

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

# ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 24 February 2026 / Tuesday**

**Time : 10:30 am / 11:30 am**

**Via Online : [arenauctioneers.com](http://arenauctioneers.com)**

For more information, please call:

**03-7452 1764**

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



# PROPERTY AUCTION



03-7452 1764 | [ambank.com.my](http://ambank.com.my)

# PROCLAMATION OF SALE

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

## PUBLIC AUCTION VIA ONLINE BIDDING

**24 FEBRUARY 2026, TUESDAY, 10:30 AM**  
at **arenauctioneers.com**



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

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

■ AmBank (M) Berhad ■ AmBank Islamic Berhad

**AA01 | RESERVE PRICE : RM 1,680,000.00**

**SANDAKAN**



DESCRIPTION : A DOUBLE STOREY DETACHED HOUSE  
 LAND AREA : 8,650.00 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : NOR SYEERDANIE @ QAWSAR BINTI MASDAN  
 SOLICITOR : MESSRS WONG & SHIM (KK)  
 REFERENCE : AASB0205/AMBB (S)/038/004/26-N02(BK-2) LOT  
 ID : 50482  
 NOTE : **BUMIPUTERA LOT**

LOT NO. 196, UTAMA PARK RESIDENCE, PHASE 1A, MILE 6, 90000 SANDAKAN, SABAH

**AA02 | RESERVE PRICE : RM 440,000.00**

**TUARAN**



DESCRIPTION : A DOUBLE STOREY CORNER TERRACED HOUSE  
 LAND AREA : 2,526.00 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : HO NYUK TAI & CHUA CHEE PENG  
 SOLICITOR : MESSRS WONG & SHIM (KK)  
 REFERENCE : AASB0206/AMBB (S)/039/005/26-N02(BK-2)  
 LOT ID : 50483  
 NOTE : **NON - BUMIPUTERA LOT**

LOT NO. T34, TAMAN TAGAS VILLA, 89200 TUARAN, SABAH

**AA03 | RESERVE PRICE : RM 300,000.00**

**KOTA KINABALU**



DESCRIPTION : AN APARTMENT UNIT  
 FLOOR AREA : 850.00 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : KAMSIAH BINTI JAIL & PATRICIA BINTI JAIL  
 SOLICITOR : MESSRS WONG & SHIM (KK)  
 REFERENCE : AASB0201/AMBB (S)/036/002/26-N01(BK-1)  
 LOT ID : 50476  
 NOTE : **NON - BUMIPUTERA LOT**

LOT NO. 6 (F-3F-6), BLOCK F, THIRD FLOOR, APARTMENT ANGKASA, KAMPUNG DARAU, RAMPAYAN, MENGGATAL, 88450 KOTA KINABALU, SABAH

**AA04 | RESERVE PRICE : RM 300,000.00**

**KOTA KINABALU**



DESCRIPTION : AN INTERMEDIATE SIXTH FLOOR APARTMENT UNIT  
 FLOOR AREA : 871.00 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : SERLY MERLINA BINTI JASMAN & JASMAN BIN DAIMUN  
 SOLICITOR : MESSRS WONG & SHIM (KK)  
 REFERENCE : AASB0202/AMBB (S)/037/003/26-N01(BK-1)  
 LOT ID : 50477

LOT NO. K-6F-11, BLOCK K, 6TH FLOOR, APARTMEN ANGKASA PHASE 2, KAMPUNG DARAU, RAMPAYAN, MENGGATAL, 88450 KOTA KINABALU, SABAH

**AA05 | RESERVE PRICE : RM 230,000.00**

**LAHAD DATU**



DESCRIPTION : SINGLE STOREY INTERMEDIATE AFFORDABLE TERRACE HOUSE- TYPE C  
 LAND AREA : 1,613.62 SQUARE FEET  
 ASSIGNOR(S) / CUSTOMER(S) : RAZIMAH BINTI DARI & BASRI BIN LAKSAWAN  
 SOLICITOR : MESSRS WONG & SHIM (KK)  
 REFERENCE : AASB0118/AMBB (S)/035/001/26-N01(BK-1)  
 LOT ID : 47909

MDLD 10173, LOT C063-06, TAMAN KHAZANAH INDAH PHASE 1E, KM12, JALAN TUNGKU, 91100 LAHAD DATU, SABAH

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

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

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

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

EMAIL : aasb@arenauctioneers.com  
WEBSITE : arenauctioneers.com

# PROCLAMATION OF SALE

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

## PUBLIC AUCTION VIA ONLINE BIDDING

24 FEBRUARY 2026, TUESDAY, 11:30 AM

at [arenauctioneers.com](http://arenauctioneers.com)



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

- NOTE :
- (1) Prior to the auction sale, all intending bidders are advised to:-
    - i) inspect the subject property
    - ii) conduct an official title search
    - iii) enquire from the Developer/Proprietor and/or other relevant authorities
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  - (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.
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 AmBank (M) Berhad

 AmBank Islamic Berhad

**AA01 | RESERVE PRICE : RM 550,000.00**

**SERI KEMBANGAN**



**DESCRIPTION** : ONE UNIT OF STRATIFIED OFFICE LOT  
**FLOOR AREA** : 1,561.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : JOHN PAUL LAM KAR SING  
**SOLICITOR** : MESSRS B H GAN, NOR & KIM  
**REFERENCE** : AASB0200/AMBB (P)/074/010/26-N01(BK-1)  
**LOT ID** : 50474

NO. D-02-02, SFERA RESIDENSI, JALAN ATMOSPHERE UTAMA 1, BANDAR PUTRA PERMAI, 43300 SERI KEMBANGAN, SELANGOR

**AA02 | RESERVE PRICE : RM 496,000.00**

**KUALA LUMPUR**



**DESCRIPTION** : A 3-BEDROOM SERVICED APARTMENT  
**FLOOR AREA** : 1,119.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : WONG YOON CHEN  
**SOLICITOR** : MESSRS VAS & CO (KLG)  
**REFERENCE** : AASB0204/AMBB (P)/076/012/26-N02(BK-2)  
**LOT ID** : 50481  
**NOTE** : **NON - BUMIPUTERA LOT**

NO. A-21-02, BLOCK A, APARTMENT SERVIS J DUPION, JALAN SEMBILANG, 56000 KUALA LUMPUR

**AA03 | RESERVE PRICE : RM 480,000.00**

**KAJANG**



**DESCRIPTION** : AN INTERMEDIATE 2-BEDROOM SERVICED APARTMENT UNIT  
**FLOOR AREA** : 1,026.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : MUHAMMAD FARUQ AMIRUL BIN ROMIEZAL  
**SOLICITOR** : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
**REFERENCE** : AASB0162/AMBB (P)/069/005/26-N01(BK-1)  
**LOT ID** : 50179

NO. 15-07, LOUVRE RESIDENCE, LEBUHRAYA SILK, 43000 KAJANG, SELANGOR

**AA04 | RESERVE PRICE : RM 390,000.00**

**BALAKONG**



**DESCRIPTION** : A THREE-BEDROOM SERVICED APARTMENT UNIT  
**FLOOR AREA** : 775.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : LOW SI WEN  
**SOLICITOR** : MESSRS VAS & CO (KLG)  
**REFERENCE** : AASB0207/AMBB (P)/077/013/26-N01(BK-1)  
**LOT ID** : 50484

UNIT NO. B-18-07, LEVEL 18, BLOCK B, RESIDENSI CHERAS SELATAN, JALAN DATARAN CHERAS 7, 43200 BALAKONG, SELANGOR

**AA05 | RESERVE PRICE : RM 380,000.00**

**KUALA LUMPUR**



**DESCRIPTION** : A SERVICED APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL  
**FLOOR AREA** : 1,087.00 SQUARE FEET  
**ASSIGNOR(S) / CUSTOMER(S)** : LIEW SOOK YEE  
**SOLICITOR** : MESSRS ZAIN MEGAT & MURAD  
**REFERENCE** : AASB0196/AMBB (P)/070/006/26-N01(BK-1)  
**LOT ID** : 50213

UNIT NO. C-32-03A, TOWER C, MAXIM CITYLIGHTS SENTUL, JALAN SENTUL PERDANA, SETAPAK, 51000 KUALA LUMPUR

**AA06** | RESERVE PRICE : **RM 260,000.00** | MELAKA



DESCRIPTION : A 3-BEDROOM APARTMENT UNIT  
FLOOR AREA : 865.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : AZUREEN NASHURA BINTI ZUBIR  
SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)  
REFERENCE : AASB0116/AMBB (P)/066/002/26-N01(BK-1)  
LOT ID : 47907  
NOTE : **BUMIPUTERA LOT**

UNIT NO. E-15-17, 15TH FLOOR, RESIDENSI SERI SERINDIT, JALAN TAMAN BANDARAYA, 75400 MELAKA

**AA07** | RESERVE PRICE : **RM 200,000.00** | PETALING JAYA



DESCRIPTION : AN APARTMENT UNIT  
FLOOR AREA : 850.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : TAMILSELVAN A/L NADARAJA & LEVION A/L RAJANDRAN  
SOLICITOR : MESSRS A RAHIM & CO (KL)  
REFERENCE : AASB0199/AMBB (P)/073/009/26-N01(BK-1)  
LOT ID : 50473

UNIT NO. E-07-22A, BLOCK E, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR

**AA08** | RESERVE PRICE : **RM 150,000.00** | PETALING JAYA



DESCRIPTION : AN APARTMENT UNIT  
FLOOR AREA : 657.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : VELOO A/L MUNIANDY  
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
REFERENCE : AASB0119/AMBB (P)/068/004/26-N01(BK-1)  
LOT ID : 47910

UNIT NO. J-04-16, BLOK J, PANGSAPURI PETALING PERDANA, JALAN PJS 1/21, TAMAN PETALING UTAMA, 46150 PETALING JAYA, SELANGOR

**AA09** | RESERVE PRICE : **RM 110,000.00** | KAJANG



DESCRIPTION : A 3 BEDROOM WALK-UP APARTMENT  
FLOOR AREA : 800.00 SQUARE FEET  
ASSIGNOR(S) / CUSTOMER(S) : WAN KAT WEI @ WAN KAR WEI & LAM SOOH WEI  
SOLICITOR : MESSRS B H GAN, NOR & KIM  
REFERENCE : AASB0197/AMBB (P)/071/007/26-N01(BK-1)  
LOT ID : 50214

NO. D-02-49F, BLOCK D, JALAN CHERAS PRIMA 5, TAMAN CHERAS PRIMA, 43000 KAJANG, SELANGOR

## DEPOSIT :

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

## RESERVE PRICE :

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

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

TEL : 03-7845 5890 / 03-7842 2137 /  
03-7832 4047  
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EMAIL : [aasb@arenauctioneers.com](mailto:aasb@arenauctioneers.com)

WEBSITE : [arenauctioneers.com](http://arenauctioneers.com)



## GUIDELINE FOR ONLINE AUCTION REGISTRATION



### DEPOSIT :

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### RESERVE PRICE :

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

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

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

### ORGANISED BY:

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

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

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

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

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

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

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

**ESZAM AUCTIONEER SDN BHD  
ONLINE AUCTION**

**Date/Day : 24 February 2026 / Tuesday**

**Time : 11.00 am**

**Via Online : [www.eszamauctioneer.com](http://www.eszamauctioneer.com) (eZ2Bid)**

**For more information, please call:**

**03-7452 1764**

**AmBank Home Financing please contact:**

**For Individual bidder(s)**

**Tan How Kuan, Bernard : 012-671 7856**

**For Company bidder(s)**

**Brian Choi : 019-384 6608**



**PROPERTY  
AUCTION**



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

# PROCLAMATION OF SALE

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

## PUBLIC AUCTION

**DATE : 24 FEBRUARY 2026 / TUESDAY**

**TIME : 11.00 A.M.**

**VENUE : VIA ONLINE BIDDING AT [www.eszamauctioneer.com](http://www.eszamauctioneer.com)  
(e22Bid)**



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

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

**EZ 1 RESERVE PRICE : RM320,000.00 PORT DICKSON**



# CALL OFF

**EZ 2 RESERVE PRICE : RM140,000.00 PORT DICKSON**



Type : Condominium  
Area : Approx 97 sqmt / 1,044 sqft  
Assignor(s) : Chia Kar Seong  
Solicitor : M/S Darshan Chong & Co  
(Tel: 03-92844694)

No. E302, Ocean View Resort, Batu 9, Jalan Pantai,  
71050 Port Dickson, Negeri Sembilan.

**EZ 3 RESERVE PRICE : RM290,000.00 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 4 RESERVE PRICE : RM320,000.00 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.

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



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

ESZAM AUCTIONEER SDN. BHD.

(200701002904/760902-H)

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

☎ 06-7629786 / 016-6639786 / 018-6639786

✉ 06-7616986

✉ [eszamauctioneer@yahoo.com](mailto:eszamauctioneer@yahoo.com)

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

# ONLINE BIDDING STEP

## eZ2Bid

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



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

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

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



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

**ESZAM AUCTIONEER SDN. BHD.**  
(200701002904/760902-H)  
NO. 14, 1ST FLOOR,  
JALAN DATO' LEE FONG YEE,  
70000 SEREMBAN,  
NEGERI SEMBILAN DARUL KHUSUS

☎ 06-7629786 / 016-6639786 / 018-6639786  
✉ 06-7616986  
✉ [eszamauctioneer@yahoo.com](mailto:eszamauctioneer@yahoo.com)  
🌐 [www.eszamauctioneer.com](http://www.eszamauctioneer.com)

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

# PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 24 February 2026 / Tuesday**

**Time : 11.00 AM**

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

For more information, please call:  
03-7452 1764

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



# PROPERTY AUCTION



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



# PROCLAMATION OF SALE

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

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY  
**Tuesday**

DATE  
**24<sup>TH</sup> 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** **Kampar** Reserve Price **RM 100,000**



**Studio Service Suite Unit**  
431 sq.ft.

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

**Assignor / Borrower :**  
Ahmad Rifae Bin Ramli

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

**Perak**

**LOT 02** **Ipoh** Reserve Price **RM 540,000**



**Terrace Shpoffice Unit**  
4,470 sq.ft.

Unit No. 12, 12A & 12B, Jalan Kledang Bestari 5, Pusat Kledang Bestari, 30100 Ipoh, Perak.

**Assignor / Borrower :**  
H.K.H & S.L.L Sdn. Bhd.

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

**Perak**

**LOT 03** **Simpang Ampat** Reserve Price **RM 10,122**



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

Unit No. H-0-007 (Also Known On Site As Unit No. 6498), LS Blok H, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol Perak.

**Assignor / Borrower :**  
Che Zol Bin Hashim & Rusilawati Binti Adnan

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

**Perak**

**LOT 04** **Simpang Ampat** Reserve Price **RM 10,122**



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

Unit No. H-1-136 (Also Known On Site As Unit No. 6555), LS Blok H, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak

**Assignor / Borrower :**  
Mohd Akhir Bin Omar

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

**Perak**

**LOT 05** **Simpang Ampat** Reserve Price **RM 15,490**



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

Unit No. A-5-515 (Room No. 7434), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

**Assignor / Borrower :**  
Shaharullah Bin Nyata

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

**Perak**

**LOT 06** **Simpang Ampat** Reserve Price **RM 25,000**



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

Unit No. H-2-239 (Room No. 6608), Laketown Serviced Apartments, Blok H (Also Known As Block D), Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

**Assignor / Borrower :**  
Muhamad Yusnizam Bin Jusoh & Norlia Binti Husain

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

**Perak**

**LOT 07** **Ayer Itam** Reserve Price **RM 250,000**



**Apartment Unit**  
700 sq.ft.

**Called Off**

**Assignor / Borrower :**  
Saravana Nehru A/L Muthia & Yuvarani A/P Puvanesvaran

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

**Pulau Pinang**

**LOT 08** **Sungai Petani** Reserve Price **RM 270,000**



**1 Storey Terrace House Unit**  
1,302 sq.ft.

Unit No. 421, Jalan Darulaman Lagenda 2/4, Taman Darulaman Lagenda, 08000 Sungai Petani, Kedah.

**Assignor / Borrower :**  
Vasanthan A/L Govindasamy

**Solicitor :**  
Azmi Rahim & Co (Tel: 04-4235092)

**Kedah**

**LOT 09** **Simpang Ampat** Reserve Price **RM 40,000**



**Apartment Unit**  
478 sq.ft.

Unit No. G-1-122 (Also Known On Site As Unit No. 6267, Block B), LS Blok G, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

**Assignor / Borrower :**  
Zanuddin Bin Haji Samsu Hadi

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

**Perak**

 = AmBank (M) Berhad       = AmBank Islamic Berhad



**LOT 10** Bukit Mertajam **Reserve Price RM 450,000**



Condominium Unit  
1,195 sq.ft.

Unit No. B-13-07, Residensi Sky, Jalan Seladang, 14000 Bukit Mertajam, Pulau Pinang.

**Assignor / Borrower :**  
Mathivaanan A/L Kachna

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

**Pulau Pinang**

**LOT 11** Simpang Ampat **Reserve Price RM 300,000**



2 Storey Terrace House Unit  
775 sq.ft.

Unit No. 48, Lorong Cassia Tengah 12, Bandar Cassia, 14100 Simpang Ampat, Pulau Pinang.

**Assignor / Borrower :**  
Nor Azizan Bin Abd Hamid & Bisah Binti Romli

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

**Pulau Pinang**

**LOT 12** Sitiawan **Reserve Price RM 220,000**



Town House Unit  
1,270 sq.ft.

Unit No. 73, Jalan Permatang Maju 3, Taman Permatang Maju Kampung China (Rumah Bandar), 32000 Sitiawan, Perak.

**Assignor / Borrower :**  
Kesavan A/L Thangaraj

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

**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**

**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

**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>

**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

**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 : 24 February 2026 / Tuesday**

**Time : 11.00 am**

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

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

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



## PROPERTY AUCTION



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

# 产业公开拍卖 PROCLAMATION OF SALE

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

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



**DATE : TUESDAY, THE 24TH 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	LAWAS	RESERVE PRICE : RM180,000.00	LOT 2	MIRI	RESERVE PRICE : RM270,000.00
	Description : Single storey terraced intermediate Land Area : Approx. 168.40 sqm. / 1,812.64 sqft. Built-up Area : - Our Ref. : AMB-2026-0157 Assignee : AmBank (M) Berhad Bank Ref : 01150200024905 Solicitors : Ariffin, Lai & Kan Advocates (Kch)			Description : Single storey terraced intermediate Land Area : Approx. 162.4 sqm. / 1,748.059 sqft. Built-up Area : Approx. 118.950 sqm. / 1,280.368 sqft. Our Ref. : AMB-2025-0147 Assignee : AmBank Islamic Berhad Bank Ref : 88820004308174 Solicitors : S.K. Ling & Tan Advocates (Kch)	
<b>Lot 2214, RPR II, Jalan Banting, 98850 Lawas, Sarawak (Sarawakian Reserved Lot)</b>			<b>Lot 12402, Taman Desa Senadin (Phase 8), Desa Senadin, Off Jalan Lutong-Kuala Baram, 98100 Miri, Sarawak</b>		
LOT 3	SIBU	RESERVE PRICE : RM220,000.00	LOT 4	SIBU	RESERVE PRICE : RM370,000.00
	Description : Single storey terraced intermediate Land Area : Approx. 136.3 sqm. / 1,467.13 sqft. Built-up Area : Approx. 55.00 sqm. / 592.02 sqft. Our Ref. : AMB-2021-0033 Assignee : AmBank (M) Berhad Bank Ref : 01150200037567 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Double storey terraced intermediate Land Area : Approx. 158.6 sqm. / 1,707.16 sqft. Built-up Area : Approx. 95.03 sqm. / 1,022.90 sqft. Our Ref. : AMB-2026-0156 Assignee : AmBank (M) Berhad Bank Ref : 88820007819618 Solicitors : S.K. Ling & Tan Advocates (Kch)	
<b>Lot 3375, Lorong Sibujaya 18E/1, Jalan Sibujaya Utara, Taman Sibujaya, Off Jalan Sibudurin, 96000 Sibujaya, Sarawak</b>			<b>No. 4C, Lorong Sibujaya Selatan 2/G, 96000 Sibujaya, Sarawak</b>		
LOT 5	KUCHING	RESERVE PRICE : RM420,000.00	<b>Organised by the below Auctioneer:</b>  <b>PRAISE MILLION SDN. BHD.</b> (Company No.: 200301015847 (618267-D)) <b>Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak</b> TEL: 082-349069 H/P: 018-9549069, 016-2107727 FAX: 082-349135 Website : <a href="https://praisemillion.com.my">https://praisemillion.com.my</a> E-mail Address: <a href="mailto:auction@praisemillion.com.my">auction@praisemillion.com.my</a>  <b>Licensed Auctioneers :</b> Iris Mui Tze En / Tiong Mei Chek / Lo Lion Hock		
	Description : Single storey low-cost plus terraced corner Land Area : Approx. 286.10 sqm. / 3,079.55 sqft. Built-up Area : Approx. 72.40 sqm. / 779.31 sqft. Our Ref. : AMB-2024-0106 Assignee : AmBank (M) Berhad Bank Ref : 01150200040101 Solicitors : S.K. Ling & Tan Advocates (Kch)				
<b>No. 543, Lot 1738 (S/L 102), Lorong High Park 2D1A, Taman High Park, Batu 11½, Jalan Kuching-Serian, 93250 Kuching, Sarawak (Bumiputra Reserved Lot)</b>					

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

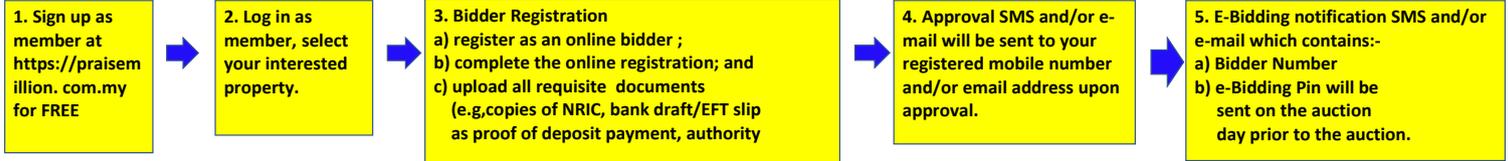
**What you need to prepare for online bidding:**

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

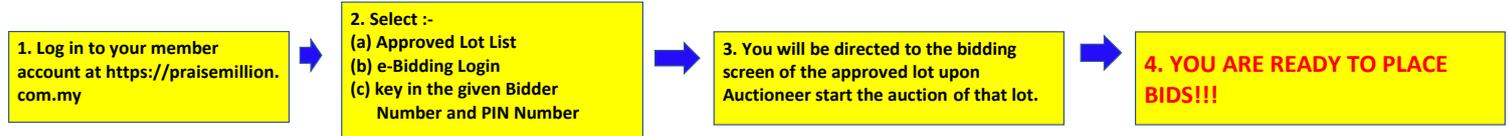


## HOW TO REGISTER AND BID ONLINE?

### BIDDER REGISTRATION PROCEDURE



### ONLINE BIDDING STEPS



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

On the auction day, please:

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

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

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

**Date/Day : 24 February 2026 / Tuesday  
Time : 3.00 pm  
Via Online : [ebid.auctions.com.my](http://ebid.auctions.com.my)**

**For more information, please call:  
03-7452 1318**

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



**PROPERTY  
AUCTION**



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

# PROCLAMATION OF SALE

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

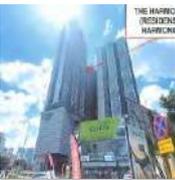
## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 24<sup>TH</sup> DAY OF FEBRUARY, 2026 AT 3.00 P.M IN THE AFTERNOON AT EBID.AUCTIONS.COM.MY

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

- Prior to the auction sale, all intending bidders are advised to:-
  - inspect the subject property
  - conduct an official title search
  - enquire from the Developer/Proprietor and/or other relevant authorities
  - obtain a copy of the Conditions of Sale from the Auctioneer
- 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.
- 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).

<p><b>1</b> RESERVE PRICE: <b>RM414,000.00</b></p> <p><b>Petaling Jaya</b></p>  <p><b>Description:</b> Condominium (BUMI LOT) <b>Address:</b> No. F-05-13, Block F, Metropolitan Sq., Jalan PJU 8/1, D'sara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 1,463.89 sq feet (136.00 sq metres) <b>Customer(s):</b> Nur Zairatul Amirah Binti Kamallazim <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH38289(2) <b>AmBank Islamic Berhad</b></p>	<p><b>2</b> RESERVE PRICE: <b>RM380,000.00</b></p> <p><b>Kuala Lumpur</b></p>  <p><b>Description:</b> Condominium <b>Address:</b> Unit No. B-31-03, Block B, The Harmony (Residensi Harmoni), Jalan Klang Lama, 58200 Kuala Lumpur. <b>Area:</b> approx 95.97 sq metres (1,033 sq feet) <b>Assignor(s):</b> Oh Yew Thiam <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH40497(2)</p>	<p><b>3</b> RESERVE PRICE: <b>RM360,000.00</b></p> <p><b>Kuala Lumpur</b></p>  <p><b>Description:</b> Serviced apartment <b>Address:</b> No. B-12-06, Mercu Kenwingston (on-site is Kenwingston Platz KL North), No. 81, Jalan Gombak, 53000 Kuala Lumpur. <b>Area:</b> approx 75 sq metres (807 sq feet) <b>Customer(s):</b> Muhammad Ezzewan Na'aim Bin Mohd Zulkifli &amp; Rizah Binti Tawajul <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH40681 <b>AmBank Islamic Berhad</b></p>
<p><b>4</b> RESERVE PRICE: <b>RM270,000.00</b></p> <p><b>Puchong</b></p>  <p><b>Description:</b> Townhouse (BUMI LOT) <b>Address:</b> No. 26-1, Jalan TTP 3, Taman Tasik Puchong, 47130 Puchong, Selangor Darul Ehsan. <b>Area:</b> approx 81 sq metres (872 sq feet) <b>Customer(s):</b> Osmafadhin Bin Omar <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH40652 <b>AmBank Islamic Berhad</b></p>	<p><b>5</b> RESERVE PRICE: <b>RM250,000.00</b></p> <p><b>Hulu Kelang</b></p>  <p><b>Description:</b> Studio serviced apartment <b>Address:</b> No. B-12-08, Nadayu 63, Jalan Melawati 8, Taman Nadayu, 53100 Hulu Kelang, Selangor Darul Ehsan. <b>Area:</b> approx 51.75 sq metres (557 sq feet) <b>Assignor(s):</b> Mohammad Mikaeel Abdullah <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH40692</p>	<p><b>6</b> RESERVE PRICE: <b>RM210,000.00</b></p> <p><b>Kajang</b></p>  <p><b>Description:</b> Shop unit <b>Address:</b> No. P13-A-00-03, Sri Cempaka Apartments, Jalan Sepakat Indah 2/1, Taman Sepakat Indah, Sungai Chua, 43000 Kajang, Selangor Darul Ehsan. <b>Area:</b> approx 98 sq metres (1,055 sq feet) <b>Assignor(s):</b> Mohamad Zahir Bin Ahamed Basheer <b>Solicitor:</b> M/S Sidek Teoh Wong &amp; Dennis <b>Our Ref:</b> PAH40519(2)</p>
<p><b>7</b> RESERVE PRICE: <b>RM155,000.00</b></p> <p><b>Puchong</b></p>  <p><b>Description:</b> 3 bedroom low-cost apartment <b>Address:</b> Unit No. A-8-7, 8th Floor, Block A, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan. <b>Area:</b> approx 63.00 sq metres (678 sq feet) <b>Assignor(s):</b> Baizura Binti Idris &amp; Zainal Bin Azlan <b>Solicitor:</b> M/S Sidek Teoh Wong &amp; Dennis <b>Our Ref:</b> PAH40661</p>	<p><b>8</b> RESERVE PRICE: <b>RM150,000.00</b></p> <p><b>Ampang</b></p>  <p><b>Description:</b> Apartment <b>Address:</b> Unit No. 8-06, Pangsapuri Seri Intan, Taman Seri Intan, 68000 Ampang, Selangor Darul Ehsan. <b>Area:</b> approx 62 sq metres (667 sq feet) <b>Assignor(s):</b> Nor Hayatie Binti Lop Sarji <b>Solicitor:</b> M/S Goh &amp; Partners <b>Our Ref:</b> PAH40668</p>	<p><b>9</b> RESERVE PRICE: <b>RM145,800.00</b></p> <p><b>Petaling Jaya</b></p>  <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. E-16-07, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 78.97 sq metres (850 sq feet) <b>Assignor(s):</b> Rahizan Binti Mohd Yusof <b>Solicitor:</b> M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners <b>Our Ref:</b> PAH40645</p>
<p><b>10</b> RESERVE PRICE: <b>RM140,000.00</b></p> <p><b>Sungai Buloh</b></p>  <p><b>Description:</b> Apartment <b>Address:</b> No. 1-0-3, Block 1, Jalan BRP 10/2A, Taman Bukit Indah, Bukit Rahman Putra, 47000 Sungai Buloh, Selangor Darul Ehsan. <b>Area:</b> approx 65.03 sq metres (700 sq feet) <b>Assignor(s):</b> Pushpa Mary A/P Anthonydass <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH40655</p>	<p><b>11</b> RESERVE PRICE: <b>RM131,220.00</b></p> <p><b>Petaling Jaya</b></p>  <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. E-09-22, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 78.97 sq metres (850 sq feet) <b>Customer(s):</b> Siti Hajar Binti Zulkifli <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH38858(2) <b>AmBank Islamic Berhad</b></p>	<p><b>12</b> RESERVE PRICE: <b>RM120,000.00</b></p> <p><b>Rawang</b></p>  <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. F-2-08, Block F, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor Darul Ehsan. <b>Area:</b> approx 65.03 sq metres (700 sq feet) <b>Customer(s):</b> Wan Hamiduddin Bin Wan Mohd Razali <b>Solicitor:</b> M/S A. Rahim &amp; Co <b>Our Ref:</b> PAH40646 <b>AmBank Islamic Berhad</b></p>
<p><b>13</b> RESERVE PRICE: <b>RM120,000.00</b></p> <p><b>Petaling Jaya</b></p>  <p><b>Description:</b> 2 bedroom apartment <b>Address:</b> No. A-210, Apartment Suria, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan <b>Area:</b> approx 53 sq metres (570 sq feet) <b>Assignor(s):</b> Sazanah Binti A Rahman <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH40653</p>	<p><b>14</b> RESERVE PRICE: <b>RM115,000.00</b></p> <p><b>Batu Caves</b></p>  <p><b>Description:</b> 3 bedroom low-cost flat <b>Address:</b> No. S4.01, Pinggiran Batu Caves, 68100 Batu Caves, Selangor Darul Ehsan <b>Area:</b> approx 54.80 sq metres (590 sq feet) <b>Assignor(s):</b> Mariyam Binti Mansur <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH40640</p>	<p><b>J1</b> RESERVE PRICE: <b>RM650,000.00</b></p> <p><b>Johor Bahru</b></p>  <p><b>Description:</b> double storey terrace house intermediate lot <b>Address:</b> No. 8 Jalan Setia Tropika 2/10, Taman Setia Tropika, 81200 Johor Bahru, Johor. <b>Area:</b> approx 121 sq metres (1,302 sq feet) <b>Assignor(s):</b> Ari Chandran A/L Chandra Sekharan, Chandra Sekharan A/L Cereangan &amp; Gobalan A/L Chandra Sekharan <b>Solicitor:</b> M/S Nor Ding &amp; Co <b>Our Ref:</b> PAHJ/7652(1)/2/2026(LA)</p>

**J2 RESERVE PRICE: RM450,000.00** **Senai**



**Description:** double storey terrace house with an attic floor intermediate lot  
**Address:** No. 1202, Jalan Scientex Jaya 23, Taman Scientex, 81400 Senai, Johor  
**Area:** approx 100 sq metres (1,076 sq feet)  
**Assignor(s):** Victornayagam A/L Thomas  
**Borrower(s):** Victornayagam A/L Thomas & Lawrence Ezhilan A/L Thomas  
**Solicitor:** M/S Nor Ding & Co  
**Our Ref:** PAHJ/7653(1)/2/2026(LA)

**J3 RESERVE PRICE: RM360,000.00** **Skudai**



**Description:** Apartment  
**Address:** Unit No. A-8-6, Pangsapuri KSL, Bukit Gemilang, Jalan Gemilang 5, Taman Bukit Gemilang, 81300 Skudai, Johor  
**Area:** approx 79.03 sq metres (850 sq feet)  
**Assignor(s):** Benjason A/L Benjamin  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7654(1)/2/2026(LA)  
**AmBank Islamic Berhad**

**J4 RESERVE PRICE: RM300,000.00** **Johor Bahru**



**Description:** Service apartment  
**Address:** Unit No. A-07-10, Block A, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor  
**Area:** approx 98 sq metres (1,055 sq feet)  
**Assignor(s):** Dinesh Siva A/L Mankuddan  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7095(1)/2/2025(LA)

**J5 RESERVE PRICE: RM96,228.00** **Johor Bahru**



**Description:** Shop lot  
**Address:** Unit No. #02-143, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor  
**Area:** approx 20.15 sq metres (216.9 sq feet)  
**Assignor(s):** Kher Kim Lai  
**Solicitor:** M/S Nor Ding & Co  
**Our Ref:** PAHJ/7542(4)/1/2026(LA)-05

**S1 RESERVE PRICE: RM125,000.00** **Penampang**



**Description:** One (1) parcel of shop/office/ commercial located on the second floor of a 5-storey commercial complex  
**Address:** Unit No. 131, Level No. 2F, Megalong Commercial Complex, 89500 Penampang, Sabah  
**Area:** approx 24 sq metres (258.33 sq feet)  
**Assignor(s):** Fening Bin Jebod @ Jerop  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8674/2/2026(LA)

**S2 RESERVE PRICE: RM700,000.00** **Penampang**



**Description:** A double storey end-lot terraced house had been extended & renovated  
**Address:** Lot No. 79, Block K, Taman Keliau, Phase II, Kg. Tombovo, Putatan, 88200 Penampang, Sabah  
**Area:** approx 237.50 sq metres (2,556.43 sq feet)  
**Assignor(s):** Mohd Rafik Bin Abdul Jubar  
**Borrower(s):** Mohd Rafik Bin Abdul Jubar & Nor Afiza Binti Mohd Rafik  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8667/1/2026(LA)

**S3 RESERVE PRICE: RM169,200.00** **Tawau**



**Description:** A 3-room walk-up apartment unit – Type C  
**Address:** Lot No. B-02-08, Apartmen Villa Sri Indah Phase 1, Mile 10, Jalan Apas, 91000 Tawau, Sabah  
**Area:** approx 850.0 sq feet (78.97 sq metres)  
**Customer(s):** Jennifer Binti Marcus & Muhammad Yunus Bin Rahmat  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8665/1/2026(LA)  
**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 a minimum of RM2,000.00 whichever is higher** by **Bank Draft** or **Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** for the a/c of (Assignor/Borrower) or remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.  
**Online bidders are further subject to the Terms and Conditions on [ebid.auctions.com.my](http://ebid.auctions.com.my).**

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

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

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

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

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

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

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 25TH FEBRUARY 2026 / WEDNESDAY

Via Online : [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

For more information, please call:  
03-7452 1318

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernerd : 012-671 7856

For Company bidder(s)

Brian Choi: 019-384 6608



## PROPERTY AUCTION



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

## PROCLAMATION OF SALE

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

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON WEDNESDAY, THE 25TH FEBRUARY 2026, AT 11.30 A.M. IN THE MORNING, AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO.12, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR. AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**



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

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

<b>LOT 1</b> <b>RESERVE PRICE: RM 1,100,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A Commercial Lot</b> Area : 688 sq. ft. Assignor : Bong Tze Phin & Yap Ah Nee Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. LG-69, Kenanga Wholesale City, Jalan Gelugor, 55200 Kuala Lumpur.  WAWA/AMB6961	<b>LOT 2</b> <b>RESERVE PRICE: RM 560,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A Duplex (Soho) Unit</b> Area : 1,389 sq. ft. Assignor : Nickki Cheah Tuck Loong & Chew Fee Hong Solicitor : B. H. Gan, Nor & Kim Address : Unit No. C-06-02, Tower C, The Scott Garden Soho, Kompleks Rimbun Scott Garden, No.289, Jalan Klang Lama, 58000 Kuala Lumpur.  WAWA/AMB6964	<b>LOT 3</b> <b>RESERVE PRICE: RM 410,000.00</b> <b>CYBERJAYA</b> Type : <b>A 3-Bedroom Condominium Unit</b> Area : 990 sq. ft. Assignor : Siew Yan Ling & Wong Eng Hui Solicitor : Goh & Partners Address : No. 02-05-10, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.  WAWA/AMB6960
<b>LOT 4</b> <b>RESERVE PRICE: RM 350,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A Serviced Apartment Unit Together With A Car Park Bay</b> Area : 958 sq. ft. Assignor : Maximiliano Edora & Yap Kah Yan Solicitor : B. H. Gan, Nor & Kim Address : No. B1-19-9, Block B1, Parklane OUG Service Apartment, No.1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur  WAWA/AMB6963	<b>LOT 5</b> <b>RESERVE PRICE: RM 220,000.00</b> <b>SHAH ALAM</b> Type : <b>A Service Apartment Unit</b> Area : 570 sq. ft. Assignor : Erny Asnirawati Binti Muhlis & Mohamad Firdaus Bin Samsun Majdi Solicitor : Zain Megat & Murad (KL) Address : Unit No. B-16-09, Block B, Denai 128 (Habitus), No. 17, Persiaran Metafasa, Denai Alam, Section U16, 40160 Shah Alam, Selangor Darul Ehsan  WAWA/AMI0670 AMBANK ISLAMIC BERHAD	<b>LOT 6</b> <b>RESERVE PRICE: RM 100,000.00</b> <b>BATU CAVES</b> Type : <b>An Intermediate 3-Bedroom Walk Up Low Cost Apartment Unit</b> Area : 650 sq. ft. Assignor : Mohd Safri Bin Johari Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : No. C-1-04, Block Cahaya, Pangsapuri Putri Laksamana, 68100 Batu Caves, Selangor Darul Ehsan.  WAWA/AMB6953
<b>LOT 7</b> <b>RESERVE PRICE: RM 69,984.00</b> <b>PUCHONG</b> Type : <b>A 3-Bedroom Low-Cost Walk-Up Apartment Unit</b> Area : 667 sq. ft. Assignor : Zalipah Binti Zainon Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. B-05-13, 5th Floor, Block B, Pangsapuri Seroja, Jalan Indah 3, Taman Puchong Indah, 47150 Puchong, Selangor  WAWA/AMB6968		

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

**ON WEDNESDAY, THE 25TH FEBRUARY 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](http://www.ehsanauctioneers.com)**



<b>LOT 1</b> <b>RESERVE PRICE: RM 470,000.00</b> <b>IPOH</b> Type : <b>A 3-Bedrooms Condominium Unit Together With Car Parking Bays</b> Area : 1,163 sq. ft. Assignor : Boo Kang Sen & Loo Ai Xin Solicitor : Nor Ding & Co. Address : Unit No. C-G-9, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan  WAWA/AMB6967	<b>LOT 2</b> <b>RESERVE PRICE: RM 410,000.00</b> <b>BAYAN LEPAS</b> Type : <b>A 3-Bedroom Apartment Intermediate Unit</b> Area : 904 sq. ft. Assignor : Seong Wooi Keong & Khaw Khay Kooi Solicitor : Zaid Ibrahim & Co. Address : No. 12D-13A-6, Lengkok Kelicap, One Foresta, 11900 Bayan Lepas, Penang.  WAWA/AMB6966	<b>LOT 3</b> <b>RESERVE PRICE: RM 303,845.00</b> <b>IPOH</b> Type : <b>A Three (3) Bedroom Condominium Unit</b> Area : 1,163 sq. ft. Assignor : Phan Wei Kang Solicitor : Lalchand & Nawawi Address : Unit No. B-G-6, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak  WAWA/AMB6837
<b>LOT 4</b> <b>RESERVE PRICE: RM 50,000.00</b> <b>SEMANGGOL</b> Type : <b>A 2-Bedrooms Apartment Unit</b> Area : 550 sq. ft. Assignor : Muhammad Nur' Adli Bin Omar & Omar Bin Jantan Solicitor : Nor Ding & Co. Address : Unit No. A-9-911 (also known on site as unit no. 7838 (C/911)), SL Blok A, Bukit Merah Laketown, 34400 Spg. Ampat Semanggol, Perak Darul Ridzuan  WAWA/AMB6962		

PROSPECTIVE BIDDERS MAY BID ONLINE AT  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

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

**WILL SELL THE PROPERTIES DESCRIBED BELOW  
BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON WEDNESDAY, THE 25TH FEBRUARY 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](http://www.ehsanauctioneers.com).**



LOT 1	RESERVE PRICE: RM 130,000.00	KOTA TINGGI
Type	: A Low-Medium Cost Apartment	 WAWA/AMB6965
Area	: 764 sq. ft.	
Assignor	: Asiah Binti Atan & Zulkifli Bin Abd Aziz	
Solicitor	: Ibrahim Nik Junainah & Associates	
Address	: No. B1-G-16, Jalan SS 1/5, Taman Sri Saujana, 81900 Kota Tinggi, Johor.	

### 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](http://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](http://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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

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



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

# NG CHAN MAU & CO SDN BHD ONLINE AUCTION

**Date/Day : 25th February 2026 / Wednesday**

**Time : 3.00 pm | 3.30 pm**

**Via Online : [www.ngchanmau.com](http://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](http://ambank.com.my)



# NCM Co<sup>TM</sup>

## 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.

View Live Auction at [www.ngchanmau.com/live-auction](http://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](http://www.ngchanmau.com).

### WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Wednesday, 25th February 2026, 3.00 p.m. at [www.ngchanmau.com](http://www.ngchanmau.com)

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) 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.)

<p>Reserve Price : <b>RM 560,000</b></p> <p><b>LOT 1 DAMANSARA</b></p> <p><b>SERVICE APARTMENT</b> 924 SQ. FT. / 85.81 SQ.MTR</p> <p>Unit No. B-17-07, Residensi Hampton Damansara, No. 2, Persiaran Tecoma, Country Heights Damansara, 60000 Kuala Lumpur. Assignor/Borrower : Norhasren Binti Ahmad Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners (Tel : 03-2698 7533)</p> <p><b>KUALA LUMPUR</b></p>	<p>Reserve Price : <b>RM 480,000</b></p> <p><b>LOT 2 SHAH ALAM</b></p> <p><b>OFFICE UNIT</b> 1,141 SQ. FT. / 106 SQ.MTR</p> <p>Unit No. A-01-03A, Block A, Radia Offices, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor. Assignors/Customers : Khusyairie Amir Bin Ahmad Zahidi, Wan Zuriaty Binti Wan Razali, Kartini Binti Kamarudin &amp; Rudino Bin Zainuddin Solicitor : M/S Goh &amp; Partners (Tel : 03-2166 8300) <b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 384,000</b></p> <p><b>LOT 3 BUKIT JALIL</b></p> <p><b>2 BEDROOM APARTMENT UNIT</b> 818 SQ. FT. / 76 SQ.MTR</p> <p>Unit No. 2-39-09, 39th Floor, Tower 2, Residensi Bintang Bukit Jalil, Jalan Jalil Impian, Bukit Jalil, 57000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Assignor/Borrower : Kok Kit Yee Solicitor : M/S Zain Megat &amp; Murad (Tel : 03-6207 9331)</p> <p><b>KUALA LUMPUR</b></p>
<p>Reserve Price : <b>RM 380,000</b></p> <p><b>LOT 4 LORONG AMPANG</b></p> <p><b>STUDIO UNIT</b> 452 SQ. FT. / 42 SQ.MTR</p> <p>Unit No. T3-33A-05, 34th Floor, Tower 3, Arte+ @ Jalan Ampang, Lorong Ampang 1, 55000 Kuala Lumpur. Assignor/Borrower : Melisa Pang Jiun Shan Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>KUALA LUMPUR</b></p>	<p>Reserve Price : <b>RM 370,000</b></p> <p><b>LOT 5 SERI KEMBANGAN</b></p> <p><b>3+1 BEDROOM CONDOMINIUM UNIT</b> 1,238 SQ. FT. / 115 SQ.MTR</p> <p>Unit No. A-12-6, Block A, Pangsapuri Aman Height, Jalan Bersatu, Taman Serdang Height, Seksyen 5, 43300 Seri Kembangan, Selangor. Assignors/Borrowers : Lee Sook Mei &amp; Yap Chee Leong Solicitor : M/S Nik Hisham, Fakhiah &amp; Co (Tel : 03-4101 2399)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 340,000</b></p> <p><b>LOT 6 GENTING HIGHLANDS</b></p> <p><b>STUDIO SERVICE APARTMENT</b> 350 SQ. FT. / 33 SQ.MTR</p> <p>Unit No. M1-36-03 [formerly M1-36-19 (13620)], Grand Ion Majestic, Jalan Grand Ion Majestic, 69000 Genting Highlands, Pahang Darul Makmur. Assignors : Cheah Keng Chai &amp; Teoh Tiang Hoon Borrower : Cheah Keng Chai Solicitor : M/S Zain Megat &amp; Murad (Tel : 03-6207 9331)</p> <p><b>PAHANG</b></p>
<p>Reserve Price : <b>RM 330,000</b></p> <p><b>LOT 7 KAJANG</b></p> <p><b>END CONDOMINIUM UNIT</b> 1,292 SQ. FT. / 120 SQ.MTR</p> <p>Unit No. C-19-08, Block C, Ivory Residence, Jalan Mutiara 2, Mutiara Heights, 43000 Kajang, Selangor. Assignors/Borrowers : Chai Hoong Chun &amp; Lee Yien See Solicitor : M/S Nik Hisham, Fakhiah &amp; Co (Tel : 03-4101 2399)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 320,000</b></p> <p><b>LOT 8 SEPANG</b></p> <p><b>3-BEDROOM DUPLEX LOWER LEVEL TOWNHOUSE UNIT</b> 1,292 SQ. FT. / 120 SQ.MTR</p> <p>Unit No. 20-1, Jalan Seraya 4, Greenwoods Seraya @ Salak Perdana, 43900 Sepang, Selangor (address stated in developer's confirmation letter is No. 20-1, Jalan Seraya 4, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor). Assignors/Borrowers : Sasikala A/P Sellappan &amp; Premraj A/L Puspanathan Solicitor : M/S B.H. Gan, Nor &amp; Kim (Tel : 03-2142 9393)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 240,000</b></p> <p><b>LOT 9 CYBERJAYA</b></p> <p><b>3 BEDROOM APARTMENT</b> 861 SQ. FT. / 80 SQ.MTR</p> <p>No. D-01-05, Selangorku, Pr1ma Lakefront Homes Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor. Assignor/Borrower : Niyaz Naathan Bin Vellasamy Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>BUMI LOT SELANGOR</b></p>

<p>Reserve Price : <b>RM 210,000</b></p> <p><b>LOT 10 PUCHONG</b></p> <p><b>3 BEDROOM APARTMENT UNIT</b> 1,517 SQ. FT. / 141 SQ.MTR</p> <p>Unit No. 2-23B, Jalan Indah 3/2, Taman Puchong Indah, 47150 Puchong, Selangor. Assignors/Borrowers : Redjsita Binti Mohamad Kasim &amp; Nurhusin Bin Mad Saat Solicitor : M/S Vas &amp; Co (Tel : 03-3324 5050)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 208,000</b></p> <p><b>LOT 11 SEMENYIH</b></p> <p><b>4 BEDROOM APARTMENT</b> 1,001 SQ. FT. / 93 SQ.MTR</p> <p>Unit No. 3-03, Jalan Dusun, Suria Mewah Residensi, 43500 Semenyih, Selangor. Assignor/Borrower : Yap Jan Hwa Solicitor : M/S Goh &amp; Partners (Tel : 03-2166 8300)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 200,000</b></p> <p><b>LOT 12 PUCHONG</b></p> <p><b>3 BEDROOM MEDIUM COST APARTMENT</b> 852 SQ. FT. / 79.15 SQ.MTR</p> <p>Unit No. F-05-06, Pangsapuri Vista Lavender, Persiaran Kinrara, Seksyen 3, 47190 Puchong, Selangor. Assignor/Customer : Muhammad Afiq Bin Zamri Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>
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<p>Reserve Price : <b>RM 190,000</b></p> <p><b>LOT 13 DENGKIL</b></p> <p><b>TWO BEDROOM SERVICED APARTMENT UNIT</b> 603 SQ. FT. / 56 SQ.MTR</p> <p>Unit No. KR-20-30, 20th Floor, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, 43800 Dengkil, Selangor. Assignor/Customer : Muhammad Hafiz Haiman Bin Hashim Solicitor : M/S Nik Hisham, Fakhiah &amp; Co (Tel : 03-4101 2399)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 152,000</b></p> <p><b>LOT 14 PUCHONG</b></p> <p><b>3 BEDROOM SERVICED APARTMENT UNIT</b> 1,012 SQ. FT. / 94 SQ.MTR</p> <p>Unit No. 5-8, Pangsapuri KLH, Menara KLH, Bandar Puchong Jaya, 47100 Puchong, Selangor. Assignor/Borrower : Buvanesvary A/P Rajindran Solicitor : M/S B.H. Gan, Nor &amp; Kim (Tel : 03-2142 9393)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 140,000</b></p> <p><b>LOT 15 BATU CAVES</b></p> <p><b>3 BEDROOM LOW COST APARTMENT</b> 657 SQ. FT. / 61 SQ.MTR</p> <p>No. A-06-07, Pangsapuri Laksamana Jaya A, Jalan Laksamana 2, Kampung Laksamana, 68100 Batu Caves, Selangor. Assignor : Govindan A/L Subramaniam Borrowers : Govindan A/L Subramaniam &amp; Chitra Deva A/P S. Govindan Solicitor : M/S Vas &amp; Co (Tel : 03-3324 5050)</p> <p><b>SELANGOR</b></p>
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Reserve Price : **RM 138,076**

**LOT 16 LORONG HAJI TAIB**

**RETAIL LOT**  
129 SQ. FT. / 12 SQ.MTR

Unit No. 3A-06, Plaza Haji Taib, 42, Lorong Haji Taib Lima, 50350 Wilayah Persekutuan Kuala Lumpur.  
Assignor/Borrower : TSL Franchise (M) Sdn. Bhd.  
Solicitor : M/S Azhar & Wong  
(Tel : 03-2602 3898)

**KUALA LUMPUR**

**LOT 17**

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<p>Reserve Price : <b>RM 360,000</b></p> <p><b>LOT 1 ISKANDAR PUTERI</b></p> <p><b>SERVICE APARTMENT UNIT</b> 520 SQ. FT. / 48.3 SQ.MTR</p> <p>Unit No. C-23-10, Almas Blok C, Persiaran Laksamana, Puteri Harbour, 79250 Iskandar Puteri, Johor. Assignor/Borrower : Dinesh Raj A/L Nadarajah Solicitor : M/S A. Rahim &amp; Co (Tel : 07-2440001)</p> <p><b>JOHOR</b></p>	<p>Reserve Price : <b>RM 340,000</b></p> <p><b>LOT 2 PENGERANG</b></p> <p><b>STRATA 2 STOREY TERRACE HOUSE</b> 1,076 SQ. FT. / 100 SQ.MTR</p> <p>No. 24, Jalan Gunung Pulai 3, Presint Gunung Pulai, Bukit Pelali @ Pengerang, 81600 Pengerang, Johor. Assignor/Borrower : Low Hong Kew Solicitor : M/S A. Rahim &amp; Co (Tel : 07-2440001)</p> <p><b>JOHOR</b></p>	<p>Reserve Price : <b>RM 330,000</b></p> <p><b>LOT 3 JOHOR BAHRU</b></p> <p><b>SERVICE APARTMENT UNIT</b> 969 SQ. FT. / 90 SQ.MTR</p> <p>Unit No. 15-08, Menara A, Pangsapuri Palma, Jalan Palma Perak 1, Desa Palma, 81100 Johor Bahru, Johor. Assignors : Wong Yong Seng &amp; Lee Ai Tian Borrower : Wong Yong Seng Solicitor : M/S A. Rahim &amp; Co (Tel : 07-2440001)</p> <p><b>JOHOR</b></p>
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**RESERVE PRICE** : The subject properties will be sold 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.

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\*Publication as dated 13th February 2026.

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