

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

**Date/Day : 07 April 2026 / Tuesday
Time : 11.00 am**

Via Online : 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

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 : 07 APRIL 2026 / TUESDAY

TIME : 11.00 A.M.

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



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

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

EZ 1 RESERVE PRICE : RM110,000.00 SEREMBAN



Type : Low Cost Apartment
Area : Approx 58 sqmt / 624 sqft
Assignor(s) : Muhamad Zakki Bin Zahri & Azmirah Binti Zaini
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)

No. Cempaka L, 12-3A-14, Jalan S2 G5,
Garden Avenue, Seremban 2,
70300 Seremban, Negeri Sembilan.

EZ 1 RESERVE PRICE : RM370,000.00 NILAI



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

ISLAMIC

No. C-15-14, Block C,
Residensi Lili, Taman Bucida Hijauan,
71800 Nilai, Negeri Sembilan.

 AmBank (M) Berhad

 AmBank Islamic Berhad

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




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

ESZAM AUCTIONEER SDN. BHD.

(200701002904/760902-H)

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

 06-7629786 / 016-6639786 / 018-6639786

 06-7616986

 eszamauctioneer@yahoo.com

 www.eszamauctioneer.com

ONLINE BIDDING STEP

eZ2Bid

www.eszamauctioneer.com



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

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

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



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

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
🌐 www.eszamauctioneer.com

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 7 April 2026 / Tuesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

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

Will Sell The Property Described Below By
PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 7TH DAY OF APRIL, 2026, AT 11.00 A.M,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

Online bidders are encourage to visit our website at www.heritageauctioneers.my for registration at least one (1) working days before auction day.

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

Watch live streaming auction at www.facebook.com/heritageauctioneersMY

Lot 1	MARKET PRICE RM1,100,000.00	RESERVE PRICE RM880,000.00	 <p>A Stratified 3 1/2 -Storey Intermediate Terrace House 147 sq. metres (1,582 sq. ft.) No. 9, Jalan VS, Villa Senja, 48000 Rawang, Selangor Darul Ehsan. Assignor(s): Mohtar Bin Muhammad Solicitors: M/S Goh & Partners Our ref: HASB/4168/AMBB/26</p>	Lot 2	MARKET PRICE RM1,020,000.00	RESERVE PRICE RM820,000.00	 <p>A Lower Ground Shop Lot Within A Serviced Apartment 183.00 sq. metres (1,970 sq. ft.) No. C-LG-3A, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan. Assignor(s): Loh Sah Hooi Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4038/AMBB/25</p>	Lot 3	MARKET PRICE RM710,000.00	RESERVE PRICE RM710,000.00	 <p>A Service Apartment Unit 85 sq. metres (915 sq. ft.) No. B-27-02, PJ Midtown, Jalan Kemajuan, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Choong Kel Weng & Tan Mei Chan Solicitors: M/S Vas & Co. Our ref: HASB/4197/AMBB/26</p>
Lot 4	MARKET PRICE RM550,000.00	RESERVE PRICE RM550,000.00	 <p>A Two Bedroom Serviced Apartment Unit 85.84 sq. metres (924 sq. ft.) Unit No. B-29-10, 29th Floor, Block B, Residensi Hampton Damansara, Persiaran Tecoma, Country Heights Damansara, 60000 Kuala Lumpur. Assignor(s): Chee Chen Ming Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4204/AMBB/26</p>	Lot 5	MARKET PRICE RM540,000.00	RESERVE PRICE RM540,000.00	 <p>A 3-Bedroom Serviced Apartment 89.00 sq. metres (958 sq. ft.) No. A-07-10 Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor Darul Ehsan. Assignor(s): Tam Shok Fan Solicitors: M/S Vas & Co. Our ref: HASB/4198/AMBB/26</p>	Lot 6	MARKET PRICE RM480,000.00	RESERVE PRICE RM480,000.00	 <p>A Stratified Double Storey Mid Terrace House 111.48 sq. metres (1,200 sq. ft.) No. 15, Jalan Ritma 2/4, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. Assignor(s): Chuah Soon Meng Solicitors: M/S B H Gan, Nor & Kim Our ref: HASB/4202/AMBB/26</p>
Lot 7	MARKET PRICE RM400,000.00	RESERVE PRICE RM320,000.00	 <p>An Apartment Unit 101 sq. metres (1,087 sq. ft.) Unit No. A-12-07, Block A, Pangsapuri Bayu Pandan Jaya, Jalan Pandan 3/11, Pandan Jaya, 55100 Selangor Darul Ehsan. Assignor(s): Hawa Binti Abdul Hamid Solicitors: M/S Azhar & Wong Our ref: HASB/4193/AMBB/26 Note: Bumiputera Lot AMBANK ISLAMIC BERHAD</p>	Lot 8	MARKET PRICE RM280,000.00	RESERVE PRICE RM280,000.00	 <p>A Four (4) Bedrooms Medium Cost Walk Up Apartment Unit 111.85 sq. metres (1,204 sq. ft.) Unit No. B-2-8, Block B, Taman Koperasi Majujaya, Batu 9, Cheras, 43200 Selangor Darul Ehsan. Assignor(s): Ummi Nadyiea Binti Ahmad Afid Solicitors: M/S Goh & Partners Our ref: HAH/3884/AMBB/24</p>	Lot 9	MARKET PRICE RM270,000.00	RESERVE PRICE RM270,000.00	 <p>A Three (3) Bedroom Apartment Unit 92.90 sq. metres (1,000 sq. ft.) Unit No. E-15-04, 15th Floor, Block E, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka. Assignor(s): Muhammad Nabil Ajwad Bin Roslin Solicitors: M/S Ibrahim Nik Junainah & Associates Our ref: HASB/4199/AMBB/26 AMBANK ISLAMIC BERHAD</p>
Lot 10	MARKET PRICE RM240,000.00	RESERVE PRICE RM190,000.00	 <p>A 3-Bedroom Medium-Cost Apartment 78.97 sq. metres (850 sq. ft.) No. E-23A-12A, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Razin Bin Ahmad Rahimi Solicitors: M/S Azhar & Wong Our ref: HASB/4192/AMBB/26 AMBANK ISLAMIC BERHAD</p>	Lot 11	MARKET PRICE RM260,000.00	RESERVE PRICE RM187,200.00	 <p>A 4-Bedroom Apartment 93 sq. metres (1,001 sq. ft.) No. 3-03, Jalan Dusun, Suria Mewah Residensi, 43500 Semenyih, Selangor. Assignor(s): Yap Jan Hwa Solicitors: M/S Goh & Partners Our ref: HASB/4200/AMBB/26 SEMENYIH</p>				

Remarks:

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

RESERVE PRICE:

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

DEPOSIT:

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

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

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

HERITAGE AUCTIONEERS SDN. BHD. [200701033225 (791253-V)]
[formerly known as Heritage Auction House Enterprise (001269594-A)]

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

Whatsapp Hotline: 011 5585 1442

Email: hauctionhouse@gmail.com

Website: www.heritageauctioneers.my

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

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



A STEP BY STEP GUIDE TO BID ONLINE



WHY BID ONLINE?

- Secure and easy**
- Time and cost efficient**
- Transparent process**

TIPS FOR DEVICES BEFORE AUCTIONS

TIPS FOR DEVICES DURING AUCTIONS

- Ensure your device is functioning well**
- Ensure a stable, strong internet connection**
- Use the latest browser version**
- Verify that your device has enough battery**
- Turn off your device's screensaver**

- Avoid using other apps that use bandwidth**
- Don't press the back button during the auction**

Visit heritageauctioneers.my to explore our exciting nationwide properties

Call or whatsapp 011-5585 1442 now!

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

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

**Date/Day : 7 April 2026 / Tuesday
Time : 3.00 pm
Via Online : ebid.auctions.com.my**

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

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



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 7TH DAY OF APRIL, 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

- 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>1 RESERVE PRICE: RM570,000.00 Kuala Lumpur</p>  <p>Description: Serviced apartment Address: No. B-41-03A, Residensi Skyluxe (on-site is Skyluxe On The Park), Jalan Jalil Perkasa 1, Bukit Jalil, 57000 Kuala Lumpur. Area: approx 61 sq metres (657 sq feet) Customer(s): Azlan Bin Mohamed Zainon Solicitor: M/S Vas & Co Our Ref: PAH40885 AmBank Islamic Berhad</p>	<p>2 RESERVE PRICE: RM412,000.00 Kuala Lumpur</p>  <p>Description: Serviced apartment Address: Unit No. A-06-03A, Verve Suites KL South, No. 355, Jalan Klang Lama, 58000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Area: approx 68.00 sq metres (732 sq feet) Assignor(s): Loke Yek Jiang & Eng Sok Houn Solicitor: M/S Azhar & Wong Our Ref: PAH40779(2)</p>	<p>3 RESERVE PRICE: RM400,000.00 Kajang</p>  <p>Description: 3 bedroom condominium Address: Unit No. 18-10, 18th Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan. Area: approx 116 sq metres (1,249 sq feet) Assignor(s): Ng Yit Seong & Ng Yit Hoe Solicitor: M/S Vas & Co Our Ref: PAH40898</p>
<p>4 RESERVE PRICE: RM310,000.00 Shah Alam</p>  <p>Description: Apartment Address: No. A-1-14, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan. Area: approx 91.42 sq metres (984 sq feet) Customer(s): Rafizah Binti Mustafa Solicitor: M/S Vas & Co Our Ref: PAH40882 AmBank Islamic Berhad</p>	<p>5 RESERVE PRICE: RM300,000.00 Shah Alam</p>  <p>Description: SOHO Address: Unit No. A-12-8, Block A, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, 40150 Shah Alam, Selangor Darul Ehsan. Area: approx 54 sq metres (581 sq feet) Assignor(s): Lee Say Hock Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH40883</p>	<p>6 RESERVE PRICE: RM208,000.00 Semenyih</p>  <p>Description: 3 bedroom apartment Address: No. K01-15-10, Pangsapuri Karisma, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor Darul Ehsan. Area: approx 74 sq metres (797 sq feet) Customer(s): Mohd Aris Bin Sapnawi, Rus Aniyah Binti Rahmat & Nor Halidah Binti Rahmat Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH40774(2) AmBank Islamic Berhad</p>
<p>7 RESERVE PRICE: RM190,000.00 Cyberjaya</p>  <p>Description: SOHO Address: Unit No. A-18-7, Kanvas, Jalan Teknokrat 6, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 42 sq metres (452 sq feet) Customer(s): Yong Yuen Fhoong Solicitor: M/S Azhar & Wong Our Ref: PAH40780(2)</p>	<p>8 RESERVE PRICE: RM189,000.00 Puchong</p>  <p>Description: 3 bedroom apartment Address: Unit No. 2-23B, Jalan Indah 3/2, Taman Puchong Indah, 47150 Puchong, Selangor Darul Ehsan. Area: approx 1,517 sq feet (141 sq metres) Assignor(s): Redjisa Binti Mohamad Kasim & Nurhusin Bin Mad Saat Solicitor: M/S Vas & Co Our Ref: PAH40881</p>	<p>9 RESERVE PRICE: RM170,000.00 Semenyih</p>  <p>Description: SOHO Address: No. B-20-05, Block B, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor Darul Ehsan. Area: approx 43.00 sq metres (463 sq feet) Assignor(s): Foo Yun Wei Solicitor: M/S Goh & Partners Our Ref: PAH40884</p>
<p>10 RESERVE PRICE: RM140,000.00 Kuala Lumpur</p>  <p>Description: 2 bedroom flat Address: No. 61, Block RP2, Jalan Maju Utama, Taman Lembah Maju, 56100 Kuala Lumpur. Area: approx 56.51 sq metres (608 sq feet) Customer(s): Muhd Fairuz Bin Mohd Arof & Qurairatu Aisyah Binti Zul Azari Solicitor: M/S Vas & Co Our Ref: PAH40880 AmBank Islamic Berhad</p>	<p>J1 RESERVE PRICE: RM800,000.00 Iskandar Puteri</p>  <p>Description: Strata double storey terrace house (BUMI LOT) Address: No. 29, Residensi Botani 2, Persiaran Eko Botani 2, Taman Eko Botani 2, 79100 Iskandar Puteri, Johor Area: approx 143 square metres (1,539 square feet) Customer(s): Hairul Anwar Bin Ibrahim Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7674(2)/3/2026(LA) AmBank Islamic Berhad</p>	<p>J2 RESERVE PRICE: RM400,000.00 Johor Bahru</p>  <p>Description: Service apartment Address: Unit No. B-24-05, Pangsapuri Dwi Alif, Jalan Tampoi, 81200 Johor Bahru, Johor. Area: approx 85 sq metres (915 sq feet) Assignor(s): Lou Sai Hong Borrower(s): Lou Kim Bee & Lou Sai Hong Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7702(1)/3/2026(LA)</p>
<p>J3 RESERVE PRICE: RM380,000.00 Skudai</p>  <p>Description: 2 bedroom service apartment Address: Unit No. D-16-18, The Garden Residences, Jalan Mutiara 1/15, Taman Mutiara Mas, 81300 Skudai, Johor Area: approx 106 sq metres (1,141 sq feet) Assignor(s): Sanjay Periasamy Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7703(1)/3/2026(LA)</p>	<p>S1 RESERVE PRICE: RM290,000.00 Putatan</p>  <p>Description: An intermediate fourth floor apartment unit Address: Lot No. B-4-09, Block B, Level 4, Type D, Taman Bukit VOR (Bukit VOR Garden Court): Jalan Bukit Vor Putatan, 88200 Kota Kinabalu, Sabah Area: approx 83.52 sq metres (899 sq feet) Assignor(s): Long Tien Yaw Solicitor: M/S Wong & Shim Our Ref: PAHS/8697/3/2026(LA)</p>	<p>S2 RESERVE PRICE: RM285,000.00 Penampang</p>  <p>Description: A 10th floor hotel suite Address: Unit No. 9, 10th Floor, ITCC Suites, International Technology & Commercial Centre Penampang (ITCC Penampang), 88300 Penampang, Sabah Area: approx 510 sq feet (47.38 sq metres) Assignor(s): Kelvin Chia Yung Hou Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8684(2)/3/2026(LA)</p>

S3

**RESERVE PRICE:
RM220,000.00**

Sandakan



Description: First floor apartment unit (corner)
Address: Lot 2, First Floor, Block A2, Utama Court, Phase 1, Mile 6, North Road, 90000 Sandakan, Sabah
Area: approx 95.69 sq metres (1,030 sq feet)
Customer(s): Chen Wei Jin
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8679(2)/3/2026(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.

HOW TO JOIN OUR ONLINE E-BIDDING AUCTION?

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

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

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

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 08 April 2026 / Wednesday

Time : 11.00 AM

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

For more information, please call:
03-7452 1764

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY Wednesday	DATE 08TH April 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	Bayan Lepas	Reserve Price	RM 630,000
	Condominium Unit 1,399 sq.ft. Unit No. 1C-26-03, Lengkok Merbah 3, The Clovers, 11900 Bayan Lepas, Pulau Pinang.		
Assignor / Borrower : Santhi A/P Chokkalingam & Visaundry A/P Soontharamuthy Solicitor : Zaid Ibrahim & Co (Tel: 04-3753130)			
	Pulau Pinang		

LOT 02	Lunas	Reserve Price	RM 400,000
	1 Storey Terrace House Unit 1,061 sq.ft. Unit No. 2875, Jalan Permata 2/8, Bandar Permata Lunas, 09600 Lunas, Kedah Darul Aman.		
Assignor / Borrower : Yogarajan A/L Devandran Solicitor : Azmi Rahim & Co (Tel: 04-4235092)			
	Kedah		

= AmBank (M) 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



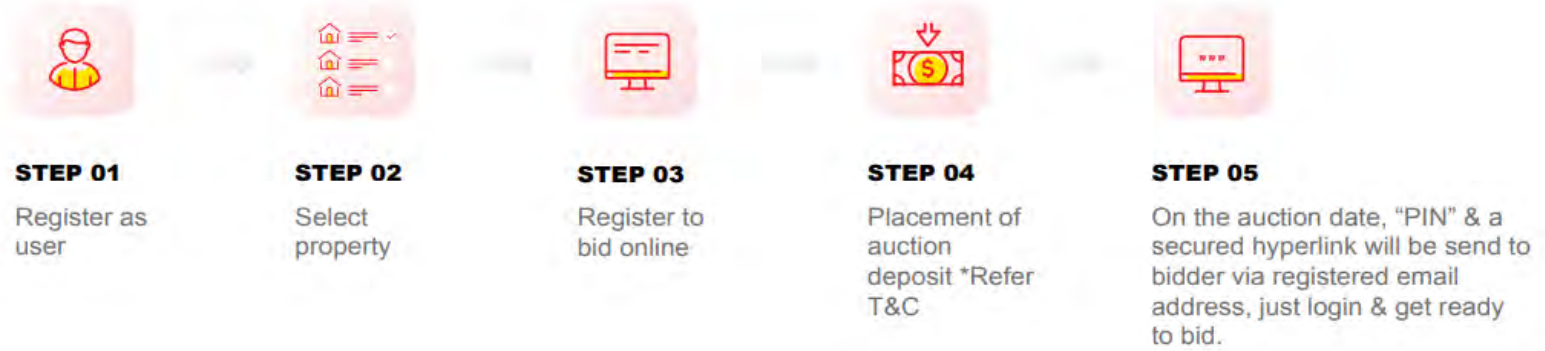
PALMA AUCTIONEERS SDN BHD

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 08 April 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 08TH OF APRIL 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 : RM296,000.00	LOT 2	KUCHING	RESERVE PRICE : RM220,000.00
	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 : Single storey low-cost terraced intermediate Land Area : Approx. 90.70 sqm. / 976.30 sqft. Built-up Area : Approx. 41.25 sqm. / 444.00 sqft. Our Ref. : AMB-2026-0162 Assignee : AmBank (M) Berhad Bank Ref : 01150100000298 Solicitors : S.K. Ling & Tan Advocates (Kch)	

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

Lot 4357, Lorong Cahya Mata 11P, RPR Bandar Baru Samariang, Off Jalan Sultan Tengah, 93050 Kuching, Sarawak (SARAWAKIAN RESERVED LOT)

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.

Organised by the 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
(Web Site : <https://praisemillion.com.my> E-mail Address: auction@praisemillion.com.my)

Iris Mui Tze En
Tiong Mei Chek
Lo Lion Hock
Licensed Auctioneers



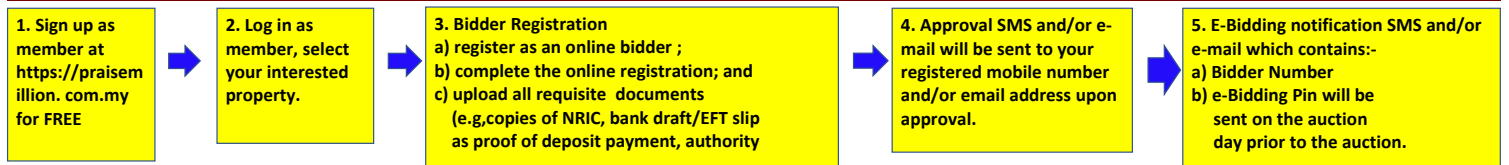
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

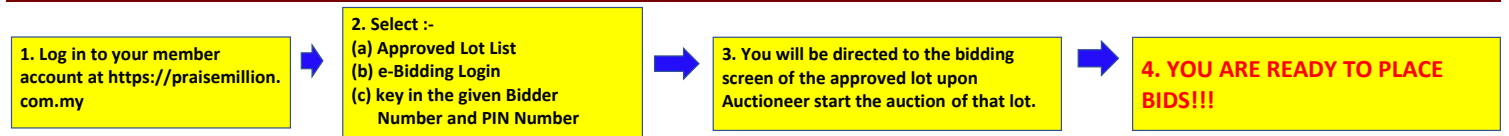


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



- Online bidding can be done using a computer, notebook, smart phone or tablet
On the auction day, please:
- ensure your device is in good and functioning condition
 - ensure your device is charged
 - check Internet signal in your location is strong and in stable condition
 - use up to date version of internet browser (e.g google chrome, internet explorer etc)

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 9TH APRIL 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 [196901000186 (8515-D)] / AMBANK ISLAMIC BERHAD [199401008897 (295576-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 9TH APRIL 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 584,000.00</p> <p>Type : A 3-Bedroom Condominium Area : 2,411 sq. ft. Assignor : Lee Wen Hui & Lee Thsu 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>WITHDRAWN</p> <p>LIYANA/AMB6987</p>	<p>LOT 3 RESERVE PRICE: RM 300,000.00</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>LIYANA/AMB6978</p>
<p>LOT 4 RESERVE PRICE: RM 280,000.00</p> <p>Type : An Intermediate 3-Bedroom Apartment Area : 980 sq. ft. Assignor : Makhamah A/P Perumal & K. Puvanaiswari A/P R. Krishnan Solicitor : Nik Hisham, Fakhiah & Co. Address : No. E-G-6, Block E, Pangsapuri Kasturi Tiara, Jalan Kasturi 4, Taman Kasturi, 43200 Cheras, Selangor Darul Ehsan.</p>  <p>LIYANA/AMB6985</p>	<p>LOT 5 RESERVE PRICE: RM 270,000.00</p> <p>Type : A Small Office Home Office (Soho) Unit Together A Foyer An Air Conditioner Ledge Area : 452 sq. ft. Assignor : Ho Dick Xion & Ong Ai Mui Solicitor : Vas & Co. Address : Unit No. C-16-12, Block C, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan.</p>  <p>LIYANA/AMB6986</p>	<p>LOT 6 RESERVE PRICE: RM 176,000.00</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 9TH APRIL 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





<p>LOT 1 RESERVE PRICE: RM 90,000.00</p> <p>Type : A Studio Unit Serviced Suite Area : 431 sq. ft. Assignor : Ahmad Rifae Bin Ramli Solicitor : Nor Ding & Co. Address : No. 19-23, Menara Agacia @ Kampar (Champ Elysees), Lingkar Agacia, Bandar Agacia, 31910 Kampar, Perak</p>  <p>LIYANA/AMB6988</p>	<p>LOT 2 RESERVE PRICE: RM 32,000.00</p> <p>Type : A Two Bedroom Serviced Apartment Unit Area : 550 sq. 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>LIYANA/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 9TH APRIL 2026, AT 3.00 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO. 9,
JALAN SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR.
AT WEBSITE www.ehsanauctioneers.com.**



LOT 1	RESERVE PRICE: RM 420,000.00	JOHOR BAHRU	LOT 2	RESERVE PRICE: RM 250,000.00	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 Service Apartment Unit Area : 743 sq. 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.		
AMBANK ISLAMIC BERHAD		LIYANA/AMI0675			LIYANA/AMB6984

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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 10 April 2026 / Friday
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

10 APRIL 2026, FRIDAY, 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 90,000.00

SANDAKAN



DESCRIPTION : INTERMEDIATE DOUBLE STOREY LOW COST TERRACE HOUSE
LAND AREA : 924.00 SQUARE FEET
ASSIGNOR(S) : MUKRI BIN OTOH
SOLICITOR : WONG & SHIM (KK)
REFERENCE : AASB0422/AMBB (S)/063/002/26-N01(BK-1)
LOT ID : 53465

LOT 149, BLOCK M9, TAMAN NURI, MILE 8, JALAN LABUK, 90000 SANDAKAN, 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

10 APRIL 2026, FRIDAY, 11:30 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 :
- 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.

AmBank (M) Berhad

AmBank Islamic Berhad

AA01	RESERVE PRICE : RM 650,000.00	PUCHONG
	DESCRIPTION : A DOUBLE STOREY CORNER TERRACE HOUSE LAND AREA : 1,765.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : MORGAN A/L CHANDRASAKARAN SOLICITOR : MESSRS VAS & CO (KLG) REFERENCE : AASB0418/AMBB (P)/117/005/26-N01(BK-1) LOT ID : 53072	
NO. 2, JALAN AP 1, ANDIRA PARK, BANDAR BUKIT PUCHONG 2, 47120 PUCHONG, SELANGOR		

AA02	RESERVE PRICE : RM 630,000.00	KUALA LUMPUR
	DESCRIPTION : A 3-BEDROOM CONDOMINIUM FLOOR AREA : 1,184.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : KOK SAI CHEONG SOLICITOR : MESSRS GOH & PARTNERS (KL) REFERENCE : AASB0413/AMBB (P)/113/001/26-N01(BK-1) LOT ID : 52213 NOTE : NON - BUMIPUTERA LOT	
15-01, ROYALLE KONDOMINIUM, NO 2B, JALAN 3/61, OFF JLN SEGAMBUT, 51200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR		

AA03	RESERVE PRICE : RM 380,000.00	CYBERJAYA
	DESCRIPTION : A CONDOMINIUM UNIT TOGETHER WITH TWO CAR PARK BAYS AND AN AIR CONDITIONER LEDGE AS ACCESSORY PARCELS FLOOR AREA : 947.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : TAN JUN KWONG SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL) REFERENCE : AASB0415/AMBB (P)/114/002/26-N01(BK-1) LOT ID : 52651	
UNIT NO. T6-18-3A, LAKEFRONT RESIDENCE, PERSIARAN SEMARAK API, CYBER 11, 63000 CYBERJAYA, SELANGOR		

AA04	RESERVE PRICE : RM 354,294.00	RAWANG
	DESCRIPTION : A STRATIFIED DOUBLE-STOREY SEMI-DETACHED HOUSE (CLUSTER TYPE) LAND AREA : 2,400.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : FARIZZAD AZMER BIN ABU BAKAR & BIBI NOOR SHAFIA AZNI BINTI ABU BAKAR SOLICITOR : MESSRS VAS & CO (KLG) REFERENCE : AASB0416/AMBB (P)/115/003/26-N03(BK-6) LOT ID : 52652	
NO. 2A, JALAN MR 2/5, TAMAN M-RESIDENSI 2, 48020 RAWANG, SELANGOR		

AA05	RESERVE PRICE : RM 312,000.00	PUCHONG
	DESCRIPTION : A 2-BEDROOM SERVICED APARTMENT FLOOR AREA : 1,292.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : TAN CINLOK SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL) REFERENCE : AASB0420/AMBB (P)/119/007/26-N02(BK-2) LOT ID : 53074	
NO. A-13-5, RESIDENSI LOT 8, JALAN PUCHONG SOUTH 1, BANDAR PUCHONG SOUTH, 47100 PUCHONG, SELANGOR		

AA06	RESERVE PRICE : RM 300,000.00	SHAH ALAM
	DESCRIPTION : A 3-BEDROOM APARTMENT FLOOR AREA : 1,008.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : MOHD AZHAN BIN AWG SEMAN & NORAIIDA BINTI MOHD NASIR SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL) REFERENCE : AASB0417/AMBB (P)/116/004/26-N01(BK-1) LOT ID : 53071	
NO. P5-08-13, PANGSAPURI INDAHRIA, PERSIARAN JUBLI PERAK, SEKSYEN 22, 40300 SHAH ALAM, SELANGOR		

AA07	RESERVE PRICE : RM 160,000.00	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 : AASB0419/AMBB (P)/118/006/26-N02(BK-2) LOT ID : 53073	
UNIT NO. C-04-03, BLOCK C, PANGSAPURI DAMANSARA BISTARI, JALAN HARAPAN, SECTION 19, 46300 PETALING JAYA, SELANGOR		

AA08	RESERVE PRICE : RM 88,000.00	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 : AASB0421/AMBB (P)/120/008/26-N02(BK-2) LOT ID : 53075	
NO. C-4-08, BLOK CAHAYA, PUTRI LAKSAMANA, 68100 BATU CAVES, 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