREY TERRACED HOUSE
LAND AREA : 1,184.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHAMAD NAZIRUL BIN AKHIRUDIN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)
REFERENCE : AASB0056/AMBB (P)/030/007/26-N01(BK-1)
LOT ID : 45459
NOTE : BUMIPUTERA LOT

NO. 13, JALAN KOI 2, TAMAN KOI, 44300 HULU YAM LAMA, SELANGOR

AA04 | RESERVE PRICE : RM 380,000.00 SEPANG



DESCRIPTION : A THREE BEDROOM SERVICED APARTMENT UNIT (DUAL- KEY CONCEPT)
FLOOR AREA : 883.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MUHAMAD NAZREEN BIN MOHD ZULKIFLI
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL)
REFERENCE : AASB0054/AMBB (P)/028/005/26-N01(BK-1)
LOT ID : 45457

UNIT NO. ALC-31-03A, 31ST FLOOR, BLOCK C ALANIS RESIDENCE, PERSIARAN WARISAN PUTERI, KOTA WARISAN, 43900 SEPANG, SELANGOR

AA05 | RESERVE PRICE : RM 320,000.00

JENJAROM



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 1,044.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ASHIMAH BINTI MOHAMAD NOOR & SHARIFAH NUR SABRINA BINTI SYED MOHD RIZAL BARAKBHA
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB0057/AMBB (P)/031/008/26-N01(BK-1)
LOT ID : 45460
NOTE : **BUMIPUTERA LOT**

NO. G-06-07, BSP 21, PERSIARAN SAUJANA PUTRA UTAMA, BANDAR SAUJANA PUTRA, 42610 JENJAROM, SELANGOR

AA06 | RESERVE PRICE : RM 285,000.00

KAJANG



DESCRIPTION : A THREE-BEDROOM MEDIUM-COST APARTMENT UNIT
FLOOR AREA : 958.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : FATIN FARHANAH BINTI ABDUL HAMID
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB0062/AMBB (P)/035/012/26-N01(BK-1)
LOT ID : 45951
NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. C-11-8, 11TH FLOOR, BLOCK C, JALAN PUTRA IMPIAN, PANGSAPURI PUTRA, TAMAN PUTRA IMPIAN, 43000 KAJANG, SELANGOR

AA07 | RESERVE PRICE : RM 280,000.00

KUALA LUMPUR



DESCRIPTION : AN APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL
FLOOR AREA : 818.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ESTHER ANNE A/P LAWRENCE MARCELLUS LEON
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB0060/AMBB (P)/034/011/26-N01(BK-1)
LOT ID : 45949

UNIT NO. 36-02, PANGSAPURI VISTA DANAU KOTA, JALAN DANAU SAUJANA 1, SETAPAK, 53300 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA08 | RESERVE PRICE : RM 216,000.00

PUCHONG



DESCRIPTION : A SERVICED CONDOMINIUM UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL
FLOOR AREA : 1,023.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LEE KOK FAH & BOON FUNG LIAN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB0053/AMBB (P)/027/004/26-N01(BK-3)
LOT ID : 45456

UNIT NO. D-19-11, BLOCK TAISHO (BLOCK D), KOI TROPIKA, JALAN PUCHONG, BATU 13 1/2, 47100 PUCHONG, SELANGOR

AA09 | RESERVE PRICE : RM 180,000.00

KAJANG



DESCRIPTION : A (3) THREE-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 904.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MUHAMMAD ZAIREEN FIKRI BIN NASLAN
SOLICITOR : MESSRS AZHAR & WONG
REFERENCE : AASB0052/AMBB (P)/026/003/26-N01(BK-3)
LOT ID : 45455
NOTE : **BUMIPUTERA LOT**

A-37-36, BLOCK A, RESIDENSI EMAS, JALAN ZAMRUD 2, SUNGAI TANGKAS, 43000 KAJANG, SELANGOR

AA10 | RESERVE PRICE : RM 131,220.00

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 : AASB0049/AMBB (P)/024/001/26-N02(BK-5)
LOT ID : 45452

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

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

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

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



GUIDELINE FOR ONLINE AUCTION REGISTRATION



DEPOSIT :

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

RESERVE PRICE :

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

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

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

ORGANISED BY:

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

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

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

EMAIL : aasb@arenaauctioneers.com

H/P : 012- 327 5047

WEBSITE : arenaauctioneers.com

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 23 January 2026 / Friday

Time : 11.00 am

Via Online : www.eszamauctioneer.com (eZ2Bid)

For more information, please call:

03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

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

PUBLIC AUCTION

DATE : 23 JANUARY 2026 / FRIDAY

TIME : 11.00 A.M.

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



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

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

EZ 1

RESERVE PRICE : RM400,000.00

PORT DICKSON



Type : Water Chalet

Area : Approx 120 sqmt / 1,292 sqft

Assignor(s) : Lau Fei (F)

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

**No. 2129, The Legend International Water Homes,
71000 Port Dickson, Negeri Sembilan.**

 **AmBank (M) Berhad**

 **AmBank Islamic Berhad**

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




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


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

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

 **06-7629786 / 016-6639786 / 018-6639786**

 **06-7616986**

 **eszamauctioneer@yahoo.com**

 **www.eszamauctioneer.com**

ONLINE BIDDING STEP

eZ2Bid

www.eszamauctioneer.com



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

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

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



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

ESZAM AUCTIONEER SDN. BHD.

(200701002904/760902-H)

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