

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



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 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
 <p>CALLLED OFF</p>		
PUCHONG		

Lot 2	MARKET PRICE RM570,000.00	RESERVE PRICE RM570,000.00
	<p>A Three-Bedroom Condominium Unit 97.00 sq. metres (1,044 sq. ft.)</p> <p>Unit No. A2-10-07, 10th Floor, Block A2, Residensi Tiara Titiwangsa (D'Brightton), Jalan Tiara Titiwangsa, 53200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.</p> <p>Assignor(s): Nurul Syamimi Binti Rudzuan Azmi Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4164/AMBB/26 AMBANK ISLAMIC BERHAD</p>	
KUALA LUMPUR		

Lot 3	MARKET PRICE RM360,000.00	RESERVE PRICE RM360,000.00
	<p>A 3-Bedroom Serviced Apartment 100 sq. metres (1,076 sq. ft.)</p> <p>No. B-19-08, Blok B, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.</p> <p>Assignor(s): Shafika Binti Shari Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4168/AMBB/26 AMBANK ISLAMIC BERHAD</p>	
PETALING JAYA		

Lot 4	MARKET PRICE RM340,000.00	RESERVE PRICE RM340,000.00
	<p>A Two-Bedroom Serviced Apartment Unit 56.00 sq. metres (603 sq. ft.)</p> <p>Unit No. B-31-13, Level 31, Block B, Residensi Cheras Selatan, Jalan Dataran Cheras 7, 43200 Balakong, Selangor Darul Ehsan.</p> <p>Assignor(s): Chuang Chun Hou Solicitors: M/S A Rahim & Co. Our ref: HASB/4159/AMBB/26</p>	
BALAKONG		

Lot 5	MARKET PRICE RM330,000.00	RESERVE PRICE RM330,000.00
	<p>An Apartment Unit 91 sq. metres (980 sq. ft.)</p> <p>Unit No. A-15-09, Block A, Pangsapuri Mawar, Jalan 7/48A, Bandar Baru Sentul, 51000 Kuala Lumpur.</p> <p>Assignor(s): Hasmalia Binti Jamaluddin Solicitors: M/S Goh & Partners Our ref: HASB/4163/AMBB/26</p>	
KUALA LUMPUR		

Lot 6	MARKET PRICE RM320,000.00	RESERVE PRICE RM320,000.00
	<p>CALLLED OFF</p>	
KUALA LUMPUR		

Lot 7	MARKET PRICE RM420,000.00	RESERVE PRICE RM302,400.00
	<p>A Two-Bedroom Serviced Apartment Unit 65.00 sq. metres (700 sq. ft.)</p> <p>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.</p> <p>Assignor(s): Aniq Bin Anas Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4165/AMBB/26 AMBANK ISLAMIC BERHAD Note : Bumi Unit</p>	
PETALING JAYA		

Lot 8	MARKET PRICE RM300,000.00	RESERVE PRICE RM194,400.00
	<p>A One Bedroom Service Apartment 53 sq. metres (570 sq. ft.)</p> <p>Unit No. B-29-06, Jalan KSB 11A, Kondominium Kota Syahbandar, 75200 Melaka.</p> <p>Assignor(s): Chang Swit Ching Solicitors: M/S Ibrahim Nik Junainah & Associates Our ref: HASB/4112/AMBB/25 AMBANK ISLAMIC BERHAD</p>	
MELAKA		

Lot 9	MARKET PRICE RM190,000.00	RESERVE PRICE RM190,000.00
	<p>A 3-Bedroom Medium-Cost Apartment 78.97 sq. metres (850 sq. ft.)</p> <p>No. H-05-18, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.</p> <p>Assignor(s): Mohamad Syahril Izwan Bin Mohd Yusof Solicitors: M/S Goh & Partners Our ref: HASB/4160/AMBB/26 AMBANK ISLAMIC BERHAD</p>	
PETALING JAYA		

Lot 10	MARKET PRICE RM250,000.00	RESERVE PRICE RM180,000.00
	<p>A 3-Bedroom Apartment 80 sq. metres (861 sq. ft.)</p> <p>No. 20-12, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor Darul Ehsan.</p> <p>Assignor(s): Mevisha Naidu a/p Thevagharan Solicitors: M/S Azhar & Wong Our ref: HASB/4167/AMBB/26</p>	
BERANANG		

Lot 11	MARKET PRICE RM200,000.00	RESERVE PRICE RM160,000.00
	<p>A 3-Bedroom Medium-Cost Apartment 78.97 sq. metres (850 sq. ft.)</p> <p>No. F-03A-02, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.</p> <p>Assignor(s): Hafizi Solehin Bin Ab. Halim Solicitors: M/S Azhar & Wong Our ref: HASB/4154/AMBB/26 AMBANK ISLAMIC BERHAD Note: Bumiputera Bidder's Only</p>	
PETALING JAYA		

Lot 12	MARKET PRICE RM160,000.00	RESERVE PRICE RM160,000.00
	<p>An End Low Cost Apartment Unit 65.03 sq. metres (700 sq. ft.)</p> <p>Unit No. D09-10, Block D, Jalan PJS 1/52, Taman Petaling Utama, 46000 Petaling Jaya, Selangor Darul Ehsan.</p> <p>Assignor(s): Sukumary A/P Muniandy Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4158/AMBB/26</p>	
PETALING JAYA		

HERITAGE eBid Auction @ www.heritageauctioneers.my

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, Samsuria Resort Apartment, 26080 Kuantan, Pahang Darul Makmur.

Assignor(s): Soon Yew Choon
Solicitors: M/S Hamidah Rosnawati & 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, Pangsapuri 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 Zazari
Solicitors: M/S Sidek Teh 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, Pangsapuri Sri Ayu, Lebuhr Kebun Nenas 1/KS7, Bandar Putera, 41200 Klang, Selangor.

Assignor(s): Kamalam A/P Veeran
Solicitors: M/S Sidek Teh 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: hauuctionhouse@gmail.com

Website: www.heritageauctioneers.my

Facebook : heritageauctioneersMY

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



A STEP BY STEP GUIDE TO BID ONLINE



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)

Perak

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 Khoo Yin

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

Perak

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 Velayan (Deceased) & Suppamal A/L R. Marimuthu

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

Pulau Pinang

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 Syahmi Bin Mohamad Jaffar

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

Pulau Pinang

LOT 05 Simpang Ampat **Reserve Price RM 315,000**



Apartment Unit
1,312 sq.ft.

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

Assignor / Borrower :
Suria Prakas A/L Munlinda

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

Pulau Pinang

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)

Pulau Pinang



= 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



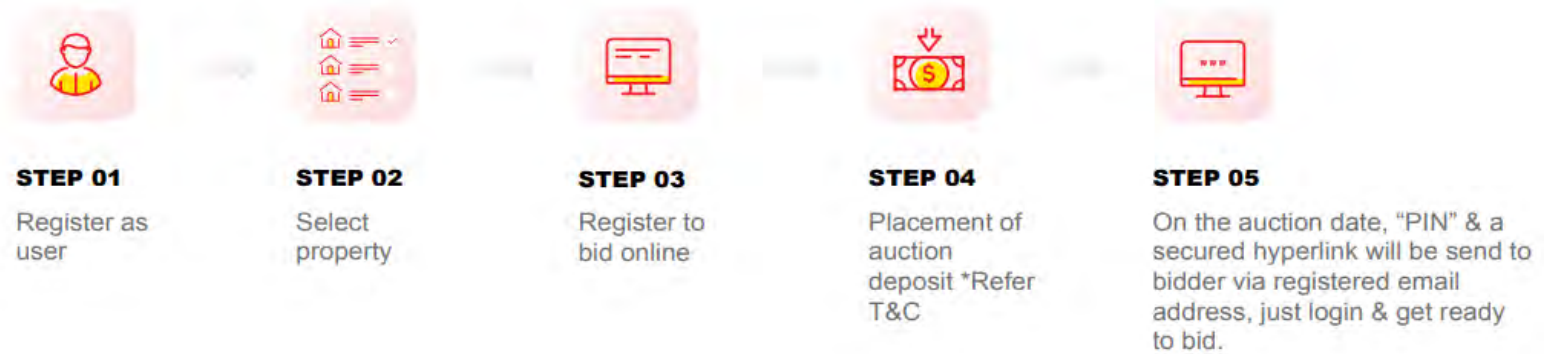
PALMA AUCTIONEERS SDN BHD

04-2299777 / 018-7605117



Simple Step of Bidding

5 Step To Bid Auction Property Online

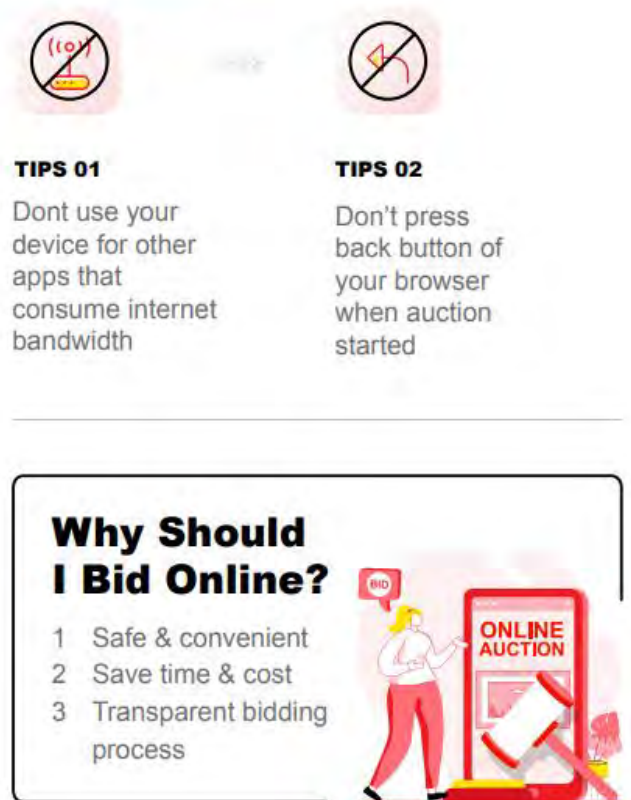


Devices Tips During Auction Property Online

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



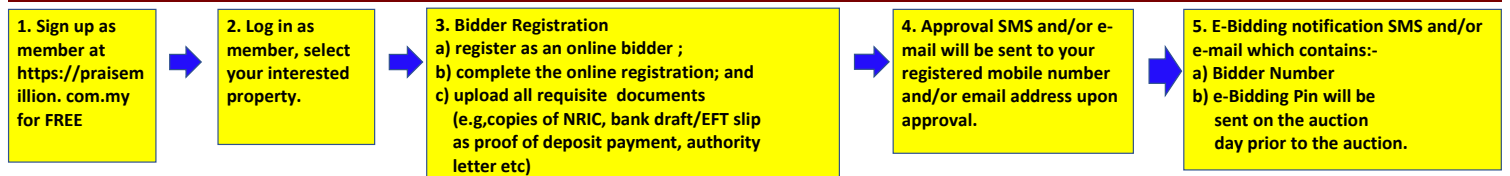
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

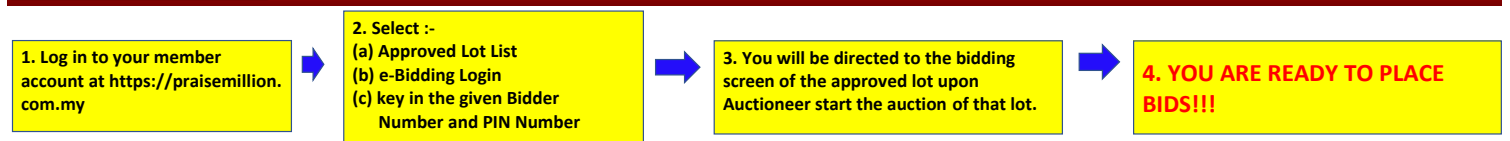


HOW TO REGISTER AND BID ONLINE?

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)
- 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:-
 - 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: RM470,000.00	Kuala Lumpur	 <p>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</p>
2	RESERVE PRICE: RM424,000.00	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): Ok Soon Fatt Solicitor: M/S Zain Megat & Murad Our Ref: PAH40342(2)</p>
3	RESERVE PRICE: RM270,000.00	Kuala Lumpur	 <p>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): Muniyandikaundar A/L Paramasivam Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH40521</p>
4	RESERVE PRICE: RM270,000.00	Dengkil	 <p>Description: Serviced apartment (BUMI LOT) 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) Customer(s): Muhammad Nur Jaini Bin Basri Solicitor: M/S Goh & Partners Our Ref: PAH40341(2) AMBANK ISLAMIC BERHAD</p>
5	RESERVE PRICE: RM260,000.00	Kajang	 <p>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): Muhammad Zahir Bin Ahamed Basheer Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH40519 AMBANK ISLAMIC BERHAD</p>
6	RESERVE PRICE: RM240,000.00	Semenyih	 <p>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</p>
7	RESERVE PRICE: RM170,000.00	Puchong	 <p>Description: Apartment Address: Unit No. B-3-19, Block B, Pangsapuri 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</p>
8	RESERVE PRICE: RM97,200.00	Seri Kembangan	 <p>Description: 3 bedroom apartment (BUMI LOT) Address: No. LC-07-18, Pangsapuri Ruselia, Jalan Pinggiran 1/1, Taman Pinggiran Putra, Seksyen 1, 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, Fakhiah & Co Our Ref: PAH36315(3) AMBANK ISLAMIC BERHAD</p>
J1	RESERVE PRICE: RM530,000.00	Pasir Gudang	 <p>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)</p>
J2	RESERVE PRICE: RM420,000.00	Pasir Gudang	 <p>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): Yuvaraj A/L G.V. Ganesan Solicitor: M/S Nor Ding & Co Our Ref: PAHJ/7634(1)/1/2026(LA)</p>
J3	RESERVE PRICE: RM350,000.00	Johor Bahru	 <p>Description: Service apartment Address: Unit No. 03-01, Menara B, Residensi Mutiara Indah, Jalan Indah, Kawasan Perniagaan Indah, 81200 Johor Bahru, Johor Area: approx 78.98 sq metres (850 sq feet) Customer(s): Thilainaiyagi A/P Seevajee Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7645(1)/1/2026(LA) AmBank Islamic Berhad</p>
J4	RESERVE PRICE: RM71,280.00	Pontian	 <p>Description: Medium low cost flat Address: Unit No. 04-15, Block F, Jalan Megah Utama, Taman Megah, 82000 Pontian, Johor. Area: approx 69.68 sq metres (750 sq feet) Customer(s): Syahrul Rizal Bin Mohd Jahah Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/6996(3)/1/2026(LA)-04 AmBank Islamic Berhad</p>
S1	RESERVE PRICE: RM382,500.00	Kota Kinabalu	 <p>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)</p>
S2	RESERVE PRICE: RM335,000.00	Kota Kinabalu	 <p>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(2)/1/2026(LA)</p>
S3	RESERVE PRICE: RM113,400.00	Kota Kinabalu	 <p>Description: A fourth-floor intermediate apartment unit Address: Lot No. E02, DBKK House No. 2-4-2, 4th Floor, Block LM7, Ramin Apartment, Taman Putera Jaya, Mile 13, Jalan Tuaran, Telipok, 88450 Kota Kinabalu, Sabah Area: approx 73.5 sq metres (791 sq feet) Assignor(s): Norazman Bin Amat & Hamidnuddin Bin Amat Solicitor: M/S Wong & Shim Our Ref: PAHS/8607(3)/1/2026(LA)</p>

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?

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:
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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: ebid.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

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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

**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



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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
(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 : 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

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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)

NO. 14, 1ST FLOOR,
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