

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 25 March 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 25TH OF MARCH 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	SIBU	RESERVE PRICE : RM370,000.00	LOT 2	KUCHING	RESERVE PRICE : RM256,000.00
	Description : Double storey terraced intermediate Land Area : Approx. 158.6 sqm. / 1,707.16 sqft. Built-up Area : Approx. 92.90 sqm. / 999.97 sqft. Our Ref. : AMB-2026-0161 Assignee : AmBank (M) Berhad Bank Ref : 88820007581048 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : 3-storey intermediate townhouse (lower unit) Land Area : - Built-up Area : Approx. 125.42 sqm. / 1,350.00 sqft. Our Ref. : AMB-2026-0159 Assignee : AmBank (M) Berhad Bank Ref : 88820003016885 Solicitors : S.K. Ling & Tan Advocates (Kch)	

No. 7C, Lorong Sibujaya Selatan 2/C, 96000 Sibujaya, Sarawak

House No. 64 (Sublot No. 32), Lower unit (Ground & First Floors), Block No. D, Taman Vision Heights (Phase 1 Townhouse), Lorong Vision Heights 1, Off Jalan Batu Kawa-Tondong, 93050 Kuching, Sarawak

LOT 3	KUCHING	RESERVE PRICE : RM64,000.00
	Description : Low-cost flat Land Area : - Built-up Area : Approx. 39.76 sqm. / 428 sqft. Our Ref. : AMB-2026-0158 Assignee : AmBank (M) Berhad Bank Ref : 88820002171503 Solicitors : Ariffin, Lai & Kan Advocates (Kch)	

Organised by the below Auctioneer:



PRAISE MILLION SDN. BHD.

(Company No.: 200301015847 (618267-D))

Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak
TEL: 082-349069 H/P: 018-9549069, 016-2107727
FAX: 082-349135 Website : <https://praisemillion.com.my>
E-mail Address: auction@praisemillion.com.my

Parcel No. B6-02-13 (Unit No. 13), First Floor (Level 2), Block B6, RPR Matang Malihah II, Off Jalan Batu Kawa-Matang, 93050 Kuching, Sarawak (Sarawakian Reserved Lot)

Licensed Auctioneers :

Iris Mui Tze En / Tiong Mei Chek / Lo Lion Hock

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.



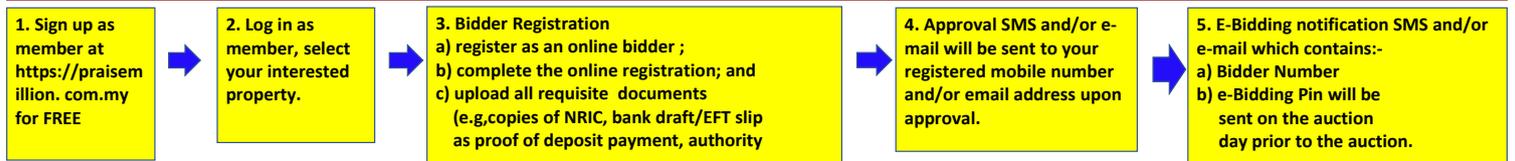
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

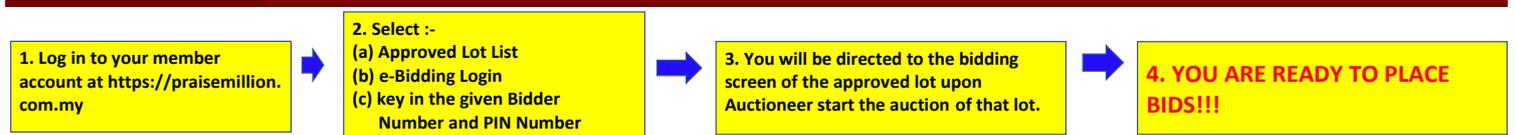


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 26 March 2026 / Thursday
Time : 10:30 am / 11:30 am
Via Online : 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

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

26 MARCH 2026, THURSDAY, 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.



AA01	RESERVE PRICE : RM 530,000.00	PENAMPANG
	DESCRIPTION : 3-STOREY INTERMEDIATE TOWNHOUSE FLOOR AREA : 1,830.75 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : HILARY SIA PIK LEUNG & ARRIANITA BINTI MUSIDI SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0354/AMBB (S)/053/001/26-N01(BK-1) LOT ID : 51371	
UNIT NO. P-10. LOT NO. 110, BLOCK P, LORONG GANANG VILLA 4, PHASE 1, GANANG VILLA, OFF JALAN LINTAS, KEPAYAN, 88200 PENAMPANG, SABAH		

AA02	RESERVE PRICE : RM 396,000.00	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 : AASB0356/AMBB (S)/054/002/26-N03(BK-3) LOT ID : 51373 NOTE : NON - BUMIPUTERA LOT	
LOT NO. T34, TAMAN TAGAS VILLA, 89200 TUARAN, SABAH		

AA03	RESERVE PRICE : RM 344,250.00	KOTA KINABALU
	DESCRIPTION : A LEVEL 5 CONDOMINIUM UNIT (BUMIPUTERA LOT) FLOOR AREA : 1,158.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : RUDRANARA MODULI @ RADHARAMAN PILLAI SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0370/AMBB (S)/058/006/26-N04(BK-4) LOT ID : 51735 NOTE : BUMIPUTERA LOT	
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		

AA04	RESERVE PRICE : RM 335,000.00	TAWAU
	DESCRIPTION : SINGLE STOREY INTERMEDIATE CORNER TERRACE HOUSE (TYPE A) LAND AREA : 2,439.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : ROZALIN BIN ARUPIAH SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0408/AMBB (S)/060/008/26-N02(BK-2) LOT ID : 52210 NOTE : NON - BUMIPUTERA LOT	
LOT 714, TB 714, TAMAN RIA HEIGHTS, PHASE 2A, JALAN UTARA / UTARA BARU, 91000 TAWAU, SABAH		

AA05	RESERVE PRICE : RM 280,000.00	TAWAU
	DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACE HOUSE (TYPE B) LAND AREA : 1,609.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : PAIMEN BIN SUPINI & FAUZIANAH BINTI ELIAS SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0412/AMBB (S)/061/009/26-N02(BK-2) LOT ID : 52211 NOTE : BUMIPUTERA LOT	
LOT 823, TB 823, TAMAN RIA HEIGHTS, PHASE 2B, OFF KM 7, JALAN UTARA/UTARA BARU, 91000 TAWAU, SABAH		

AA06 | RESERVE PRICE : **RM 152,280.00** | **TAWAU**



DESCRIPTION : A 3-ROOM WALK-UP APARTMENT UNIT- TYPE C
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : JENNIFER BINTI MARCUS & MUHAMMAD YUNUS BIN RAHMAT
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0373/AMBB (S)/058/007/26-N03(BK-4)
LOT ID : 51736
NOTE : **BUMIPUTERA LOT**

LOT NO. B-02-08, APARTMEN VILLA SRI INDAH PHASE 1, MILE 10, JALAN APAS, 91000 TAWAU, SABAH

AA07 | RESERVE PRICE : **RM 136,323.00** | **PENAMPANG**



DESCRIPTION : AN INTERMEDIATE APARTMENT UNIT
FLOOR AREA : 668.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : CHONG SHU VEI & MELISSA BANIS
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB0367/AMBB (S)/056/004/26-N04(BK-5)
LOT ID : 51732

UNIT NO 2J 6-1, FIRST FLOOR, COUNTRY HEIGHTS APARTMENT PHASE 2, JALAN BANTAYAN MININTOD, 89500 PENAMPANG, SABAH

AA08 | RESERVE PRICE : **RM 102,060.00** | **KOTA KINABALU**



DESCRIPTION : A FOURTH-FLOOR INTERMEDIATE APARTMENT UNIT
FLOOR AREA : 791.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NORAZMAN BIN AMAT & HAMIDNUDDIN BIN AMAT
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB0368/AMBB (S)/057/005/26-N02(BK-5)
LOT ID : 51733
NOTE : **NON - BUMIPUTERA LOT**

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

AA09 | RESERVE PRICE : **RM 91,125.00** | **KOTA KINABALU**



DESCRIPTION : A THIRD-FLOOR INTERMEDIATE APARTMENT UNIT
FLOOR AREA : 605.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MCHALE CHRISTOPHER M BUJI
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB0365/AMBB (S)/055/003/26-N03(BK-5)
LOT ID : 51731
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. 16 (B203-05-16), THIRD FLOOR, BLOCK 203, SERI MAJU APARTMENT, OFF JALAN SEPANGAR, KUALA MENGGATAL, 88450 KOTA KINABALU, 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

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AmBank (M) Berhad **AmBank Islamic Berhad**

AA01 | RESERVE PRICE : RM 1,300,000.00

AMPANG



DESCRIPTION : A STRATIFIED DOUBLE STOREY MID TERRACED HOUSE
LAND AREA : 1,643.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SENTHIL KUMARAN A/L PERIANAN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB0304/AMBB (P)/093/001/26-N01(BK-1)
LOT ID : 51318

PREMISES NO. 12A, JALAN SH 2/5, SIERRA HIJAUAN TAMAN SIERRA UKAY, 68000 AMPANG, SELANGOR

AA02 | RESERVE PRICE : RM 510,000.00

BANDAR BERA



DESCRIPTION : A CORNER SINGLE-STOREY SEMI-DETACHED HOUSE
LAND AREA : 5,511.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD MUZAKKIR BIN MOHD YUSOF
SOLICITOR : MESSRS HAMIDAH ROSMAWATI & ASSOCIATES (KUANTAN)
REFERENCE : AASB0377/AMBB (P)/106/014/26-N01(BK-1)
LOT ID : 51747

NO. 50, JALAN MERBAU PERDANA 1, TAMAN MERBAU PERDANA, 28200 BANDAR BERA, PAHANG

AA03 | RESERVE PRICE : RM 390,000.00

PUCHONG



DESCRIPTION : A 2-BEDROOM SERVICED APARTMENT
FLOOR AREA : 1,292.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : TAN CINLOK
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB0359/AMBB (P)/099/007/26-N01(BK-1)
LOT ID : 51376

NO. A-13-5, RESIDENSI LOT 8, JALAN PUCHONG SOUTH 1, BANDAR PUCHONG SOUTH, 47100 PUCHONG, SELANGOR

AA04 | RESERVE PRICE : RM 320,000.00

KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 958.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : CECILIA CHOW SOOK MENG
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB0410/AMBB (P)/111/019/26-N02(BK-2)
LOT ID : 52208

NO. 23-2, MEDAN CONNAUGHT (ON-SITE IS THE ANNEX), JALAN 3/144A, CHERAS, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA05 | RESERVE PRICE : RM 300,000.00

KUALA LUMPUR



DESCRIPTION : AN APARTMENT UNIT TOGETHER WITH AN AIR CONDITIONER LEDGE AND A CAR PARK BAY AS ACCESSORY PARCELS
FLOOR AREA : 904.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MUHAMMAD HAKIMMI BIN ZULKEFLI
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL)
REFERENCE : AASB0352/AMBB (P)/095/003/26-N01(BK-1)
LOT ID : 51369

UNIT NO. A-8-21, (RESIDENSI VARIA), NO. 6, JALAN MAS, BUKIT JALIL, 58200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA06 | RESERVE PRICE : RM 288,000.00

SEPANG



DESCRIPTION : A THREE-BEDROOM DUPLEX LOWER LEVEL TOWNHOUSE UNIT
FLOOR AREA : 1,292.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SASIKALA A/P SELLAPPAN & PREMRAJ A/L PUSPANATHAN
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB0357/AMBB (P)/097/005/26-N01(BK-3)
LOT ID : 51374

UNIT NO. 20-1, JALAN SERAYA 4, GREENWOODS SERAYA @ SALAK PERDANA, 43900 SEPANG, SELANGOR DARUL EHSAN (ADDRESS STATED IN DEVELOPER'S CONFIRMATION LETTER IS NO. 20-1, JALAN SERAYA 4, TAMAN SALAK PERDANA, BANDAR BARU SALAK TINGGI, 43900 SEPANG, SELANGOR

AA07 | RESERVE PRICE : RM 280,000.00

PETALING JAYA



DESCRIPTION : A THREE-BEDROOM CONDOMINIUM UNIT
FLOOR AREA : 986.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ANG BOON TONG
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB0409/AMBB (P)/110/018/26-N02(BK-2)
LOT ID : 52207

UNIT NO. A-19-07, 19TH FLOOR, BLOK A, ONE DAMANSARA, NO. 1, JALAN PJU 10/3C, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR

AA08 RESERVE PRICE : RM 220,000.00**MELAKA**

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 688.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : AHDIMAN BIN HASAN
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
 REFERENCE : AASB0374/AMBB (P)/103/011/26-N01(BK-1)
 LOT ID : 51740

UNIT NO. A-05-08, PANGSAPURI GADONG HARMONI @ AMBIENCE RESIDENCE, JALAN PULAU GADONG, 75200 MELAKA

AA09 RESERVE PRICE : RM 200,000.00**PETALING JAYA**

DESCRIPTION : A LOW COST APARTMENT UNIT
 FLOOR AREA : 667.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : CHIEW KIM LOY & CHEM MOY
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)
 REFERENCE : AASB0375/AMBB (P)/104/012/26-N01(BK-1)
 LOT ID : 51741

UNIT NO. C-04-03, BLOCK C, PANGSAPURI DAMANSARA BISTARI, JALAN HARAPAN, SECTION 19, 46300 PETALING JAYA, SELANGOR

AA10 RESERVE PRICE : RM 176,000.00**MELAKA**

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 688.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : TEH BOON PIN
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
 REFERENCE : AASB0411/AMBB (P)/112/020/26-N02(BK-2)
 LOT ID : 52209

UNIT NO. A-07-23, PANGSAPURI GADONG HARMONI @ AMBIENCE RESIDENCE, JALAN PULAU GADONG, 75200 MELAKA

AA11 RESERVE PRICE : RM 170,000.00**SHAH ALAM**

DESCRIPTION : A LOW COST APARTMENT UNIT
 FLOOR AREA : 657.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : ABDUL SHUKOR BIN MAHASAN
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 REFERENCE : AASB0378/AMBB (P)/107/015/26-N01(BK-1)
 LOT ID : 51748

UNIT NO. B-09-01, BLOCK B, PANGSAPURI RIMBA, JALAN LENGKUAS 16/19, SECTION 16, 40200 SHAH ALAM, SELANGOR

AA12 RESERVE PRICE : RM 137,700.00**SHAH ALAM**

DESCRIPTION : A SMALL OFFICE FLEXIBLE OFFICE (SOFO) UNIT
 FLOOR AREA : 420.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : VICTOR LIAW VUI LUN & ANG BEE LANG
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
 REFERENCE : AASB0371/AMBB (P)/101/009/26-N04(BK-4)
 LOT ID : 51737

NO. 20-15, SURIA JAYA, JALAN PADANG JAWA, SEKSYEN 16, 40200 SHAH ALAM, SELANGOR

AA13 RESERVE PRICE : RM 129,600.00**BATU CAVES**

DESCRIPTION : A 3-BEDROOM APARTMENT UNIT
 FLOOR AREA : 829.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : MAKISAM BIN MUHAMMAD & ROHAYU BINTI MOHAMAD
 SOLICITOR : MESSRS AZHAR & WONG
 REFERENCE : AASB0407/AMBB (P)/109/017/26-N01(BK-4)
 LOT ID : 52206

NO. B-3-3B, JALAN OS 1/3, ONE SELAYANG, 68100 BATU CAVES, SELANGOR

AA14 RESERVE PRICE : RM 117,000.00**PETALING JAYA**

DESCRIPTION : AN END LOW COST APARTMENT UNIT
 FLOOR AREA : 700.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : SUKUMARY A/P MUNIANDY
 SOLICITOR : MESSRS B H GAN, NOR & KIM
 REFERENCE : AASB0358/AMBB (P)/098/006/26-N01(BK-3)
 LOT ID : 51375

UNIT NO. D09-10, BLOCK D, JALAN PJS 1/52, TAMAN PETALING UTAMA, 46000 PETALING JAYA, SELANGOR

AA15 RESERVE PRICE : RM 110,000.00**BATU CAVES**

DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT
 FLOOR AREA : 650.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : FITRAH BINTI ABDUL RAHMAN
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 REFERENCE : AASB0353/AMBB (P)/096/004/26-N01(BK-1)
 LOT ID : 51370

NO. C-4-08, BLOK CAHAYA, PUTRI LAKSAMANA, 68100 BATU CAVES, SELANGOR

AA16 RESERVE PRICE : RM 84,240.00**PELABUHAN KLANG**

DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT
 FLOOR AREA : 657.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : KAMARIAH BINTI ABDUL RAHMAN & S SAMSUDDIN BIN ZAZARI
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
 REFERENCE : AASB0372/AMBB (P)/102/010/26-N03(BK-4)
 LOT ID : 51738

NO. A-8-1, TAMAN PERMAI INDAH, JALAN PANDAMARAN JAYA, 42000 PELABUHAN KLANG, SELANGOR

AA17 RESERVE PRICE : RM 75,816.00**KLANG**

DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT
 FLOOR AREA : 650.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : KAMALAM A/P VEERAN
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
 REFERENCE : AASB0366/AMBB (P)/100/008/26-N02(BK-5)
 LOT ID : 51730

NO. B3-4-16, PANGSAPURI SRI AYU, LEBUH KEBUN NENAS 1/KS7, BANDAR PUTERA, 41200 KLANG, SELANGOR

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

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

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

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



GUIDELINE FOR ONLINE AUCTION REGISTRATION



DEPOSIT :

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

RESERVE PRICE :

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

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

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

ORGANISED BY:

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

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

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

EMAIL : aasb@arenaauctioneers.com

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 26 March 2026 / Thursday

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 Thursday | **DATE** 26TH March 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 Ipoh **Reserve Price RM 273,461**

 Condominium Unit
1,163 sq.ft.

Unit No. B-G-6, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.

Assignor / Borrower :
Phan Wei Kang

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

Perak

LOT 02 Jelutong **Reserve Price RM 145,800**

 Flat Unit
650 sq.ft.

Unit No. 5-8-12, Lengkok Haji Ahmad, Pangsapuri Jelutong Indah, 11600 Jelutong, Pulau Pinang.

Assignor / Borrower :
Muhammad Khairil Naim Bin Najeri

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

Pulau Pinang

LOT 03 Simpang Ampat **Reserve Price RM 13,941**

 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 Darul Ridzuan.

Assignor / Borrower :
Shaharullah Bin Nyata

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

Perak

LOT 04 Simpang Ampat **Reserve Price RM 13,943**

 Studio Service Apartment Unit
315 sq.ft.

Unit No. B-1-107 (Room No. 8008), Block B, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

Assignor / Borrower :
Wahab Bin Idris & Mohd Fitri Bin Wahab

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

Perak

LOT 05 Alor Setar **Reserve Price RM 140,000**

 Flat Unit
850 sq.ft.

Unit No. B/4/8 Apartment, City Apartment (Pangsapuri Seri Kundur), Simpang Kuala, 05400 Alor Setar, Kedah Darul Aman

Assignor / Borrower :
Lim Sun Nei

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

Kedah

 = 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



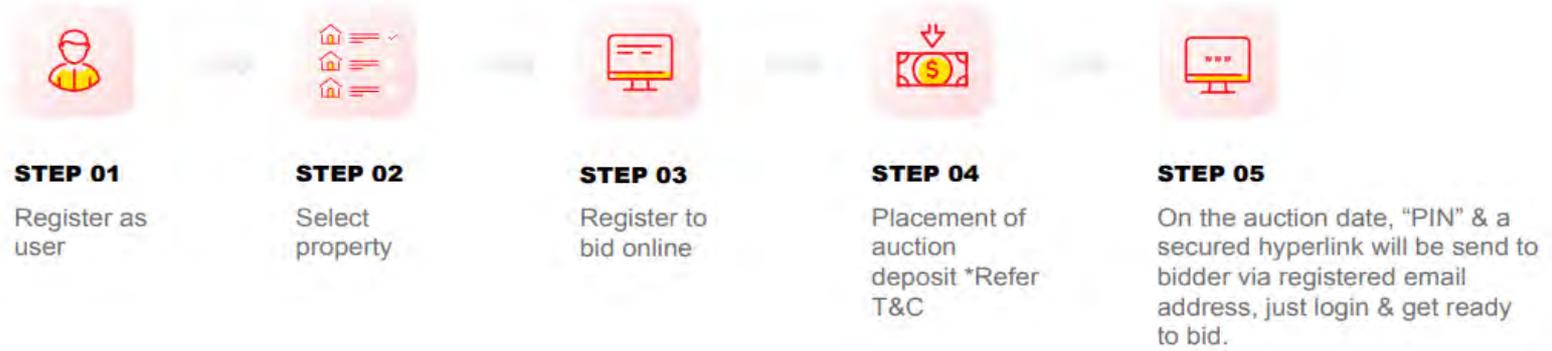
PALMA AUCTIONEERS SDN BHD

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
- ✉ palmauctioneers@gmail.com



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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 26TH MARCH 2026 / THURSDAY

Via Online : 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

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [196901000166 (8516-D)] / AMBANK ISLAMIC BERHAD [199401006897 (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 THURSDAY, THE 26TH MARCH 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



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

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

<p>LOT 1 RESERVE PRICE: RM 944,784.00 PUCHONG</p> <p>Type : A Corner 2 ½ Storey Linked House Within A Gated And Guarded Scheme Area : 4,822 sq. ft. Assignor : Norizad Bin Abdul Rashid Solicitor : Sidek Teoh Wong & Dennis Address : No. 1, Jalan NPT 7/1F, Reflexion, Taman Nusaputra Timur, 47130 Puchong, Selangor Darul Ehsan.</p>  <p>BUMIPUTRA UNIT UMI/AMB6983</p>	<p>LOT 2 RESERVE PRICE: RM 730,000.00 PUCHONG</p> <p>Type : A 3-Bedroom Condominium Area : 2,411 sq. ft. Assignor : Lee Wen Hui & Lee Thsui Pean Solicitor : B.H. Gan, Nor & Kim Address : No. B-12-07, Block B, X2 Residency, Jalan Putra Prima Utama, Taman Putra Prima, 47130 Puchong, Selangor</p>  <p>LIYANA/AMB6980</p>	<p>LOT 3 RESERVE PRICE: RM 380,000.00 PETALING JAYA</p> <p>Type : A 3- Bedroom Serviced Apartment Area : 1,076 sq. ft. Assignor : Adrian Daud Solicitor : B.H. Gan, Nor & Kim Address : No. A-18-03, Blok A, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.</p>  <p>WAWA/AMB6978</p>
<p>LOT 4 RESERVE PRICE: RM 372,600.00 PETALING JAYA</p> <p>Type : A Condominium Unit Area : 1,463.89 sq. ft. Assignor : Nur Zairatul Amirah Binti Kamallazim Solicitor : Vas & Co Address : No. F-05-13, Block F, Metropolitan Sq, Jalan PJU 8/1, D'sara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.</p>  <p>BUMIPUTRA UNIT AMBANK ISLAMIC BERHAD LIYANA/AMI0674</p>	<p>LOT 5 RESERVE PRICE: RM 291,600.00 BANDAR PUNCAK ALAM</p> <p>Type : A Double Storey Mid Terrace House Area : 1,200 sq. ft. Assignor : Paul Abeysshaker A/L Anugrham & Ennaliza A/P Charles Solicitor : A. Rahim & Co. Address : Premises No. 18, Jalan Ritma 1/7, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.</p>  <p>LIYAMA/AMB6979</p>	<p>LOT 6 RESERVE PRICE: RM 220,000.00 PETALING JAYA</p> <p>Type : A Three-Bedroom Medium Cost Apartment Unit Area : 850 sq. ft. Assignor : Muhammad Azrein Bin Mohd Ghazali & Shakira Idayu Binti Ishak Solicitor : B.H.Gan, Nor & Kim Address : Unit No. E-13A-21, 14th Floor, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan</p>  <p>AMBANK ISLAMIC BERHAD LIYANA/AMI0673</p>

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON THURSDAY, THE 26TH MARCH 2026, AT 3.00 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



<p>LOT 1 RESERVE PRICE: RM 510,000.00 KEPALA BATAS</p> <p>Type : A Double Storey Terraced House Area : 2,948 sq. ft. Assignor : Kamaleswary A/P D Ganapathy & Hemawathy A/P Manimaran Solicitor : Lalchand & Nawawi Address : No. 75, Persiaran Seksyen 2/9, Bandar Putera Bertam, 13200 Kepala Batas, Penang.</p>  <p>LIYANA/AMB6982</p>	<p>LOT 2 RESERVE PRICE: RM 486,000.00 IPOH</p> <p>Type : A Three Storey Intermediate Terrace Shopoffice Area : 1,679sq. ft. Assignor : H.K.H & S.L.L Sdn. Bhd. Solicitor : Nor Ding & Co. (Sri Manjung), Address : No. 12, 12A & 12B, Jalan Kledang Bestari 5, Pusat Kledang Bestari, 30100 Ipoh, Perak.</p>  <p>WAWA/AMB6977</p>	<p>LOT 3 RESERVE PRICE: RM 349,920.00 BUKIT MERTAJAM</p> <p>Type : A Duplex Executive Suite Unit With Roof Garden And 2 Car Parks Area : 1,441 sq. ft. Assignor : Teh Siak Guan Solicitor : Azmi Rahim & Co Address : Unit No. C-22-01, Kompleks BM City, Jalan Perda Selatan, 14000 Bukit Mertajam, Pulau Pinang.</p>  <p>LIYANA/AMB6981</p>
<p>LOT 4 RESERVE PRICE: RM 40,000.00 SEMANGGOL</p> <p>Type : A Two Bedroom Serviced Apartment Unit Area : 550sq. ft. Assignor : Faizah Binti Mohamed Nor Solicitor : Lalchand & Nawawi Address : Unit No. A-3-302 (Room No. 7247), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.</p>  <p>WAWA/AMB6976</p>		

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 26TH MARCH 2026, AT 3.30 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO. 9,
JALAN SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR.
AT WEBSITE www.ehsanauctioneers.com.**



LOT 1	RESERVE PRICE: RM 520,000.00	JOHOR BAHRU	LOT 2	RESERVE PRICE: RM 368,000.00	MASAI	LOT 3	RESERVE PRICE: RM 310,000.00	MASAI
Type : A Service Apartment Unit Area : 1,356 sq. ft. Assignor : Tan Chin Siang Solicitor : A. Rahim & Co Address : Unit No. 15-06, Blok A, Residensi KSL, Jalan Delima 3/2, Taman Delima 1, 81100 Johor Bahru, Johor.			Type : A Three Bedroom Serviced Apartment Area : 1,022 sq. ft. Assignor : Lee Seng Loong Solicitor : Nor Ding & Co Address : #20-11, Pangsapuri Rinting Indah, Jalan Rinting, Taman Rinting, 81750 Masai, Johor Darul Takzim.			Type : A Service Apartment Unit Area : 743sq. ft. Assignor : Hwang Yau Mun Solicitor : Ibrahim Nik Junainah & Associates Address : No. A-08-06, Blok A, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.		
 WAWA/AMI0675 AMBANK ISLAMIC BERHAD			 LIYANA/AMB6971			 UMI/AMB6983		
LOT 4	RESERVE PRICE: RM 296,000.00	ISKANDAR PUTERI	LOT 5	RESERVE PRICE: RM 280,000.00	JOHOR BAHRU			
Type : An Apartment Unit Area : 947 sq. ft. Assignor : Yee Wai Jet & Saw May Hong Solicitor : Ibrahim Nik Junainah & Associates Address : Unit No. B-02-08, Block B, Bayu Angkasa Apartment, Persiaran Bayu, Taman Nusa Bayu, 79200 Iskandar Puteri, Johor Darul Takzim.			Type : A Three Bedroom Apartment Unit Area : 1,100 sq. ft. Assignor : Gunasilan A/L Loganathan Solicitor : Nor Ding & Co. Address : #23-01, Menara E, Residensi Larkin Indah, Jalan Larkin Indah, 80350 Larkin, Johor Bahru, Johor Darul Takzim.					
 LIYANA/AMB6972			 LIYANA/AMB6974 AMBANK ISLAMIC BERHAD					

DEPOSIT:

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

RESERVE PRICE:

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

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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

You will be notified once your registration has been approved.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 26th March 2026 / Thursday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1764

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

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

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

NCM CoTM

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

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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Thursday, 26th March 2026, 3.00 p.m. at 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 : RM 720,000</p> <p>LOT 1 BUKIT JALIL</p> <p>COMER 3+1 BEDROOM CONDOMINIUM WITH A PRIVATE LIFT LOBBY 1,604 SQ. FT. / 149 SQ.MTR.</p> <p>Unit No. B-15-01, Residensi Andes Ria, Jalan Mas 3, Bukit Jalil, 58200 Kuala Lumpur.</p> <p>Assignor/Customer : Tan Kah Wai</p> <p>Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)</p> <p>*AMBank ISLAMIC BERHAD</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 600,000</p> <p>LOT 2 DENGKIL</p> <p>2-STOREY TERRACED HOUSE 1,647 SQ. FT. / 153 SQ.MTR.</p> <p>Unit No. 25, Jalan CV 1/2A, Casa View, 43800 Dengkil, Selangor.</p> <p>Assignor/Borrower : Ahmad Faurani Bin Jaafar</p> <p>Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>SELANGOR</p>	<p>Reserve Price : RM 500,000</p> <p>LOT 3 PETALING JAYA</p> <p>3-BEDROOM SERVICED APARTMENT 587 SQ. FT. / 54.56 SQ.MTR.</p> <p>Unit No. 28-11, YOLO Signature Suites, Jalan PJS 8/9, Bandar Sunway, 46150 Petaling Jaya, Selangor.</p> <p>Assignors : Chua Kok Leong & Ong Chai Hon Borrower : Chua Kok Leong Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)</p> <p>SELANGOR</p>
<p>Reserve Price : RM 446,400</p> <p>LOT 4 JALAN SEMBILANG</p> <p>3 BEDROOM SERVICE APARTMENT 1,119 SQ. FT. / 104 SQ.MTR.</p> <p>No. A-21-02, Apartment Servis J Dupion, No. 1, Jalan Sembilang, 56000 Kuala Lumpur.</p> <p>Assignor/Borrower : Wong Yoon Chen</p> <p>Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 400,000</p> <p>LOT 5 BATU CAVES</p> <p>SOHO UNIT 872 SQ. FT. / 81 SQ.MTR.</p> <p>Unit No. 20-03, 20th Floor, Residensi 280, 1 KM Lebuhraya Selayang-Kepong, 68100 Batu Caves, Selangor.</p> <p>Assignors/Customers : Hazra bin Md Bamuchi & Nor Rohizan Binti Mohamad Nor</p> <p>Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>*AMBank ISLAMIC BERHAD</p> <p>SELANGOR</p>	<p>Reserve Price : RM 380,000</p> <p>LOT 6 KAJANG</p> <p>3-BEDROOM SERVICED APARTMENT 1,464 SQ. FT. / 136 SQ.MTR.</p> <p>Unit No. A-L 11-03, Residensi Setia Impian, Taman Residensi Impian, 43000 Kajang, Selangor.</p> <p>Assignor/Borrower : Gugan A/L Rajaalagovan</p> <p>Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>SELANGOR</p>
<p>Reserve Price : RM 300,000</p> <p>LOT 7 SERI KEMBANGAN</p> <p>3+1 BEDROOM CONDOMINIUM UNIT 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.</p> <p>Assignors : Lee Sook Mei & Yap Chee Leong Borrower : Lee Sook Mei Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)</p> <p>SELANGOR</p>	<p>Reserve Price : RM 280,000</p> <p>LOT 8 AMPANG</p> <p>MEDIUM-COST APARTMENT UNIT 800 SQ. FT. / 74.32 SQ.MTR.</p> <p>Unit No. C201, Apt Sri Hijauan, Jalan Ukay Perdana 2/1, Taman Ukay Perdana, 68000 Ampang, Selangor.</p> <p>Assignor : Shahril Azwan Bin Ahmad Borrowers : Shahril Azwan Bin Ahmad & Sa'aimah Binti Abd Rahman</p> <p>Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>SELANGOR</p>	<p>Reserve Price : RM 265,000</p> <p>LOT 9 KAJANG</p> <p>APARTMENT UNIT 990 SQ. FT. / 92 SQ.MTR.</p> <p>Unit No. B-07-13A, Block B, Residensi Zamrud, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor.</p> <p>Assignor/Borrower : Lian Lee Lee Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>SELANGOR</p>
<p>Reserve Price : RM 260,000</p> <p>LOT 10 RAWANG</p> <p>1 STOREY MID TERRACED HOUSE 1,076 SQ. FT. / 100 SQ.MTR.</p> <p>Premises No. 22, Jalan Seroja 5A/3, Section B56, Bukit Sentosa, 48300 Rawang, Selangor.</p> <p>Assignors/Borrowers : Mohamed Yusuf Bin Amran & Mohamed Yasman Bin Mohamed Yusuf</p> <p>Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>SELANGOR</p>	<p>Reserve Price : RM 240,000</p> <p>LOT 11 SETAPAK</p> <p>CONDOMINIUM UNIT 797 SQ. FT. / 74 SQ.MTR.</p> <p>Unit No. A2-53-01, Block A2, Residensi Awani IV (Sky Awani IV Residence), Jalan Santuari Utama, Setapak, 53200 Kuala Lumpur.</p> <p>Assignor/Borrower : Kishot Kumar A/L Ilagovan</p> <p>Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 220,320</p> <p>LOT 12 BATU CAVES</p> <p>3 BEDROOM APARTMENT 1,158 SQ. FT. / 107.56 SQ.MTR.</p> <p>G1-L1-02, Andari TownVilla Jalan SH 2/2, Selayang Heights, 68100 Batu Caves, Selangor.</p> <p>Assignor/Customer : Ahmad Fuad Bin Sazeli Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>*AMBank ISLAMIC BERHAD</p> <p>BUMI LOT SELANGOR</p>

Reserve Price : **RM 198,000**

**LOT 13
SHAH ALAM**

**SERVICED APARTMENT UNIT
570 SQ. FT. / 53 SQ.MTR.**

Unit No. B-16-09, Block B, Denai 128 (Habitus), No. 17, Persiaran Metafasa, Denai Alam, Section U16, 40160 Shah Alam, Selangor.

Assignors/Customers :
Erny Asnirawati Binti Muhlis & Mohamad Firdaus Bin Samsun Majdi
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

***AMBANK ISLAMIC BERHAD**

SELANGOR



Reserve Price : **RM 174,960**

**LOT 14
SYAHBANDAR**

**1 BEDROOM SERVICE APARTMENT UNIT
570 SQ. FT. / 53 SQ.MTR.**

Unit No. #B-29-06, Jalan KSB 11A, Kondominium Kota Syahbandar, 75200 Melaka.

Assignor/Customer : Chang Swit Ching
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 06-521 6272)

***AMBANK ISLAMIC BERHAD**

MELAKA



Reserve Price : **RM 170,000**

**LOT 15
CHERAS**

**LOW COST APARTMENT
700 SQ. FT. / 65 SQ.MTR.**

Unit No. 3A-07, Rumah Pangsa Minang Ria 2, Taman Minang Ria, 43200 Cheras, Selangor.

Assignors/Borrowers :
Fuzy Bin Sarif & Salimah Binti Sungip
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

***AMBANK ISLAMIC BERHAD**

SELANGOR



Reserve Price : **RM 162,000**

**LOT 16
BERANANG**

**3-BEDROOM APARTMENT
861 SQ. FT. / 80 SQ.MTR.**

Unit No. 20-12, Residensi Kesuma 1, Jalan Kesuma, BandarTasik Kesuma, 43700 Beranang, Selangor.

Assignor/Borrower :
Mevisha Naidu A/P Thevagharam
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBANK ISLAMIC BERHAD**

SELANGOR



Reserve Price : **RM 160,000**

**LOT 17
AMPANG**

**3-BEDROOM WALK-UP APARTMENT
(FRONT PORTION)
785 SQ. FT. / 72.93 SQ.MTR.**

Unit No. No. 5-3-A, Lorong Pandan Pertama 7, Pandan Utama 2, Kampung Pandan Dalam, 68000 Ampang, Selangor.

Assignor/Borrower : Sopiha Binti Osman
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

***AMBANK ISLAMIC BERHAD**

SELANGOR



Reserve Price : **RM 157,464**

**LOT 18
JALAN TAMAN
BANDARAYA**

**3 BEDROOM APARTMENT
1,000 SQ. FT. / 92.90 SQ.MTR.**

Unit No. D-18-17, 18th floor, Block D, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka.

Assignors/Customers : Mohd Wazir Bin Suboh & Noor Melissa Binti Abdul Razak
Solicitor : M/S Ibrahim Nik Junainah Associates (Tel : 06-521 6272)

***AMBANK ISLAMIC BERHAD**

MELAKA

BUMI LOT



Reserve Price : **RM 150,000**

**LOT 19
KRUBONG**

**UNIT 2-STOREY LOW-COST TERRACE
HOUSE
883 SQ. FT. / 82 SQ.MTR.**

Unit No. 59, Jalan KJ 63, Taman Krubong Jaya, Krubong, 75250 Melaka.

Assignor/Borrower : Abdul Khalil Bin Sa'adun
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 06-521 6272)

***AMBANK ISLAMIC BERHAD**

MELAKA

KOD A



Reserve Price : **RM 124,659**

**LOT 20
PETALING JAYA**

**3 BEDROOM MEDIUM COST
APARTMENT UNIT
850 SQ. FT. / 78.97 SQ.MTR.**

No. H-11-20, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Customer :
Tengku Mohd Al Mizi Bin Tg Mohamed Azmi
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

***AMBANK ISLAMIC BERHAD**

SELANGOR

BUMI LOT



Reserve Price : **RM 124,268**

**LOT 21
LORONG HAJI TAIB**

**RETAIL LOT
129 SQ. FT. / 12.00 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)

***AMBANK ISLAMIC BERHAD**

KUALA LUMPUR



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Reserve Price : **RM 470,000**

**LOT 1
MASAI**

**SERVICE APARTMENT UNIT
1,690 SQ. FT. / 157.00 SQ.MTR.**

Unit No. 12-06, Blok B, Pangsapuri Ikatan Flora, Jalan Permas 2, Bandar Baru Permas Jaya, 81750 Masai, Johor.

Assignor/Customer : NG See King
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

***AMBANK ISLAMIC BERHAD**

JOHOR



Reserve Price : **RM 390,000**

**LOT 2
JOHOR BAHRU**

**SERVICE APARTMENT UNIT
883 SQ. FT. / 82 SQ.MTR.**

Unit No. #15-15, Menara A, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor.

Assignor/Borrower : Joe Harry
Solicitor : M/S A. Rahim & Co.
(Tel : 07-771 7888)

***AMBANK ISLAMIC BERHAD**

JOHOR

SUBJECT PROPE



Reserve Price : **RM 320,000**

**LOT 3
JOHOR BAHRU**

**3 BEDROOM SERVICED APARTMENT
UNIT
883 SQ. FT. / 82 SQ.MTR.**

Unit No. #28-17, Menara D, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor.

Assignor/Borrower : Ng Jay Yee
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

***AMBANK ISLAMIC BERHAD**

JOHOR



Reserve Price : **RM 300,000**

**LOT 4
MASAI**

**SERVICE APARTMENT
667 SQ. FT. / 62 SQ.MTR.**

Unit No. F-15-03, Blok F, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.

Assignor/Borrower :
Samson Daniel A/L Samuel
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)

***AMBANK ISLAMIC BERHAD**

JOHOR

BLOCK F



Reserve Price : **RM 64,152**

**LOT 5
PONTIAN**

**MEDIUM LOW COST FLAT UNIT
750 SQ. FT. / 69.68 SQ.MTR.**

Unit No. 04-15, Block F, Jalan Megah Utama, Taman Megah, 82000 Pontian, Johor.

Assignor/Customer :
Syahrul Rizal Bin Mohd Jahah
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 07-226 8272)

***AMBANK ISLAMIC BERHAD**

JOHOR



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**Publication as dated 13th March 2026.*

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