

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

NG CHAN MAU & CO SDN BHD

Date/Day : 28th April 2026 / Tuesday

Time : 10.00 am

Venue : Auction Room Of Ng Chan Mau & Co Sdn Bhd
No 7, Ground Level, Block B, Megan Avenue 11,
No. 12, Jalan Yap Kwang Seng,
50450 Kuala Lumpur

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



PROCLAMATION OF SALE

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

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

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

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

On Tuesday, 28th April 2026, Time : 10.00 a.m.
at Auction Room of NG CHAN MAU & CO SDN BHD or
via online bidding at WWW.NGCHANMAU.COM

For online bidding, please register at least one (1) working day before auction day for registration & verification purposes)

<p>Reserve Price : RM 1,150,000</p> <p>TELOK PANGLIMA GARANG</p> <p>STRATIFIED 2-STOREY END TERRACED HOUSE WITH EXTRA LAND 3,595 SQ. FT. / 333.99</p> <p>No. 102, Jalan Flora 1A/1, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor. Assignors : Ahmad Sofian Azli Bin Abdul Aziz & Azyatul-Nurhani Binti Azmi Customer : Ahmad Sofian Azli Bin Abdul Aziz Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>SELANGOR</p> 	<p>Reserve Price : RM 970,000</p> <p>JALAN DUTA HARTAMAS</p> <p>2+1 BEDROOM CONDOMINIUM 1,163 SQ. FT. / 108.05</p> <p>Unit No. H-21-03, Residensi Duta Kiara, Jalan Duta Hartamas, 50480 Kuala Lumpur. Assignor/Borrower : Chin Fun Yuen Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>KUALA LUMPUR</p> 	<p>Reserve Price : RM 950,000</p> <p>RAWANG</p> <p>STRATIFIED 2 - STOREY TERRACED HOUSE WITHIN A GATED AND GUARDED SCHEME 1,647 SQ. FT. / 153.01</p> <p>No. 42, Jalan SET 2/1, Setia Eco Templer, 48000 Rawang, Selangor Assignor/Customer : Ismaliana Binti Ismail Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>SELANGOR</p> <p>BUMI QUOTA</p> 
<p>Reserve Price : RM 575,000</p> <p>BUKIT JALIL</p> <p>CORNER 3+1 BEDROOM CONDOMINIUM WITH A PRIVATE LIFT LOBBY 1,604 SQ. FT. / 149.02</p> <p>Unit No. B-15-01, Residensi Andes Ria, Jalan Mas 3, Bukit Jalil, 58200 Kuala Lumpur. Assignor/Customer : Tan Kah Wai 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 520,000</p> <p>TAMAN KUCHAI JAYA</p> <p>2-BEDROOM SERVICED APARTMENT 850 SQ. FT. / 78.97</p> <p>Unit No. B-38-03, Residensi Sentral Kuchai (Kuchai Sentral), No. 2B, Jalan Kuchai Maju 9, Taman Kuchai Jaya, 58200 Kuala Lumpur. Assignors/Borrowers : Chai Rui Xuan & Wong Lay Kuan Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533)</p> <p>KUALA LUMPUR</p> 	<p>Reserve Price : RM 490,000</p> <p>SERI KEMBANGAN</p> <p>3-BEDROOM SERVICED APARTMENT 893 SQ. FT. / 82.96</p> <p>Unit No. B-18-02, One Equine Residency, Persiaran Akademi Perdana, Taman Equine 43300 Seri Kembangan, Selangor. Assignor/Borrower : Huan Chin Siang Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)</p> <p>SELANGOR</p> 
<p>Reserve Price : RM 430,000</p> <p>PUCHONG</p> <p>CONDOMINIUM 1,238 SQ. FT. / 115.01</p> <p>Unit No. A-06-06, Residensi Aurora, Jalan Pinggiran Prima 1, Taman Pinggiran Prima, 47150 Puchong, Selangor. Assignors/Borrowers : Vinaigar Murthy A/L Muniandy & Malligah A/P Subramaniam Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>SELANGOR</p> 	<p>Reserve Price : RM 405,000</p> <p>JALAN KLANG LAMA</p> <p>END DUPLEX SMALL OFFICE HOME OFFICE (SOHO) TOGETHER WITH A CAR PARK BAY AND 2 AIR CONDITIONER LEDGES AS ACCESSORY PARCEL 1,389 SQ. FT. / 129.04</p> <p>Unit No. C-06-02, Tower C, The Scott Garden SOHO, Kompleks Rimbun Scott Garden, No. 289, Jalan Klang Lama, 58000 Kuala Lumpur. Assignor/Borrower : Nickki Cheah Tuck Loong Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>KUALA LUMPUR</p> 	<p>Reserve Price : RM 400,000</p> <p>JOHOR BAHRU</p> <p>2-BEDROOM SERVICED APARTMENT UNIT 808 SQ. FT. / 75.07</p> <p>Unit No. B-13-11, Block B, Residensi Laman Lapan (also known as 8scape Residence), Jalan Sutera Kuning, Taman Sutera, 81200 Johor Bahru, Johor. Assignors : Low Zheng Wei & Yeoh Leng Leng Borrower : Low Zheng Wei Solicitor : M/S Nor Ding & Co. (Tel : 07-335 7277)</p> <p>JOHOR</p> 

Reserve Price : **RM 1,023,000**

CONDOMINIUM UNIT
1,023 SQ. FT. / 95.04

Unit No. T2-13A-3A, Tower 2, Skyvilla, Persiaran Utara, D'Island Residence, 47130 Puchong, Selangor.

Assignor/Borrower : Chong Kai Yee

Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)



SELANGOR

Reserve Price : **RM 596,000**

UNIT OF STRATIFIED OFFICE LOT
1,561 SQ. FT. / 145.02

Unit No. D-02-02, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : John Paul Lam Kar Sing

Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)



SELANGOR

Reserve Price : **RM 1,690,000**

SERVICE APARTMENT UNIT
1,690 SQ. FT. / 157.01

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 345,000**

APARTMENT UNIT
1,088 SQ. FT. / 101.08

Unit No. B-09-03A, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.

Assignor/Customer : Mohd Amizul Afiq Bin Md Norimi

Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 06-521 6272)

***AMBANK ISLAMIC BERHAD**



MELAKA

Reserve Price : **RM 330,000**

SERVICED APARTMENT / #VALUE!

No. B-28-5, Block B (Natsu), Mirai Residences (Residensi Meriah), Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor.

Assignor/Borrower : Saththawud A/L Song

Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)



SELANGOR

Reserve Price : **RM 320,000**

SOHO (SMALL OFFICE HOME OFFICE) UNIT
872 SQ. FT. / 81.01

Unit No. 20-03, 20th Floor, Residensi 280, 1 KM Lebuhraya Selayang-Kepong, 68100 Batu Caves, Selangor.

Assignors/Customers : Hazra bin Md Bamuchi & Nor Rohizan Binti Mohamad Nor

Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBANK ISLAMIC BERHAD**



SELANGOR

Reserve Price : **RM 310,000**

3 BEDROOM CONDOMINIUM
969 SQ. FT. / 90.02

No. T-11-12A, Kondominium Selayang 228, No.1, Jalan 1, Selayang Baru, 68100 Batu Caves, Selangor.

Assignors/Borrowers : Andrew Pereira A/L Alexander Pereira, Kasthuri A/P Linganayagan & M A Paradi A/P M Annamalai

Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)



SELANGOR

Reserve Price : **RM 300,000**

SERVICE APARTMENT
861 SQ. FT. / 79.99

Unit No. A-08-18, Blok A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor.

Assignor/Borrower : Chin Koi Sam

Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)



SELANGOR

Reserve Price : **RM 300,000**

3 BEDROOM SERVICE APARTMENT
1,044 SQ. FT. / 96.99

Unit No. E-8-11, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor.

Assignors/Customers : Abdul Rahim Bin Azmi & Nor Aqillah Binti Azizi

Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

***AMBANK ISLAMIC BERHAD**



SELANGOR

Reserve Price : **RM 300,000**

3 BEDROOM APARTMENT (AFFORDABLE HOUSING)
818 SQ. FT. / 75.99

Unit No. 35-16, Pangsapuri Vista Danau Kota, No.7, Jalan Danau Saujana 1, Setapak, 53300 Kuala Lumpur.

Assignor/Borrower : Edmund Sii Jie Hoe

Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)



KUALA LUMPUR

Reserve Price : **RM 300,000**

1 STOREY TERRACE HOUSE
1,302 SQ. FT. / 120.96

No. 6, Jalan 4/24, Taman Bukit Rawang Jaya, 48000 Rawang, Selangor.

Assignor/Borrower : Rajendran A/L Kaliyapen

Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)



SELANGOR

Reserve Price : **RM 283,435**

END CONDOMINIUM UNIT TOGETHER WITH 2 CAR PARKING BAY
1,642 SQ. FT. / 152.55

No. A-4-6, Block A, Vision Residence, Jalan Puchong - Cyberjaya, 47120 Puchong, Selangor.

Assignor/Borrower : Ong Poh Chye

Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)



SELANGOR

Reserve Price : **RM 270,000**

A CORNER SMALL OFFICE HOME OFFICE (SOHO) (STUDIO UNIT)
474 SQ. FT. / 44.04

Unit No. B-27-20, Landmark Residence 2, Landmark Residence, 43000 Kajang, Selangor.

Assignor/Borrower : Ronnie Lee Chze Siang

Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)



SELANGOR

Reserve Price : **RM 220,000**

SERVICED APARTMENT UNIT TOGETHER WITH 2 CAR PARK BAYS AND A FOYER AS ACCESSORY PARCELS
700 SQ. FT. / 65.03

Unit No. C-22-16, Block C, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor.

Assignor/Customer : Nor Ain Shafiqah Binti Sanusi

Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

***AMBANK ISLAMIC BERHAD**



SELANGOR

Reserve Price : **RM 209,952**

3-BEDROOM SERVICED APARTMENT
935 SQ. FT. / 86.86

Unit No. J-24 -10, Tower J, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor.

Assignor/Customer : Khairil Anwar Bin Rahmat Ali Malim

Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

***AMBANK ISLAMIC BERHAD**



SELANGOR

Reserve Price : **RM 187,200**

3-BEDROOM APARTMENT UNIT
865 SQ. FT. / 80.36

Unit No. E-15-17, 15th Floor, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka.

Assignor/Customer : Azureen Nashura Binti Zubir

Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 06-521 6272)

***AMBANK ISLAMIC BERHAD**



BUMI LOT

MELAKA

Reserve Price : **RM 180,000**

STRATIFIED OFFICE UNIT TOGETHER WITH CAR PARK BAY AS AN ACCESSORY PARCEL
471 SQ. FT. / 43.76

Unit No. A-3A-3, Block A, Boulevard 51, Jalan SS 9A/18, Section 51A, 47300 Petaling Jaya, Selangor.

Assignor/Borrower : Khoo Poh Chye

Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)



SELANGOR

Reserve Price : **RM 180,000**

3-BEDROOM APARTMENT
646 SQ. FT. / 60.02

Unit No. B-8-2, Pangsapuri Sri Mutiara, Jalan Putra Indah 9/1C, Putra Heights, 47650 Subang Jaya, Selangor.

Assignor/Borrower : Loganathan A/L Kuppussamy

Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)



SELANGOR

Reserve Price : **RM 173,867**

KAJANG

3 BEDROOM APARTMENT
990 SQ. FT. / 91.97

Unit No. A-08-12, Blok A, Residensi Zamrud,
Jalan Zamrud Utama, Sungai Tangkas, 43000
Kajang, Selangor.

Assignor/Customer : Lee Nyet Tian

Solicitor : M/S Zain Megat & Murad

(Tel : 03-6207 9331)

***AMBANK ISLAMIC BERHAD**

SELANGOR



Reserve Price : **RM 170,100**

KAJANG

SHOP UNIT
1,055 SQ. FT. / 98.01

Unit No. P13-A-00-03, Sri Cempaka
Apartments, Jalan Sepakat Indah 2/1, Taman
Sepakat Indah, Sungai Chua, 43000 Kajang,
Selangor.

Assignor :

Mohamad Zahir Bin Ahamed Basheer
Borrowers : Ahamed Basheer Bin Mohamed
Eisa & Mohamad Zahir Bin Ahamed Basheer
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR



Reserve Price : **RM 160,613**

SERI KEMBANGAN

OFFICE UNIT
1,539 SQ. FT. / 142.98

Unit No. 28-3, 3rd Floor, Blok C, Jalan
Atmosphere 5, Pusat Perniagaan The
Atmosphere, 43300 Seri Kembangan,
Selangor.

Assignor/Borrower :

Unique Steel & Trading Sdn Bhd
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR



Reserve Price : **RM 158,400**

MELAKA

APARTMENT UNIT
688 SQ. FT. / 63.92

Unit No. A-07-23, Pangsapuri Gadong
Harmoni @ Ambience Residence, Jalan
Pulau Gadong, 75200 Melaka.

Assignor/Borrower : Teh Boon Pin

Solicitor : M/S Ibrahim Nik Junainah &
Associates (Tel : 06-521 6272)

MELAKA



Reserve Price : **RM 151,165**

SEMENYIH

3 BEDROOM SERVICED APARTMENT
980 SQ. FT. / 91.04

No. B-20-23, Blok B, Ascotte Boulevard @
Bandar Rinching, Jalan Bandar Rinching 6/1,
43500 Semenyih, Selangor.

Assignor/Borrower : Muruka A/L Veerayah

Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR



Reserve Price : **RM 131,220**

MANTIN

TOWNHOUSE UNIT
1,421 SQ. FT. / 132.02

Unit No. 119, Jalan Bukit Cerana 4, Taman
Bukit Cerana, 71700 Mantin,
Negeri Sembilan.

Assignor/Customer : Mohd Fadhli Bin Ismail

Solicitor : M/S Ibrahim Nik Junainah &
Associates (Tel : 06-521 6272)

***AMBANK ISLAMIC BERHAD**

BUMI LOT
NEGERI
SEMBILAN



Reserve Price : **RM 118,098**

SHAH ALAM

SMALL OFFICE FLEXIBLE OFFICE (SOFO)
UNIT
420 SQ. FT. / 39.02

Unit No. 20-16, Suria Jaya, Jalan Padang
Jawa, Seksyen 16, Shah Alam, 40200
Shah Alam, Selangor.

Assignors/Borrowers :

Victor Liaw Vui Lun & Ang Bee Lang
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR



Reserve Price : **RM 114,384**

SUBANG JAYA

SHOP/RETAIL UNIT (1 FLOOR)
377 SQ. FT. / 35.02

Unit No. 01-43, The Square One City, Jalan
USJ 25/1C, 47650 Subang Jaya, Selangor.

Assignor/Borrower : Tan Si Ying

Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR



Reserve Price : **RM 111,841**

LORONG HAJI TAIB
LIMA

RETAIL LOT
129 SQ. FT. / 11.98

Unit No. 3A-06, Plaza Haji Taib, 42, Lorong
Haji Taib Lima, 50350 Wilayah Persekutuan
Kuala Lumpur.

Assignor/Borrower :

TSL Franchise (M) Sdn. Bhd.
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

KUALA LUMPUR



Reserve Price : **RM 105,300**

PETALING JAYA

END LOW COST APARTMENT UNIT
700 SQ. FT. / 65.03

Unit No. D09-10, Block D, Jalan PJS 1/52,
Taman Petaling Utama, 46000 Petaling Jaya,
Selangor.

Assignor/Borrower :

Sukumary A/P Muniandy
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR



Reserve Price : **RM 100,000**

KLANG

3-BEDROOM SHOP APARTMENT UNIT
656 SQ. FT. / 60.94

Unit No. 68-3D, 3rd Floor, Lorong
Laksamana 20, Taman Sentosa Perdana,
41200 Klang, Selangor.

Assignor/Borrower :

Ragavan A/L Subramaniam
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR



Reserve Price : **RM 86,605**

JOHOR BAHRU

SHOP LOT
217 SQ. FT. / 20.16

#02-143, Kompleks Kapital, Jalan Tampoi,
Kawasan Perindustrian Tampoi, 81200
Johor Bahru, Johor.

Assignor/Borrower : Kher Kim Lai

Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR



Reserve Price : **RM 86,093**

KUANTAN

SHOP LOT LOCATED ON THE 1ST FLOOR
OF KUANTAN PARADE SHOPPING
COMPLEX
388 SQ. FT. / 36.05

Unit No. F66, 1 Floor, Kuantan Parade, Jalan
Haji Abdul Rahman, 25000 Kuantan, Pahang.

Assignor/Borrower : Panama Rock Sdn. Bhd

Solicitor : M/S Hamidah Rosmawati &
Associates
(Tel : 09- 517 3400, 517 3555, 517 3386)

PAHANG



Reserve Price : **RM 79,637**

KUANTAN

COMMERCIAL SHOPLOT
436 SQ. FT. / 40.51

Lot No. F-65, 1 Floor, Kuantan Parade, Jalan
Haji Abdul Rahman, 25000 Kuantan, Pahang.

Assignor/Borrower : Panama Rock Sdn. Bhd.

Solicitor : M/S Hamidah Rosmawati &
Associates
(Tel : 09- 517 3400, 517 3555, 517 3386)

PAHANG



Reserve Price : **RM 78,732**

BANTING

3-BEDROOM APARTMENT
932 SQ. FT. / 86.59

Unit No. C-2-12, Pangsapuri Taman Langat
Utama (previously known as Sepang Utama
Apartment), Jalan Pramugara, Taman Langat
Utama, 42700 Banting, Selangor.

Assignor/Customer :

Mohammad Ashraf Bin Che Ani
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBANK ISLAMIC BERHAD**

SELANGOR



Reserve Price : **RM 77,760**

RAWANG

3-BEDROOM LOW COST APARTMENT
UNIT
646 SQ. FT. / 60.02

Unit No. B04-1-23, Palma Apartment, Jalan
Desa Ria, Bandar Country Homes, 48000
Rawang, Selangor.

Assignors/Borrowers :

Raveendran A/L Subramaniam &
Komathi A/P Subramaniam
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR



Reserve Price : **RM 67,906**

KLANG

LOW-COST FLAT UNIT SITED ON THE 5TH
FLOOR OF A 5 STOREY BLOCK
654 SQ. FT. / 60.76

Unit No. A-5-16, Block A, Pangsapuri
Rebana, Jalan Gamelan, Bandar Bukit Raja,
41050 Klang, Selangor.

Assignors/Borrowers : Perumalu A/L

Sinnappan & Saravanan A/L Perumalu
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR



Reserve Price : **RM 66,135**

PUCHONG

3 BEDROOM WALK-UP
APARTMENT UNIT
606 SQ. FT. / 56.30

Unit No. 01-4-08, Tingkat 4, Rista Villa
Apartment, Taman Putra Perdana, 47130
Puchong, Selangor.

Assignors :

Iskandar Dzulkarnain Bin Baharuddin &
Rozilah Binti Abd Sohod

Customer :

Iskandar Dzulkarnain Bin Baharuddin
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

***AMBANK ISLAMIC BERHAD**

BUMI LOT



Reserve Price : **RM 62,986** **BATU CAVES**

3-BEDROOM WALK-UP LOW COST APARTMENT UNIT
657 SQ. FT. / 61.04

No. C-5-2, Block C, Jalan Sejati 2C, Taman Selayang Sejati, 68100 Batu Caves, Selangor.

Assignor/Borrower : Ashidda Bin Hamdzah

Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR



Reserve Price : **RM 59,049** **PETALING JAYA**

COMMERCIAL PREMISE SITED ON THE 1ST FLOOR OF A 3-STORY BLOCK
454 SQ. FT. / 42.18

Unit No. GF-050, Block G, Seasons SQ, Jalan PJU 10/3C, Damansara Damai, 47380 Petaling Jaya, Selangor.

Assignors/Borrowers : Siti Mahani Binti Shaik Ahmad & Ahmad Naguib Bin Mat Sulihan

Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

SELANGOR



Reserve Price : **RM 54,239** **PETALING JAYA**

COMMERCIAL PREMISE SITED ON THE 1ST FLOOR OF A 3-STORY BLOCK
728 SQ. FT. / 67.63

Unit No. GF-038, Block G, Seasons Sq, Jalan PJU 10/3C, Damansara Damai, 47380 Petaling Jaya, Selangor.

Assignor/Borrower : Mazuana Binti Mat Isa

Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR



Reserve Price : **RM 36,742** **RAWANG**

END APARTMENT UNIT
650 SQ. FT. / 60.39

Unit No. A-3A-17, (Block A), Jalan Bunga Raya 1, Apartment Kemuning, Taman Bunga Raya, 48300 Rawang, Selangor.

Assignor/Borrower : Norhisham Bin Abdullah

Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
(Tel : 03-2698 7533)

SELANGOR



Reserve Price : **RM 13,775** **SIMPANG AMPAT SEMANGGOL**

2-BEDROOM SERVICED APARTMENT UNIT
478 SQ. FT. / 44.41

Unit No. H-2-223A (also known on site as unit No. 6591 2 Floor, Block D), LS Blok H, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

Assignors/Borrowers : Aliza Binti Aziz & Abdul Rashid Bin Kamarudin

Solicitor : M/S Lalchand & Nawawi
(Tel : 05-2494 600)

PERAK



Reserve Price : **RM 12,915** **SIMPANG AMPAT SEMANGGOL**

STUDIO TYPE SERVICED APARTMENT UNIT
310 SQ. FT. / 28.80

Unit No. G-0-016 (also known on site as Unit No. 6245, Ground Floor, Block B), LS Blok G, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

Assignor/Borrower : Abdul Halim Bin Mahmood

Solicitor : M/S Azmi Rahim & Co
(Tel : 04-423 5092)

PERAK



Reserve Price : **RM 10,296** **SIMPANG AMPAT SEMANGGOL**

STUDIO TYPE SERVICED APARTMENT
315 SQ. FT. / 29.26

Unit No. B-10-1017 (also known on site as Unit No. 8914, 9th Floor), SL Blok B, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak.

Assignors/Borrowers : Norazlan Bin Che' Man & Razinah Binti Ramli

Solicitor : M/S Zaid Ibrahim & Co
(Tel : 04-375 3100)

PERAK



Reserve Price : **RM 10,167** **SIMPANG AMPAT SEMANGGOL**

STUDIO APARTMENT UNIT
315 SQ. FT. / 29.26

Unit No. A-9-932 (also known on site as Unit No. 7813), SL Blok A, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

Assignor/Borrower : Husri Bin Hussain

Solicitor : M/S Lalchand & Nawawi
(Tel : 05-2494 600)

PERAK



Reserve Price : **RM 9,298** **SIMPANG AMPAT SEMANGGOL**

STUDIO TYPE-SERVICED APARTMENT UNIT
307 SQ. FT. / 28.52

Unit No. C-1-113 (also known on site as Unit No. 5353, 1 Floor), PV Blok C, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

Assignors/Borrowers : Zainurul Aniza Binti Abd Rahman & Rokiah @ Zainab Binti Wahab

Solicitor : M/S Lalchand & Nawawi
(Tel : 05-2494 600)

PERAK



Reserve Price : **RM 9,298** **SIMPANG AMPAT SEMANGGOL**

MID 2ND FLOOR SERVICED APARTMENT
310 SQ. FT. / 28.80

Unit No. H-2-221 (6588), LS Blok H, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak.

Assignor/Borrower : Abd Halim Bin Jamaludin

Solicitor : M/S Hoe & Moira
(Tel : 04-226 6220)

PERAK



Reserve Price : **RM 8,609** **SIMPANG AMPAT SEMANGGOL**

STUDIO SERVICE APARTMENT
310 SQ. FT. / 28.80

Unit No. J-2-216, (Room No. 6457), Laketown Serviced Apartments, Blok J, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

Assignors/Borrowers : Pavintharan A/L Muniappan & Sarala A/P Arumugam

Solicitor : M/S Nor Ding & Co
(Tel : 05-688 2627 / 688 2628)

PERAK



Reserve Price : **RM 7,873** **SIMPANG AMPAT SEMANGGOL**

STUDIO SERVICED APARTMENT UNIT (2ND FLOOR)
307 SQ. FT. / 28.52

Unit No. C-2-235, (Room No. 5417), Palm View Serviced Apartments, Blok C, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

Assignor/Borrower : Muhammad Sabri Bin Ab Ghani

Solicitor : M/S Nor Ding & Co
(Tel : 05-688 2627 / 688 2628)

PERAK



Reserve Price : **RM 7,748** **SIMPANG AMPAT SEMANGGOL**

STUDIO SERVICED APARTMENT UNIT
310 SQ. FT. / 28.80

Unit No. F-1-135, (Room No. 6162), Laketown Serviced Apartments, Blok F, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

Assignor : Mazlina Binti Osman

Borrowers : Mazlina Binti Osman & Mahazer Bin Osman

Solicitor : M/S Lalchand & Nawawi
(Tel : 05-2494 600)

PERAK



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**Publication as dated 21th April 2026.*

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