

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 27TH JANUARY 2026 / TUESDAY

Via Online : www.ehsanauctioneers.com

For more information, please call:
03-7452 1318

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBank (M) BERHAD [196901000166 (8515-D)] / AMBank ISLAMIC BERHAD [199401000897 (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 TUESDAY, THE 27TH JANUARY 2026, AT 11.00 A.M. IN THE MORNING,
AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO.12, JALAN YAP
KWAN SENG, 50450 KUALA LUMPUR. AT WEBSITE www.ehsanauctioneers.com**



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

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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

CALLED OFF

LOT 2	RESERVE PRICE: RM 320,000.00	BANDAR PUNCAK ALAM
Type : A 3-Bedroom Apartment Area : 901 sq. ft. Assignor : Ahmad Faidhi Asyraf Bin Abdul Rahman & Isfahira Esifa Binti Ismail Solicitor : Goh & Partners Address : No. MPB-19-20, Pangsapuri Melodi Perdana, Jalan Perdana 1, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.		
AMBank ISLAMIC BERHAD		NINA/AMI0666

LOT 3	RESERVE PRICE: RM 288,000.00	DENGKIL
Type : A 3-Bedroom Townhouse (Lower Unit) Area : 1,141 sq. ft. Assignor : Sriharan A/L Kandasamy Solicitor : Azhar & Wong Address : No. 19, Jalan Casa Bayu 3, Casa Bayu, 43800 Dengkil, Selangor Darul Ehsan.		
AMBank ISLAMIC BERHAD		NINA/AMI0668

LOT 4	RESERVE PRICE: RM 165,600.00	PETALING JAYA
Type : A Three-Bedroom Medium Cost Apartment Unit Area : 850 sq. ft. Assignor : Anis Yuliana Binti Abdul Majid & Ng Chee Seong @ Mohd Taufiq Bin Abdullah Solicitor : Vas & Co. Address : Unit No. E-25-22A, 25th Floor, Block E, Flora Damansara, No. 1, Jalan PUJ 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.		
		NINA/AMB6944

LOT 5	RESERVE PRICE: RM 160,000.00	BATU CAVES
Type : A 3-Bedroom Apartment 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

LOT 6	RESERVE PRICE: RM 130,000.00	RAWANG
Type : A 3 Bedroom Medium-Cost Apartment Unit Area : 808 sq. ft. Assignor : Muhammad Zulhusmi Bin Ismail Solicitor : Goh & Partners Address : No. R2-4-13, Rosewood Court Apartment, Pinggiran Lembah Hijau 6, Bandar Tasik Puteri, 48020 Rawang, Selangor.		
BUMIPUTRA LOT AMBank ISLAMIC BERHAD		NINA/AMI0667

LOT 7	RESERVE PRICE: RM 85,500.00	RAWANG
Type : An Intermediate 3-Bedroom Walkup Apartment Area : 700 sq. ft. Assignor : Shahrolnizam Bin Ishak Solicitor : B.H. Gan, Nor & Kim Address : No. R-2-16, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor		
Successful bidder has to pay an outstanding sum of RM1,630.00 due to Developer under the Principal Sale and Purchase Agreement		NINA/AMB6945

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

**ON TUESDAY, THE 27 JANUARY 2026, AT 2.30 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" NO. 18-8-A1, GURNEY TOWER, PERSIARAN
GURNEY, 10250 PULAU PINANG. AT WEBSITE www.ehsanauctioneers.com**



LOT 1	RESERVE PRICE: RM 470,000.00	PULAU PINANG
Type : A 3-Bedroom Corner Unit Area : 893 sq. ft. Assignor : Chua Lian Teong Solicitor : Jayadeva & Kamal Address : No. 6A-25-13, Jalan Seri Tanjung Pinang 1, I-Santorini, 10470 Pulau Pinang.		
		NINA/AMB6949

LOT 2	RESERVE PRICE: RM 344,000.00	IPOH
Type : A 3-Bedroom Condominium Area : 1,163 sq. ft. Assignor : Chong Chau Hin & Seng Pooi Wun Solicitor : Nor Ding & Co Address : No. C-G-5, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.		
		NINA/AMB6935

LOT 3	RESERVE PRICE: RM 184,000.00	KAMPAR
Type : A Three Bedrooms Condominium Area : 861 sq. ft. Assignor : Ling Neg Hwa Solicitor : Lalchand & Nawawi Address : Unit No. B-7-23, Kondo Kampar Barat, Taman Kampar Barat, 31900 Kampar, Perak Darul Ridzuan.		
		NINA/AMB6939

LOT 4	RESERVE PRICE: RM 158,400.00	TELUK INTAN
Type : A Single Storey Semi-Detached Cluster House Area : 1,981 sq. ft. Assignor : Mohd Ridwan Bin Baharudin Solicitor : Nor Ding & Co. (Sri Manjung) Address : No. 39, Lorong Lagenda 13, Seksyen 1, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak Darul Ridzuan.		
AMBank ISLAMIC BERHAD		NINA/AMI0664

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 27TH JANUARY 2026, AT 4.00 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO. 9, JALAN
SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR.
AT WEBSITE www.ehsanauctioneers.com.**



LOT 1	RESERVE PRICE: RM 680,000.00	JOHOR BAHRU
Type : A Strata Doubled Storey Terrace House Area : 1,399 sq. ft. Assignor : Wong Ka Ket Solicitor : Nor Ding & Co. Address : No. 4, Jalan Laman Setia 4/22, Taman Laman Setia, 81550 Johor Bahru, Johor.		NINA/AMI0655
AMBANK ISLAMIC BERHAD		

LOT 2	RESERVE PRICE: RM 500,000.00	SKUDAI
Type : A Double Storey Terrace House Area : 1,464 sq. ft. Assignor : Lim Hwee Sian & Liow Shiou Chuen Solicitor : Nor Ding & Co. Address : No. 1392, Jalan Pulai Jaya 48, Bandar Pulai Jaya, 81300 Skudai, Johor.		NINA/AMB6948

LOT 3	RESERVE PRICE: RM 368,000.00	JOHOR BAHRU
Type : A Medium Cost Apartment Area : 1,302 sq. ft. Assignor : Muhammad Norman Bin Muhammad Nordin Solicitor : A Rahim & Co. Address : No. #01-05, Blok B, Pangsapuri Larkin Residence, Jalan Dato Jaafar, 80350 Johor Bahru, Johor.		NINA/AMB6937

LOT 4	RESERVE PRICE: RM 300,000.00	JOHOR BAHRU
Type : A Medium Low-Cost Apartment Area : 1,001 sq. ft. Assignor : Shalini A/P Pusamani Solicitor : A. Rahim & Co. Address : Unit No. A-10-01, Block A, Perumahan Molek Ria, Persiaran Bumi Hijau, Taman Molek, 81100 Johor Bahru, Johor.		NINA/AMB6946

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

DEPOSIT:

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

RESERVE PRICE:

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

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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

You will be notified once your registration has been approved.

HOW TO DO ONLINE BIDDING?

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

"REMINDER'S TO ALL ONLINE BIDDERS"

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

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]
Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur.
Tel : 03 - 2161 6649 / 03-2162 6649 HP No.: 016 2161 047 / 010 2161 147
coordinator@ehsanauctioneers.com
www.ehsanauctioneers.com



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN
(Licensed Auctioneers)

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

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

NG CHAN MAU & CO SDN BHD HYBRID AUCTION

Date/Day : 28th January 2026 / Wednesday

Time : 11.00 am

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1764

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

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

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

NCM Co

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

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

Reserve Price : **RM 1,049,760**

**LOT 1
PUCHONG**

**CORNER 2 1/2 STOREY LINKED HOUSE
WITHIN A GATED AND GUARDED SCHEME
4,822 SQ. FT. / 448 SQ.MTR.**

No. 1, Jalan NPT 7/1F, Reflexion, Taman
Nusaputra Timur, 47130 Puchong, Selangor.

Assignor/Borrower :

Norizad Bin Abdul Rashid

Solicitor : M/S Sidek Teoh Wong & Dennis

(Tel : 03-2692 3000)



**BUMI LOT
SELANGOR**

CALLED OFF

LOT 2

Reserve Price : **RM 600,000**

**LOT 3
SHAH ALAM**

**3 BEDROOM SERVICED APARTMENT
UNIT
1,765 SQ. FT. / 164 SQ.MTR.**

Unit No. SA-16-06, Dataran Prestij, Jalan
Sungai Buloh, Kampung Baru Sungai Buloh,
Seksyen U 19, 40160 Shah Alam, Selangor.

Assignor/Borrower : Chay Kim Wai

Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel : 03-2698 7533)



SELANGOR

Reserve Price : **RM 518,400**

**LOT 4
TAMAN SETIAWANGSA**

**END CONDOMINIUM UNIT
1,496 SQ. FT. / 139 SQ.MTR.**

Unit No. 3A-25-3A, Block 3A, Residensi
Setiawangsa (Kaleidoscope), Jalan 1/56,
Taman Setiawangsa, 54200 Kuala Lumpur.

Assignors/Customers : Nik Haidi Bin Nik

Mohamad & Anizam Binti Azman

Solicitor : M/S Manjit Singh Sachdev,

Mohammad Radzi & Partners

(Tel : 03-2698 7533)

***AMBANK ISLAMIC BERHAD**



**BUMI LOT
KUALA LUMPUR**

Reserve Price : **RM 480,000**

**LOT 5
KLANG**

**2 BEDROOM SERVICED APARTMENT
UNIT
850 SQ. FT. / 79 SQ.MTR.**

No. C-27-07, Uptown Residence, Jalan
Tampin 1/KU 1, Off Jalan Goh Hock Huat,
41400 Klang, Selangor.

Assignor/Borrower :

Lohgesaan A/L Puspakrishnan

Solicitor : M/S Vas & Co

(Tel : 03-3324 5050)



SELANGOR

Reserve Price : **RM 432,000**

**LOT 6
JOHOR BHARU**

**SERVICE APARTMENT
1,550 SQ. FT. / 144 SQ.MTR.**

Unit No. 13-05, Blok C, Pangsupuri Seri Bayu,
Jalan Persiaran Bayu Puteri 2, Taman Bayu
Puteri, 80150 Johor Bharu, Johor.

Assignors/Customers : Ankur Srivastava &
Shubham Nath (F)

Solicitor : M/S Ibrahim Nik Junainah &
Associates (Tel : 07-226 8272)



JOHOR

Reserve Price : **RM 430,000**

**LOT 7
KLANG**

**2 BEDROOM SERVICED APARTMENT
UNIT
861 SQ. FT. / 80 SQ.MTR.**

Unit No. C-06-3A, Block C, Maple Residence,
Jalan Bestari 7 /KS09, 41200 Klang, Selangor.

Assignor/Borrower : Leong Bee Hong

Solicitor : M/S Vas & Co

(Tel : 03-3324 5050)



SELANGOR

Reserve Price : **RM 430,000**

**LOT 8
CYBERJAYA**

**2 BEDROOM CONDOMINIUM
990 SQ. FT. / 92 SQ.MTR.**

Unit No. 02-24-06, Verdi Residence,
Symphony Hills, Persiaran Bestari, Cyber 9,
63000 Cyberjaya, Selangor.

Assignors/Customers :

Norain Binti Mohammad Saroni &

Yuhanis Bin Mohd Ismail

Solicitor : M/S Goh & Partners

(Tel : 03-2166 8300)

***AMBANK ISLAMIC BERHAD**



SELANGOR

Reserve Price : **RM 420,000**

**LOT 9
PENGGERANG**

**STRATA 2 STOREY TERRACE HOUSE
1,076 SQ. FT. / 100 SQ.MTR.**

No. 24, Jalan Gunung Pulau 3, Presint
Gunung Pulau, Bukit Pelali @ Pengerang,

81600 Pengerang, Johor.

Assignor/Borrower : Low Hong Kew

Solicitor : M/S A. Rahim & Co

(Tel : 07-2440001)



JOHOR

Reserve Price : **RM 370,000**

**LOT 10
BUKIT JALIL**

**2 BEDROOM SERVICED APARTMENT
732 SQ. FT. / 68 SQ.MTR.**

Unit No. 11-10, JRK Convena, No. 23, Jalan
9/155, Bukit Jalil, 58200 Kuala Lumpur.

Assignor/Borrower : Tham Zhen Yung

Solicitor : M/S B.H. Gan, Nor & Kim

(Tel : 03-2142 9393)



KUALA LUMPUR

Reserve Price : **RM 364,500**

**LOT 11
JALAN AMPANG**

**2 BEDROOM SERVICED APARTMENT
775 SQ. FT. / 72 SQ.MTR.**

No. 27-7, 27th Floor, Residensi Ampang Kiri,
No. 9 Jalan Ampang Kiri, 55000
Kuala Lumpur.

Assignors/Borrowers : Wong Khar Khuen &
Yik Jie Yi

Solicitor : M/S Vas & Co

(Tel : 03-3324 5050)



KUALA LUMPUR

Reserve Price : **RM 352,000**

**LOT 12
MASAI**

**HIGH COST APARTMENT
1,153 SQ. FT. / 107.1 SQ.MTR.**

Unit No. 02-02, Blok 3, Residensi Impian
Senibong, Jalan Persiaran Senibong, Taman
Bayu Senibong, 81750 Masai, Johor.

Assignors/Borrowers : Thoe Wan Tik &
Wong Chui Mei

Solicitor : M/S Ibrahim Nik Junainah &
Associates (Tel : 07-226 8272)



JOHOR

Reserve Price : **RM 350,000**

**LOT 13
TAMAN OUG
PARKLANE**

**SERVICE APARTMENT
958 SQ. FT. / 89 SQ.MTR.**

Unit No. A 1-18-8, Block A 1, Parklane OUG
Service Apartment, No. 1, Jalan 1/152,
Taman OUG Parklane, 58200 Kuala Lumpur.
Assignor/Borrower : Thong Juen Sean
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

KUALA LUMPUR

Reserve Price : **RM 340,000**

**LOT 14
PETALING JAYA**

**SERVICE APARTMENT UNIT
695 SQ. FT. / 64.6 SQ.MTR.**

Unit No. D-11-20, Block D, Residensi Damai
Meriah, No. 2, Jalan PJU 10/1A,
Damansara Damai, PJU 10, 47830
Petalang Jaya, Selangor.
Assignor/Borrower : Felicia Foo Yoke Summ
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

Reserve Price : **RM 336,000**

**LOT 15
JOHOR BAHRU**

**2 BEDROOM SERVICED APARTMENT
UNIT
829 SQ. FT. / 77 SQ.MTR.**

#13-17, Pangsapuri Teluk Bayu, Jalan
Persiaran Bayu Puteri 2, Taman Bayu Puteri,
80150 Johor Bahru, Johor.
Assignor/Borrower : Noor Azlan Bin Lazim
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

LOT 16

CALLLED OFF

Reserve Price : **RM 320,000**

**LOT 17
BATU CAVES**

**SMALL OFFICE HOME OFFICE (SOHO)
872 SQ. FT. / 81 SQ.MTR.**

Unit No. 19-05, 19th Floor, Residensi 280,
1 KM Lebuhraya Selayang- Kepong, 68100
Batu Caves, Selangor.
Assignor/Borrower : Chee Mun Hong
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

Reserve Price : **RM 315,900**

**LOT 18
KAJANG**

**END CONDOMINIUM UNIT
1,625 SQ. FT. / 151 SQ.MTR.**

Unit No. 15-01, Oasis 2, Jalan Mutiara 3,
Mutiara Heights, 43000 Kajang, Selangor.
Assignors/Borrowers : Hew Chee Hung &
Ng Kuan Ching
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel : 03-2698 7533)

SELANGOR

Reserve Price : **RM 314,928**

**LOT 19
PUCHONG**

**END CONDOMINIUM UNIT TOGETHER
WITH 2 CAR PARKING BAY
1,642 SQ. FT. / 152.5 SQ.MTR.**

No. A-4-6, Block A, Vision Residence, Jalan
Puchong - Cyberjaya, 47120 Puchong,
Selangor.
Assignor/Borrower : Ong Poh Chye
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

Reserve Price : **RM 288,684**

**LOT 20
SHAH ALAM**

**2 BEDROOM SERVICED APARTMENT
980 SQ. FT. / 91 SQ.MTR.**

No. SA-19-10, Dataran Prestij, Jalan Sungai
Buloh, Seksyen U19, 40160 Shah Alam,
Selangor.
Assignor/Borrower :
Khairul Azmi Bin Mohamed Yusof
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

**BUMI LOT
SELANGOR**

Reserve Price : **RM 288,000**

**LOT 21
KAJANG**

**APARTMENT UNIT
1,055 SQ. FT. / 98 SQ.MTR.**

Unit No. B-06-01, Block B, Residensi
Lavender, Jalan Kiara Sungai Long, Bandar
Sungai Long, 43000 Kajang, Selangor.
Assignor/Borrower : Sim Law Keong
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

SELANGOR

Reserve Price : **RM 280,000**

**LOT 22
TAMAN OUG
PARKLANE**

**END SERVICED APARTMENT
958 SQ. FT. / 89 SQ.MTR.**

Unit No. E2-20-13A, Block E2, Parklane OUG
Service Apartment, Jalan 1/152, Taman OUG
Parklane, 58200 Kuala Lumpur.
Assignor/Borrower : Wong Yuh Sian
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

KUALA LUMPUR

Reserve Price : **RM 272,000**

**LOT 23
BATU CAVES**

**3 BEDROOM APARTMENT
1,158 SQ. FT. / 107.6 SQ.MTR.**

G1-L1-02, Andari TownVilla Jalan SH 2/2,
Selayang Heights, 68100 Batu Caves,
Selangor.
Assignor/Customer : Ahmad Fuad Bin Szali
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBank ISLAMIC BERHAD
SELANGOR**

Reserve Price : **RM 260,000**

**LOT 24
BATU PAHAT**

**1 STOREY AFFORDABLE UNIT TERRACE
HOUSE (RUMAH MAMPU MILIK JOHOR)
1,300 SQ. FT. / 120.8 SQ.MTR.**

No. 25, Jalan Putera Indah 16/1, Taman
Putera Indah, 83010 Batu Pahat, Johor.
Assignor/Customer :
Mohamad Rohim Bin Tukiman
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

***AMBank ISLAMIC BERHAD
JOHOR**

Reserve Price : **RM 260,000**

**LOT 25
SEMENYIH**

**4 BEDROOM APARTMENT
1,001 SQ. FT. / 93 SQ.MTR.**

Unit No. 3-03, Jalan Dusun, Suria Mewah
Residensi, 43500 Semenyih, Selangor.
Assignor/Borrower : Yap Jan Hwa
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

Reserve Price : **RM 255,000**

**LOT 26
KEPONG**

**END SERVICED APARTMENT
1,657 SQ. FT. / 153.9 SQ.MTR.**

Unit No A-5-16, Block A, Astana Square,
Jalan Daya Utama, Taman Daya, Kepong,
52100 Kuala Lumpur.
Assignor/Borrower :
Karunajanan Noel A/L Vallaipan
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

KUALA LUMPUR

Reserve Price : **RM 250,000**

**LOT 27
PUCHONG**

**3 BEDROOM APARTMENT UNIT
1,517 SQ. FT. / 140.9 SQ.MTR.**

Unit No. 2-23B, Jalan Indah 3/2, Taman
Puchong Indah, 47150 Puchong, Selangor.
Assignors/Borrowers :
Redjsita Binti Mohamad Kasim &
Nurhusin Bin Mad Saat
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

Reserve Price : **RM 244,944**

**LOT 28
KAJANG**

**3 BEDROOM CONDOMINIUM UNIT
1,249 SQ. FT. / 116 SQ.MTR.**

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

SELANGOR

Reserve Price : **RM 240,000**

**LOT 29
MASAI**

**SERVICE APARTMENT
657 SQ. FT. / 61 SQ.MTR.**

Unit No. 13-16, Blok C, Pangsapuri Ikatan
Flora, Jalan Permas 2, Bandar Baru Permas
Jaya, 81750 Masai, Johor.
Assignors/Borrowers : Jacob Chua Chan Zhe
& Chan Chia Li
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

Reserve Price : **RM 220,320**

**LOT 30
BANDAR PUNCAK
ALAM**

**APARTMENT UNIT
901 SQ. FT. / 83.7 SQ.MTR.**

Unit No. MPC-06-11, Pangsapuri Melodi
Perdana, LBS Alam Perdana, Jalan Perdana
1, 42300 Bandar Puncak Alam, Selangor.
Assignors/Customers :
Muhammad Aniq Bin Jumali &
Nur 'Afifah Binti Shafie
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBank ISLAMIC BERHAD
SELANGOR**

Reserve Price : **RM 216,000**

**LOT 31
DENGKIL**

**3 BEDROOM SERVICED APARTMENT
UNIT
893 SQ. FT. / 83 SQ.MTR.**

Unit No. B-21-03A, Blok B, Sensory Residence,
Southville City, 43800 Dengkil, Selangor.
Assignors/Customers :
Mohamad Afiq Haiqal bin Mohd Husni &
Nuratasha Balqis binti Azman
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

***AMBank ISLAMIC BERHAD
SELANGOR**

Reserve Price : **RM 206,625**

**LOT 32
SHAH ALAM**

**OFFICE UNIT
1,593 SQ. FT. / 148 SQ.MTR.**

Unit No. 345, Block 6, No. 7, Persiaran Sukan,
Laman Seri Business Park, Seksyen 13, 40100
Shah Alam, Selangor.
Assignor/Customer :
Mohd Tarmizi Bin Samsi
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBank ISLAMIC BERHAD
SELANGOR**

Reserve Price : **RM 204,120**

**LOT 33
CYBERJAYA**

**2 BEDROOM DUPLEX SERVICED
APARTMENT
953 SQ. FT. / 88.5 SQ.MTR.**

No. I-10-11, Block I, Mutiara Ville@
Cyberjaya, Cyber 11, 63000 Cyberjaya,
Selangor.
Assignor/Customer : Fendi Bin Kefli
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBank ISLAMIC BERHAD
SELANGOR**

Reserve Price : RM 202,500 APARTMENT UNIT 861 SQ. FT. / 80 SQ.MTR. Unit No. 7-12, Residensi Kesuma 1, Jalan Kesuma, BandarTasik Kesuma, 43700 Beranang, Selangor. Assignors/Customers : Tuan Amirudin Bin Tuan Sulaiman & Noor Farhana Ayu Binti Md Hamisan Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331) *AMBANK ISLAMIC BERHAD	LOT 34 BERANANG  SELANGOR
Reserve Price : RM 200,000 3 BEDROOM WALK UP APARTMENT UNIT 1,098 SQ. FT. / 102 SQ.MTR. Unit No. B-1-13, 1st Floor, Block B, Pangsapuri Sutura, Jalan Seksyen 3/1 A, Taman Kajang Utama, 43000 Kajang, Selangor. Assignors/Borrowers : Shamsul Niza Bin Mansor & Mazrina Binti MD Yasin Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)	LOT 35 KAJANG  SELANGOR
Reserve Price : RM 200,000 3-BEDROOM SERVICED APARTMENT UNIT 904 SQ. FT. / 84 SQ.MTR. Unit No. A-26-34, Block A, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor. Assignor/Borrower : Jesunathan A/L Lourdesamy Solicitor : M/S A Rahim & Co (Tel : 03-2282 4922)	LOT 36 KAJANG  SELANGOR
Reserve Price : RM 178,459 OFFICE UNIT 1,539 SQ. FT. / 143 SQ.MTR. Unit No. 28-3, 3rd Floor, Blok C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Unique Steel & Trading Sdn Bhd Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)	LOT 37 SERI KEMBANGAN  SELANGOR
Reserve Price : RM 170,000 SMALL OFFICE FLEXIBLE OFFICE (SOFO) 689 SQ. FT. / 64 SQ.MTR. Unit No. 19-25, Avenue Crest, Jalan Jubli Perak 22/1, Section 22, 40300 Shah Alam, Selangor. Assignor/Borrower : Law Seong Heng Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)	LOT 38 SHAH ALAM  SELANGOR
Reserve Price : RM 167,962 3 BEDROOM SERVICED APARTMENT 980 SQ. FT. / 91 SQ.MTR. No. B-20-23, Blok B, Ascotte Boulevard @ Bandar Rinching, Jalan Bandar Rinching 6/1, 43500 Semenyih, Selangor. Assignor/Borrower : Muruka A/L Veerayah Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)	LOT 39 SEMEINYIH  SELANGOR
Reserve Price : RM 160,380 SERVICED APARTMENT 840 SQ. FT. / 78 SQ.MTR. Unit No. 2-12-13, Apartment Servis Sentrovue B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor. Assignor/Customer : Mohamad Fadly Bin Abdullah Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) *AMBANK ISLAMIC BERHAD	LOT 40 BANDAR PUNCAK ALAM  SELANGOR
Reserve Price : RM 160,000 3 BEDROOM LOW COST APARTMENT 657 SQ. FT. / 61 SQ.MTR. Unit No. B-3A-11, Block B (Raya), Pelangi Damansara, PIU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor. Assignors/Borrowers : Sathia Nathan A/L Subramaniam & Vasanthi A/P Supramani Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)	LOT 41 PETALING JAYA  SELANGOR
Reserve Price : RM 145,800 SERVICED APARTMENT 452 SQ. FT. / 42 SQ.MTR. Unit No. N-14-06, Block N (Northwood), Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor. Assignor/Borrower : Westaelinda Binti Wisnong Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)	LOT 42 CYBERJAYA  BUMI QUOTA SELANGOR
Reserve Price : RM 127,094 SHOP/RETAIL UNIT (FIRST FLOOR) 377 SQ. FT. / 35 SQ.MTR. Unit No. 01-43, The Square One City, Jalan USJ 25/1C, 47650 Subang Jaya, Selangor. Assignor/Borrower : Tan Si Ying Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)	LOT 43 SUBANG JAYA  SELANGOR
Reserve Price : RM 126,000 3 BEDROOM SERVICE APARTMENT UNIT 712 SQ. FT. / 66.1 SQ.MTR. Unit No. A-09-15, Blok A, Kompleks Suria Kinrara, Persiaran Kinrara Seksyen 3, 47190 Puchong, Selangor. Assignors/Borrowers : Mustafa Kamal Bin Atan & Rosshahidah Binti Wahab Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)	LOT 44 PUCHONG  SELANGOR
Reserve Price : RM 118,098 SMALL OFFICE VERSATILE OFFICE (SOVO) 678 SQ. FT. / 63 SQ.MTR. Unit No. B-14-13, Block B, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47620 Subang Jaya, Selangor. Assignor/Borrower : Mohammad Shafiq Khan Bin Mohammad Amin Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)	LOT 45 SUBANG JAYA  BUMI LOT SELANGOR
Reserve Price : RM 116,640 APARTMENT UNIT TOGETHER WITH A CAR PARK BAY 807 SQ. FT. / 75 SQ.MTR. No. TR1-02-02, The Residence 1, Jalan TE 5, Taman Tiara East, 43500 Semenyih, Selangor. Assignors/Customers : Mohd Amirul Bin Mohd Razani & Nurfadzilah Binti Hussain Solicitor : M/S Vas & Co (Tel : 03-3324 5050) *AMBANK ISLAMIC BERHAD	LOT 46 SEMEINYIH  SELANGOR
Reserve Price : RM 83,981 MEDIUM COST APARTMENT UNIT 868 SQ. FT. / 80.6 SQ.MTR. Unit No. 3-3-22, Block 3, R/Pangsa Kos Sederhana, Taman Bukit Rawang Putra, 48000 Rawang, Selangor. Assignor/Borrower : Sivanesan A/L Nadaraju Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)	LOT 47 RAWANG  SELANGOR
Reserve Price : RM 78,732 3 BEDROOM WALK-UP DUPLEX APARTMENT 1,099 SQ. FT. / 102.1 SQ.MTR. Unit No. C-4-20, Block C, Pangsapuri Taman Langat Utama (Formerly Known As Sepang Utama Apartment), Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor. Assignor/Customer : Mohd Zul Affian Bin Othman Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) *AMBANK ISLAMIC BERHAD	LOT 48 BANTING  SELANGOR
Reserve Price : RM 76,764 2+1 BEDROOM APARTMENT 650 SQ. FT. / 60.4 SQ.MTR. Unit No. A1-8-16, Block A1, Pangsapuri Taman Bukit Segar, Jalan Bukit Segar 1, Off Jalan Cheras Hartamas, Taman Bukit Segar, 43200 Cheras, Selangor. Assignors/Borrowers : Zuraiyah Binti Husin & Rosli Bin Hamidun Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)	LOT 49 CHERAS  SELANGOR
Reserve Price : RM 75,452 LOW-COST FLAT UNIT 654 SQ. FT. / 60.8 SQ.MTR. Unit No. A-5-16, Block A, Pangsapuri Rebana, Jalan Gamelan, Bandar Bukit Raja, 41050 Klang, Selangor. Assignors/Borrowers : Perumalu A/L Sinnappan & Saravanan A/L Perumalu Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)	LOT 50 KLANG  SELANGOR
Reserve Price : RM 73,483 3 BEDROOM WALK-UP APARTMENT UNIT 606 SQ. FT. / 56.3 SQ.MTR. Unit No. 01-4-08, Tingkat 4, Rista Villa Apartment, Taman Putra Perdana, 47130 Puchong, Selangor . Assignors : Iskandar Dzulkarnain Bin Baharuddin & Rozilah Binti Abd Sohod Customer : Iskandar Dzulkarnain Bin Baharuddin Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000) *AMBANK ISLAMIC BERHAD	LOT 51 PUCHONG  BUMI LOT SELANGOR

Reserve Price : RM 72,171 LOT 52 KAJANG 3 BEDROOM APARTMENT 710 SQ. FT. / 66 SQ.MTR. No. 19-3A, Block M, Jalan Seksyen 3/11, Taman Kajang Utama, 43000 Kajang, Selangor. Assignor/Borrower : Thanga Rajah A/L Oddaiappan Solicitor : M/S Vas & Co (Tel : 03-3324 5050) SELANGOR	Reserve Price : RM 68,497 LOT 53 BANTING 3 BEDROOM DUPLEX MEDIUM COST APARTMENT 945 SQ. FT. / 87.8 SQ.MTR. No. F-4-25, Block F, Pangsapuri Taman Langat Utama, Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor. Assignor/Customer : Mohamad Adi Faez Bin Mohd Nasri Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) *AMBANK ISLAMIC BERHAD SELANGOR	Reserve Price : RM 65,610 LOT 54 PETALING JAYA COMMERCIAL PREMISE SITED ON THE 1ST FLOOR OF A 3-STOREY BLOCK 454 SQ. FT. / 42.2 SQ.MTR. Unit No. GF-050, Block G, Seasons SQ, Jalan PJU 10/3C, Damansara Damai, 47380 Petaling Jaya, Selangor. Assignors/Borrowers : Siti Mahani Binti Shaik Ahmad & Ahmad Naguib Bin Mat Sulihan Solicitor : M/S A Rahim & Co (Tel : 03-2282 4922) SELANGOR
Reserve Price : RM 60,265 LOT 55 PETALING JAYA COMMERCIAL PREMISE 728 SQ. FT. / 67.6 SQ.MTR. Unit No. GF-038, Block G, Seasons Sq, Jalan PJU 10/3C, Damansara Damai, 47380 Petaling Jaya, Selangor. Assignor/Borrower : Mazuana Binti Mat Isa Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000) SELANGOR	Reserve Price : RM 42,515 LOT 56 PELABUHAN KLANG LOW COST FLAT UNIT 657 SQ. FT. / 61 SQ.MTR. Unit No. A-03-08, Block A, Jalan Sama Gagah 18D/KS05, Taman Telok Gedong Indah, 42000 Pelabuhan Klang, Selangor . Assignor : Noraini Binti Alias Borrowers : Noraini Binti Alias & Jamaludin Bin Hassan Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399) BUMI LOT SELANGOR	Reserve Price : RM 23,245 LOT 57 PORT DICKSON 1 BEDROOM CONDOMINIUM (TYPE T1) 603 SQ. FT. / 56 SQ.MTR. Unit No. A2-3-2, 3rd Floor, Block A2, Cocobay Resort Condominium, Batu 9 Jalan Pantai, 71050 Port Dickson, Negeri Sembilan. Assignor/Borrower : Sri Rama Krishna A/L Buddati Sannacy Solicitor : M/S JS Ling, Diyana & Singh (Tel : 03-6203 0303) NEGERI SEMBILAN



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