

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 4 February 2026 / Wednesday
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



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 WEDNESDAY, THE 4TH DAY OF FEBRUARY, 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	MARKET PRICE RM650,000.00	RESERVE PRICE	RM650,000.00	CALLED OFF	PUCHONG	Lot 2	MARKET PRICE RM570,000.00	RESERVE PRICE	RM570,000.00	KUALA LUMPUR	A Three-Bedroom Condominium Unit 97.00 sq. metres (1,044 sq. ft.) Unit No. A2-10-07, 10th Floor, Block A2, Residensi Tiara Titiwangsa (D' Brighton), Jalan Tiara Titiwangsa, 53200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Assignor(s): Nurul Syamimi Binti Rudzuan Azmi Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4164/AMBB/26 AMBANK ISLAMIC BERHAD	Lot 3	MARKET PRICE RM360,000.00	RESERVE PRICE	RM360,000.00	PETALING JAYA	No. B-19-08, Blok B, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Shafika Binti Shari Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4168/AMBB/26 AMBANK ISLAMIC BERHAD		
Lot 4	MARKET PRICE RM340,000.00	RESERVE PRICE	RM340,000.00	BALAKONG		Lot 5	MARKET PRICE RM330,000.00	RESERVE PRICE	RM330,000.00	KUALA LUMPUR	An Apartment Unit 91 sq. metres (980 sq. ft.) Unit No. B-31-13, Level 31, Block B, Residensi Cheras Selatan, Jalan Dataran Cheras 7, 43200 Balakong, Selangor Darul Ehsan. Assignor(s): Chuang Chun Hou Solicitors: M/S A Rahim & Co. Our ref: HASB/4159/AMBB/26	Lot 6	MARKET PRICE RM320,000.00	RESERVE PRICE	RM320,000.00	KUALA LUMPUR	CALLED OFF		
Lot 7	MARKET PRICE RM420,000.00	RESERVE PRICE	RM302,400.00	PETALING JAYA		Lot 8	MARKET PRICE RM300,000.00	RESERVE PRICE	RM194,400.00	MELAKA	A Two-Bedroom Serviced Apartment Unit 65.00 sq. metres (700 sq. ft.) Unit No. B-30-12, 30th Floor, Block B, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Anis Bin Anas Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4165/AMBB/26 AMBANK ISLAMIC BERHAD Note: Bumi Unit	Lot 9	MARKET PRICE RM190,000.00	RESERVE PRICE	RM190,000.00	PETALING JAYA	A Two-Bedroom Serviced Apartment Unit 91 sq. metres (980 sq. ft.) Unit No. A-15-09, Block A, Pangsapuri Mawar, Jalan 7/48A, Bandar Baru Sentul, 51000 Kuala Lumpur. Assignor(s): Hasmalia Binti Jamaluddin Solicitors: M/S Goh & Partners Our ref: HASB/4163/AMBB/26	PETALING JAYA	A 3-Bedroom Medium-Cost Apartment 78.97 sq. metres (850 sq. ft.) No. H-05-18, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignor(s): Mohamad Syahril Izwan Bin Mohd Yusof Solicitors: M/S Goh & Partners Our ref: HASB/4160/AMBB/26 AMBANK ISLAMIC BERHAD
Lot 10	MARKET PRICE RM250,000.00	RESERVE PRICE	RM180,000.00	BERANANG		Lot 11	MARKET PRICE RM200,000.00	RESERVE PRICE	RM160,000.00	PETALING JAYA	A 3-Bedroom Apartment 80 sq. metres (861 sq. ft.) No. 20-12, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor Darul Ehsan. Assignor(s): Mevisha Naidu a/p Thevagharan Solicitors: M/S Azhar & Wong Our ref: HASB/4167/AMBB/26	Lot 12	MARKET PRICE RM160,000.00	RESERVE PRICE	RM160,000.00	PETALING JAYA	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 Solehain Bin Ab. Halim Solicitors: M/S Azhar & Wong Our ref: HASB/4154/AMBB/26 AMBANK ISLAMIC BERHAD Note: Bumiuter Bider's Only	PETALING JAYA	An End Low Cost Apartment Unit 65.03 sq. metres (700 sq. ft.) Unit No. D09-10, Block D, Jalan PJS 1/52, Taman Petaling Utama, 46000 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Sukmary A/P Muniandy Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4158/AMBB/26

Lot 13	MARKET PRICE RM180,000.00	RESERVE PRICE	RM144,000.00
	One (1) Bedroom Unit Apartment 60 sq. metres (646 sq. ft.) B-2-1, Jalan Sungai Ular Damai 1, Samsara Resort Apartment, 26080 Kuantan, Pahang Darul Makmur.	Assignor(s): Soon Yew Choon Solicitors: M/S Hamidah Rosmawati & Associates Our ref: HASB/4153/AMBB/26	KUANTAN

Lot 14	MARKET PRICE RM140,000.00	RESERVE PRICE	RM140,000.00
	A 3-Bedroom Low-Cost Apartment 61 sq. metres (657 sq. ft.) No. 7-08, Pangaspuri Seri Nipah, Taman Pinggiran USJ, 47600 Subang Jaya, Selangor.	Assignor(s): Abdul Aziz Bin Yusoff Solicitors: M/S Zain Megat & Murad Our ref: HASB/4169/AMBB/26	SUBANG JAYA

Lot 15	MARKET PRICE RM200,000.00	RESERVE PRICE	RM129,600.00
	A 3-Bedroom Medium Cost Apartment Unit 78.97 sq. metres (850 sq. ft.) No. H-05-06, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.	Assignor(s): Zulkarnain Jeffry Bin Omar Solicitors: M/S A Rahim & Co. Our ref: HASB/4117/AMBB/25 AMBANK ISLAMIC BERHAD	PETALING JAYA

Lot 16	MARKET PRICE RM130,000.00	RESERVE PRICE	RM93,600.00
	A 3-Bedroom Low-Cost Apartment 61.00 sq. metres (657 sq. ft.) No. A-8-1, Taman Permai Indah, Jalan Pandamaran Jaya, 42000 Pelabuhan Klang, Selangor.	Assignor(s): Kamariah Binti Abdul Rahman & Samsuddin Bin Zazan Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4166/AMBB/26	PELABUHAN KLANG

Lot 17	MARKET PRICE RM110,000.00	RESERVE PRICE	RM88,000.00
	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 18	MARKET PRICE RM130,000.00	RESERVE PRICE	RM84,240.00
	A 3-Bedroom Low-Cost Apartment 60 sq. metres (650 sq. ft.) No. B3-4-16, Pangaspuri Sri Ayu, Lebuh Kebun Nenas 1/K7, Bandar Putera, 41200 Klang, Selangor.	Assignor(s): Kamalam A/P Veeran Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4111/AMBB/25	KLANG

Lot 19	MARKET PRICE RM100,000.00	RESERVE PRICE	RM80,000.00
	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

Remarks:

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

RESERVE PRICE:

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

DEPOSIT:

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

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

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

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)

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

Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.
Tel: 03 7890 0501

Whatsapp Hotline: 011 5585 1442

Email: hauctionhouse@gmail.com

Website: www.heritageauctioneers.my

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

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



Heritage Est. 2000
Auctioneers Sdn Bhd
ebid Experts 791253-V

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

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 04 February 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
04TH February 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	Simpang Ampat	Reserve Price	RM 18,000
	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)

LOT 02	Ipoh	Reserve Price	RM 400,000
	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 Khoon Yin Solicitor : Lalchand & Nawawi (Tel: 05-7820009)

LOT 03	Gelugor	Reserve Price	RM 208,000
	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 Velyan (Deceased) & Suppamal A/L R. Marimuthu Solicitor : Zaid Ibrahim & Co (Tel: 04-3753130)

LOT 04	Bayan Lepas	Reserve Price	RM 388,800
	Condominium Unit 1,012 sq.ft.	Unit No. 1A-43A-10, Persiaran Relau, Imperial Grande, 11900 Bayan Lepas, Pulau Pinang.	Assignor / Borrower : Muhammad Syawal Syahim Bin Mohamad Jaffar Solicitor : Jayadeva & Kamal (Tel: 04-7771161)

LOT 05	Simpang Ampat	Reserve Price	RM 315,000
	Apartment Unit 1,312 sq.ft.	Unit No. 3-05, Pangaspuri Juru Ria, Jalan Juru 2, 14100 Simpang Ampat, Pulau Pinang.	Assignor / Borrower : Suria Prakas A/L Muniandy Solicitor : Zaid Ibrahim & Co (Tel: 04-3753130)

LOT 06	Bukit Mertajam	Reserve Price	RM 388,800
	Executive Suites 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)

= 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 / 018-7605117



Simple Step of Bidding

5 Step To Bid Auction Property Online



STEP 01

Register as user

STEP 02

Select property

STEP 03

Register to bid online

STEP 04

Placement of auction deposit *Refer T&C

STEP 05

On the auction date, "PIN" & a secured hyperlink will be send to bidder via registered email address, just login & get ready to bid.

Devices Tips During Auction Property Online

Before Auction



TIPS 01

Make sure your device is in good running condition

TIPS 02

Make sure your device has sufficient power

TIPS 03

Make sure your internet connection is stable with strong signal

During Auction



TIPS 01

Dont use your device for other apps that consume internet bandwidth

TIPS 02

Don't press back button of your browser when auction started



TIPS 04

Disable the screensaver of your device

TIPS 05

Use latest version of internet browser (Chrome, Firefox, Safari & IE)

TIPS 06

Test your audio and visual compatibility on <https://palma.bidnow.my>

Why Should I Bid Online?

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



PALMA AUCTIONEERS SDN BHD

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



PALMA
AUCTIONEERS
SDN BHD • 1324107-M

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 04 February 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 04TH OF FEBRUARY 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	KUCHING	RESERVE PRICE : RM233,280.00	Organised by the below Auctioneer:
	<p>Description : Single storey terraced corner</p> <p>Land Area : Approx. 253.4 sqm. / 2,727.57 sqft.</p> <p>Built-up Area : Approx. 65.75 sqm. / 707.73 sqft.</p> <p>Our Ref. : AMB-2025-0134</p> <p>Assignee : AmBank Islamic Berhad</p> <p>Bank Ref : 88820007639216</p> <p>ISLAMIC</p> <p>Solicitors : S.K. Ling & Tan Advocates (Kch)</p>	<p>PRAISE MILLION SDN. BHD. (Company No.: 200301015847 (618267-D))</p> <p>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</p> <p>Licensed Auctioneers : Iris Mui Tze En / Tiong Mei Chek / Lo Lion Hock</p>	
<p>No. 107 (Lot 9460), Lorong Ceria 4H, Borneo Samariang Garden, Jalan Ceria, Off Jalan Lingkaran Samariang, 93050 Kuching, Sarawak</p>			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.



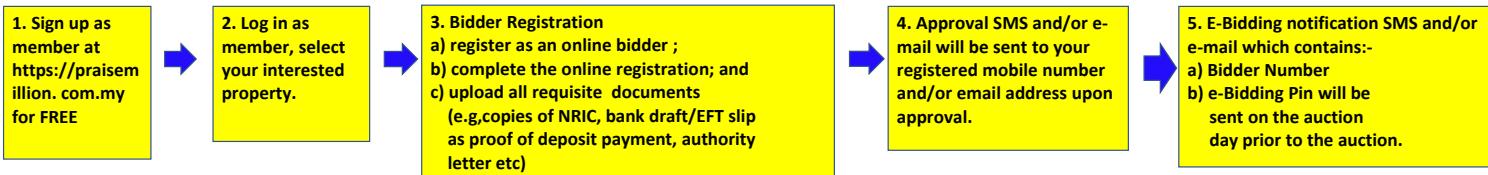
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

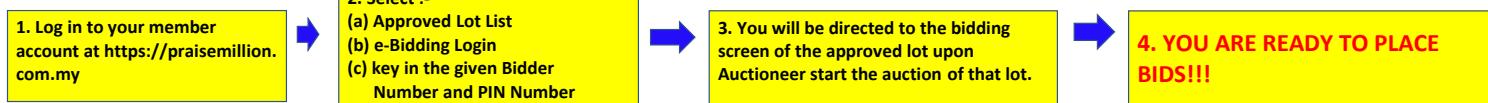


HOW TO REGISTER AND BID ONLINE?

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)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

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

Property Auction House Sdn. Bhd. ONLINE AUCTION

Date/Day : 5 February 2026 / Thursday
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 THURSDAY, THE 5TH DAY OF FEBRUARY, 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

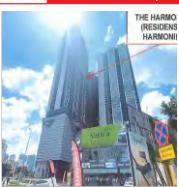
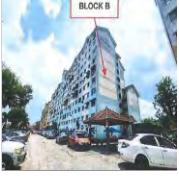
(1) Prior to the auction sale, all intending bidders are advised to:-

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- 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

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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: RM470,000.00	Kuala Lumpur
	Description: Condominium Address: Unit No. B-31-03, Block B, The Harmony (Residensi Harmoni), Jalan Klang Lama, 58200 Kuala Lumpur. Area: approx 95.97 sq metres (1,033 sq feet) Assignor(s): Oh Yew Thiam Solicitor: M/S Goh & Partners Our Ref: PAH40497	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(2)
	Description: 2 bedroom apartment Address: No. A-52-01, Residensi M Arisa Pelangi, No. 6, Jalan Sentul Pelangi, 51000 Kuala Lumpur. Area: approx 66 sq metres (710 sq feet) Assignor(s): Muniandykaundar A/L Paramasivam Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH40521	Description: 4 bedroom apartment Address: Unit No. 3-02, 3rd Floor, Suria Mewah Residensi, Jalan Dusun, 43500 Semenyih, Selangor Darul Ehsan. Area: approx 93.00 sq metres (1,001 sq feet) Assignor(s): Kooshilan Nair A/L Raveenaram Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH40501
4	RESERVE PRICE: RM270,000.00	Dengkil
	Description: Serviced apartment (BUMI LOT) Address: No. A-17-11, Block A, Pangaspuri Casa Embun, Jalan CE 1, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan. Area: approx 92 sq metres (990 sq feet) Customer(s): Muhammad Nur Jaini Bin Basir Solicitor: M/S Goh & Partners Our Ref: PAH40341(2) AMBNK ISLAMIC BERHAD	Description: Shop unit Address: No. P13-A-00-03, Sri Cempaka Apartments, Jalan Sepakat Indah 2/1, Taman Sepakat Indah, Sungai Chua, 43000 Kajang, Selangor Area: approx 98 sq metres (1,055 sq feet) Customer(s): Mohamad Zahir Bin Ahamed Basheer Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH40519 AMBNK ISLAMIC BERHAD
5	RESERVE PRICE: RM260,000.00	Kajang
6	RESERVE PRICE: RM240,000.00	Semenyih
7	RESERVE PRICE: RM170,000.00	Puchong
	Description: Apartment Address: Unit No. B-3-19, Block B, Pangaspuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan. Area: approx 63 sq metres (678 sq feet) Assignor(s): Ku Azita Binti Ku Bahador Solicitor: M/S Zain Megat & Murad Our Ref: PAH40524	Description: 3 bedroom apartment (BUMI LOT) Address: No. LC-07-18, Pangaspuri Ruselia, Jalan Pinggiran 1/1, Taman Pinggiran Putra, Seksyen 14, 43300 Seri Kembangan, Selangor Darul Ehsan. Area: approx 67 sq metres (720 sq feet) Customer(s): Muhamad Aris Bin Hashim Solicitor: M/S Nik Hisham, Fikiah & Co Our Ref: PAH36315(3) AMBNK ISLAMIC BERHAD
8	RESERVE PRICE: RM97,200.00	Seri Kembangan
J1	RESERVE PRICE: RM530,000.00	Pasir Gudang
J2	RESERVE PRICE: RM420,000.00	Pasir Gudang
	Description: Double storey terrace house Address: No. 21, Jalan Lili 1/3, Bandar Bistari Perdana, 81700 Pasir Gudang, Johor. Area: approx 109 sq metres (1,173 sq feet) Assignor(s): Yuvraj A/L G.V Ganesan Solicitor: M/S Nor Ding & Co Our Ref: PAHJ/7634(1)/1/2026(LA)	Description: Strata 2 storey terrace house Address: No. 17, Jalan Eko Tropika 2/13, Taman Kota Masai, 81700 Pasir Gudang, Johor. Area: approx 130 sq metres (1,399 sq feet) Assignor(s): Tan Peng Kiang Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7633(1)/1/2026(LA)
J3	RESERVE PRICE: RM350,000.00	Johor Bahru
J4	RESERVE PRICE: RM71,280.00	Pontian
S1	RESERVE PRICE: RM382,500.00	Kota Kinabalu
	Description: A Level 5 condominium unit (BUMI LOT) Address: 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 Area: approx 107.60 sq metres (1,158 sq feet) Assignor(s): Rudranara Moduli @ Radharaman Pillai Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8662/1/2026(LA)	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): Khoo Hock Chuan Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8660(2)/1/2026(LA)
S2	RESERVE PRICE: RM335,000.00	Kota Kinabalu
S3	RESERVE PRICE: RM113,400.00	Kota Kinabalu

NOTE

RESERVE PRICE: The subject properties will be sold on an “as is where is basis” and subject to the reserve price as mentioned above and the Conditions of Sale and subject to the consent (if applicable) being obtained by the purchaser from the Developer/Proprietor and other relevant authorities. **DEPOSIT:** All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%) of the reserve price or a minimum of RM2,000.00 whichever is higher** by Bank Draft or Cashier's Order only in favour of AmBank (M) Berhad / AmBank Islamic Berhad for the a/c of (Assignor/Borrower) or remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.

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

HOW TO JOIN OUR ONLINE E-BIDDING AUCTION?

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

For any enquiries, please contact or visit any of our branches below:

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E-mail: main@auctions.com.my
Website: ebid.auctions.com.my

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Pusat Perdagangan Kebun Teh,
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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

ESZAM AUCTIONEER SDN BHD ONLINE AUCTION

**Date/Day : 06 February 2026 / Friday
Time : 11.30 AM**

Via Online : www.eszamauctioneer.com (eZ2Bid)

For more information, please call:

03-7452 1318

AmBank Financing

Please Contact:

For Individual Bidder(s)

Yuan Chik Chong : 012-2232498

For Company Bidder(s)

Camile Tang : 013-9996875



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 : 06 FEBRUARY 2026 / FRIDAY

TIME : 11.30 A.M.

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

**VIA ONLINE
BIDDING**


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
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EZ 1 RESERVE PRICE: RM390,000.00 NILAI

Type : Condominium
Area : Approx 72 sqmt / 775 sqft
Assignor(s) : Thoon Mee Ting
Solicitor : M/S Darshan Chong & Co
(Tel: 03-92844694)



No. A-08-08, Block A, Residensi Lili,
Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan.

EZ 2 RESERVE PRICE: RM435,000.00 NILAI

Type : Condominium
Area : Approx 138 sqmt / 1,485 sqft
Assignor(s) : Chong Kait Choon
Solicitor : M/S Darshan Chong & Co
(Tel: 03-92844694)



No. B-GF-06, Block B,
Residensi Lili @ Taman Bucida Hijauan,
71800 Nilai, Negeri Sembilan.

EZ 3 RESERVE PRICE: RM430,000.00 NILAI

Type : Condominium
Area : Approx 83 sqmt / 893 sqft
Assignor(s) : Yogeshwaran A/L Selvadurai &
Punithamathy A/P Velayutham
Solicitor : M/S Darshan Chong & Co
(Tel: 03-92844694)



No. B-18-04, Block B, Residensi Lili,
Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan.

EZ 4 RESERVE PRICE: RM370,000.00 NILAI

Type : Condominium
Area : Approx 67 sqmt / 721 sqft
Assignor(s) : Mohd Helmi Bin Mohd Lazim
Solicitor : M/S Darshan Chong & Co
(Tel: 03-92844694)



ISLAMIC

No. C-15-14, Block C, Residensi Lili,
Taman Bucida Hijauan, 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

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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

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eszamauctioneer@yahoo.com
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