

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

**Date/Day : 7 July 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)

Cammy Siew : 012-254 4463



**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 : 7 JULY 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: RM370,000.00 SEREMBAN



Type : Apartment
Area : Approx 100 sqmt / 1,076 sqft
Assignor(s) : Suriyana Binti Abdul Latif
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)

B-9-01, Pangsapuri Kalista 2,
Jalan S2 G3, Seksyen G, Seremban 2,
70300 Seremban, Negeri Sembilan.

EZ 2 RESERVE PRICE: RM71,280.00 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 3 RESERVE PRICE: RM216,000.00 SEREMBAN 2



Type : Apartment
Area : Approx 81 sqmt / 872 sqft
Assignor(s) : Mohamad Shamsul Bin Mohamad Saleh
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)
ISLAMIC

Unit No. A-11-11, Pangsapuri Safira,
Persiaran S2 E1, Seksyen E, Seremban 2,
70300 Seremban, Negeri Sembilan.

EZ 4 RESERVE PRICE: RM432,000.00 MANTIN



Type : End Unit Of Double Storey Terraced House
Area : Approx 263 sqmt / 2,831 sqft
Assignor(s) : Sarah Maritez Binti Mario
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)

ISLAMIC

No. 32, Jalan Surian 3, Taman Surian,
71700 Mantin, Negeri Sembilan.

EZ 5 RESERVE PRICE: RM226,800.00 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

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

Property Auction House Sdn Bhd ONLINE AUCTION

Date/Day : 7 July 2026 / Tuesday

Time : 3.00 pm

Via Online : ebid.auctions.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)
Cammy Siew : 012-254 4463



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 JULY, 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: RM640,000.00</p> <p>Petaling Jaya</p>  <p>Description: Shop unit Address: No. J-02-02, Block J, Pacific Place Commercial Centre, Jalan PJU 1A/4, Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan. Area: approx 1,874 sq feet (174.10 sq metres) Assignor(s): Jerold Yap Hock Lai Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH41249(2)</p>	<p>2 RESERVE PRICE: RM440,000.00</p> <p>Kuala Lumpur</p>  <p>Description: Serviced apartment Address: Unit No. L27-02, 27th Floor, Residensi Convena (JRK Convena), Jalan 9/155, 58200 Kuala Lumpur Area: approx 68.00 sq metres (732 sq feet) Customer(s): Muhammad Farid Bin Ilias Solicitor: M/S Nik Hisham, Fakhiah & Co. Our Ref: PAH41480 AmBank Islamic Berhad</p>	<p>3 RESERVE PRICE: RM420,000.00</p> <p>Petaling Jaya</p>  <p>Description: Serviced apartment (BUMI LOT) Address: Unit No. B-30-12, 30th Floor, Block B, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan Area: approx 65.00 sq metres (700 sq feet) Customer(s): Aniq Bin Anas Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH36775(2) AmBank Islamic Berhad</p>
<p>4 RESERVE PRICE: RM350,000.00</p> <p>Melaka</p>  <p>Description: Apartment Address: Unit No. C-03-07, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka. Area: approx 101 sq metres (1,087 sq feet) Customer(s): Nurul Qisthiena 'Aisy Binti Mohamad Faizal Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAH41534 AmBank Islamic Berhad</p>	<p>5 RESERVE PRICE: RM330,480.00</p> <p>Bdr. Puncak Alam</p>  <p>Description: Double storey terrace house Address: Unit No. L27-02, 27th Floor, Residensi Convena (JRK Convena), Jalan 9/155, 58200 Kuala Lumpur Area: approx 111.48 sq metres (1,200 sq feet) Assignor(s): Joel Fabian Don Solicitor: M/S Goh & Partners Our Ref: PAH41533</p>	<p>6 RESERVE PRICE: RM300,000.00</p> <p>Batu Caves</p>  <p>Description: Serviced apartment Address: Unit No. C-08-10, Block C, Residensi Amara, Jalan Raintree Utama, Taman Raintree, 68100 Batu Caves, Selangor Darul Ehsan. Area: approx 857 sq feet (79.61 sq metres) Assignor(s): Thavakumari A/P Samuel Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH24388(2)</p>
<p>7 RESERVE PRICE: RM215,000.00</p> <p>Klang</p>  <p>Description: Apartment Address: Unit No. B-5-5, Block B, Bayu Villa, Jalan Batu Unjur 10, Taman Bayu Perdana, 41200 Klang, Selangor Darul Ehsan. Area: approx 86 sq metres (926 sq feet) Assignor(s): Letchumanan A/L Perithamby Solicitor: M/S Nik Hisham, Fakhiah & Co. Our Ref: PAH41215(2)</p>	<p>8 RESERVE PRICE: RM169,200.00</p> <p>Kajang</p>  <p>Description: SOHO Address: No. A-09-38, Blok A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor. Area: approx 42 sq metres (452 sq feet) Customer(s): Muhammad Ridzwan Bin Roslan & Siti Eizura Binti Abdul Ghafar Solicitor: M/S Nik Hisham, Fakhiah & Co. Our Ref: PAH36731(3) AmBank Islamic Berhad</p>	<p>9 RESERVE PRICE: RM160,000.00</p> <p>Semenyih</p>  <p>Description: SOHO Address: No. B-12-12, Blok B, Kiara Plaza, 43500 Semenyih, Selangor Darul Ehsan Area: approx 43 sq metres (463 sq feet) Customer(s): Jaurusszzer Nibang Anak Jouse Solicitor: M/S A. Rahim & Co Our Ref: PAH41479 AmBank Islamic Berhad</p>
<p>J1 RESERVE PRICE: RM480,000.00</p> <p>Johor Bahru</p>  <p>Description: Service apartment Address: Unit No. D-06-02, Pangsapuri Amara Larkin, Jalan Larkin, 80350 Johor Bahru, Johor Area: approx 152 sq metres (1,636 sq feet) Assignor(s): Chew Wee Siong Solicitor: M/S A. Rahim & Co (Kluang) Our Ref: PAHJ/7785(1)/6/2026(LA)</p>	<p>J2 RESERVE PRICE:</p> <p>WITHDRAWN</p>	<p>J3 RESERVE PRICE: RM360,000.00</p> <p>Johor Bahru</p>  <p>Description: Apartment Address: 30-22, Block A, Residensi ARC, Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor. Area: approx 152 sq metres (1,636 sq feet) Assignor(s): Chew Wee Siong Solicitor: M/S A. Rahim & Co (Kluang) Our Ref: PAHJ/7787(1)/2/2026(LA)</p>
<p>J4 RESERVE PRICE: RM390,000.00</p> <p>Masai</p>  <p>Description: Service apartment Address: Unit No. #16-17, Block A, Residensi Seri Mega, Jalan Kempas 14, Taman Megah Ria, 81750 Masai, Johor. Area: approx 118 sq metres (1,270 sq feet) Assignor(s): You Kim Soon @ Yeo Kim Soon Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7795(1)/6/2026(LA)</p>	<p>J5 RESERVE PRICE: RM380,000.00</p> <p>Kota Tinggi</p>  <p>Description: Double storey terrace house Address: No. 13, Jalan Puncak Warisan 1/4, Taman Puncak Warisan, 81900 Kota Tinggi, Johor Area: approx 130 sq metres (1,399 sq feet) Customer(s): Aizuddin Bin Mahadi Solicitor: M/S Nor Ding & Co Our Ref: PAHJ/7790(1)/6/2026(LA) Note: Successful bidder has to pay an outstanding sum of RM9,125 due to Developer under the Principal Sale and Purchase Agreement AmBank Islamic Berhad</p>	<p>J6 RESERVE PRICE: RM250,000.00</p> <p>Masai</p>  <p>Description: Service apartment Address: No. #19-10, Pangsapuri Rinting Indah, Jalan Rinting, Taman Rinting, 81750 Masai, Johor. Area: approx 50 sq metres (538 sq feet) Assignor(s): Kamarul Nizam Bin Abd Samad Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7788(1)/6/2026(LA)</p>

S1 RESERVE PRICE: RM688,000.00 Kota Kinabalu



Description: A penthouse condominium unit with common lifts facility
Address: Lot No. Penthouse DBKK C-15-P8, Block C, Level 15, Unit No. P8, Alam Damai Condominium, 88300 Kota Kinabalu, Sabah
Area: approx 2,055 sq feet (190.9 sq metres)
Customer(s): Johnny Ting Sing Jung & Janice Wong Lee Thing
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8351(4)/6/2026(LA)
Ambank Islamic Berhad

S2 RESERVE PRICE: RM358,000.00 Kota Kinabalu



Description: A condominium unit (BUMI LOT)
Address: Lot No. A-12-3, Block 1, Level 12 Type A, Kingfisher Inanam Condominium (Block 1), Phase 1, 88450 Kota Kinabalu, Sabah
Area: approx 80.64 sq metres (865 sq feet)
Assignor(s): Fung Fui Ping
Borrower(s): Fung Fui Ping & Chong Ka Fatt
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8731(2)/6/2026(LA)

S3 RESERVE PRICE: RM230,000.00 Kota Kinabalu



Description: An intermediate fourth floor apartment unit
Address: Lot No. E03, DBKK House No. 1-4-3, 4th Floor, Block M3, Agathis Apartment, Taman Putera Jaya, Mile 13, Jalan Tuaran, Telipok, 88450 Kota Kinabalu, Sabah
Area: approx 96.2 sq metres (1,035 sq feet)
Assignor(s): Siti Mariahani Binti Husin
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8752(6)/2026(LA)

S4 RESERVE PRICE: RM220,500.00 Keningau



Description: 3-storey intermediate townhouse (BUMI LOT)
Address: Lot No. 22, Lorong Tropicana Villa, Tropicana Villa, Jalan Liawan Airport, 89000 Keningau, Sabah
Area: approx 167.22 sq metres (1,800 sq feet)
Assignor(s): Reita Binti Lotos
Solicitor: M/S Dr Yee Tan & Associates
Our Ref: PAHS/8754(6)/2026(LA)

S5 RESERVE PRICE: RM410,000.00 Tawau



Description: Double storey corner terrace house (Type D2) (BUMI LOT)
Address: Lot 2107, House No. 726, Bandar Sri Indah, Phase 5I, Off km 16, Jalan Apas, 91000 Tawau, Sabah
Area: approx 301.1 sq metres (3,241 sq feet)
Customer(s): Nasrun Bin Ismail
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8729(2)/6/2026(LA)
Ambank Islamic Berhad

S6 RESERVE PRICE: RM405,000.00 Kota Kinabalu



Description: Serviced Apartment Unit On 3rd floor (BUMI LOT)
Address: Lot No. B-3-3A, Block B, 3rd Floor, Lorong Lebu Sutera, Type A1-c, The Residences, Sutera Avenue, Sembulan, 88100 Kota Kinabalu, Sabah
Area: approx 67.45 sq metres (726 sq feet)
Assignor(s): Diana Richard Wong
Borrower(s): Chester Lai Wee Yee, Diana Richard Wong & Catherine Lai Chee Ling
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8370(4)/6/2026(LA)

S7 RESERVE PRICE: RM68,000.00 Sandakan



Description: Double storey intermediate terrace house
Address: Lot 36, Block M2, Taman Nuri, Mile 8, Labuk Road, 90000 Sandakan, Sabah
Area: approx 85.84 sq metres (924 sq feet)
Assignor(s): Ahmad Rafie Bin Tajang
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8728(2)/6/2026(LA)

S8 RESERVE PRICE: RM330,000.00 Tawau



Description: Double storey intermediate terraced house
Address: TB 11400, Lot 6, Block 5, Taman Milenium Phase 1A, Lorong Milenium 3, Jalan Timur, 91000 Tawau, Sabah
Area: approx 143.50 sq metres (1,545 sq feet)
Assignor(s): Abdul Kadir Bin Talib @ Talip
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8535(2)/6/2026(LA)

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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 08 July 2026 / Wednesday
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)
Cammy Siew : 012-254 4463



PROPERTY AUCTION



03-7452 1318 | 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
8 JULY 2026, WEDNESDAY, 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 752,000.00	PENAMPANG, KOTA KINABALU
	<p>DESCRIPTION : A CONDOMINIUM UNIT SITUATED ON LEVEL 13A OF A 26-STOREY CONDOMINIUM BUILDING WITH COMMON LIFT FACILITY</p> <p>FLOOR AREA : 1,478.00 SQUARE FEET</p> <p>ASSIGNOR(S) / CUSTOMER(S) : DANG LOON HUAT & LINDA FITRIANA LIEW</p> <p>SOLICITOR : MESSRS WONG & SHIM (KK)</p> <p>REFERENCE : AASB2796/AMBB (S)/118/004/26-M02(BK-2)</p> <p>LOT ID : 74251</p>	
LOT NO. R-13A-E, RUBY TOWER, LEVEL 13A, LIDO AVENUE, 88300 PENAMPANG, KOTA KINABALU SABAH		

AA02	RESERVE PRICE : RM 495,000.00	KOTA KINABALU
	<p>DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACED HOUSE (BUMIPUTERA LOT)</p> <p>LAND AREA : 1,623.00 SQUARE FEET</p> <p>ASSIGNOR(S) / CUSTOMER(S) : AFNAH BINTI SIRIN & AZIZAN BIN AWANG MON</p> <p>SOLICITOR : MESSRS WONG & SHIM (KK)</p> <p>REFERENCE : AASB2813/AMBB (S)/123/009/26-M01(BK-1)</p> <p>LOT ID : 74315</p> <p>NOTE : BUMIPUTERA LOT</p>	
LOT NO. 11, (DBKK HOUSE NO. 32), PURI SAUJANA 3, KM 1.8, OFF JALAN KIANSOM, INANAM, 88450 KOTA KINABALU SABAH		

AA03	RESERVE PRICE : RM 330,000.00	PUTATAN
	<p>DESCRIPTION : A 3-BEDROOM CONDOMINIUM UNIT WITH COMMON LIFTS FACILITY TOGETHER WITH ONE (1) CAR PARK BAY</p> <p>FLOOR AREA : 662.00 SQUARE FEET</p> <p>ASSIGNOR(S) / CUSTOMER(S) : MOHAMMAD GAHPHUR BIN MATSHAH</p> <p>SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES</p> <p>REFERENCE : AASB2821/AMBB (S)/128/014/26-M01(BK-1)</p> <p>LOT ID : 74332</p> <p>NOTE : NON - BUMIPUTERA LOT</p>	
LOT NO. E-7-18, BLOCK EMERALD, LEVEL 7, ALAM PESONA PUTATAN PHASE 1, JALAN KETIAU TOMBOVO, 89500 PUTATAN SABAH		

AA04	RESERVE PRICE : RM 328,000.00	KOTA KINABALU
	<p>DESCRIPTION : A CORNER THIRD FLOOR APARTMENT UNIT</p> <p>FLOOR AREA : 1,075.00 SQUARE FEET</p> <p>ASSIGNOR(S) / CUSTOMER(S) : CHIA TSHEN TSHUNG</p> <p>SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES</p> <p>REFERENCE : AASB2795/AMBB (S)/117/003/26-M02(BK-2)</p> <p>LOT ID : 74250</p> <p>NOTE : NON - BUMIPUTERA LOT</p>	
LOT NO. 2, BLOCK C, LEVEL 3, GREENFIELD RESIDENCE PHASE 1; OFF JALAN TUARAN, 88450 KOTA KINABALU SABAH		

AA05	RESERVE PRICE : RM 320,760.00	TUARAN
	<p>DESCRIPTION : A DOUBLE STOREY CORNER TERRACED HOUSE</p> <p>LAND AREA : 2,526.00 SQUARE FEET</p> <p>ASSIGNOR(S) / CUSTOMER(S) : HO NYUK TAI & CHUA CHEE PENG</p> <p>SOLICITOR : MESSRS WONG & SHIM (KK)</p> <p>REFERENCE : AASB2814/AMBB (S)/124/010/26-M04(BK-5)</p> <p>LOT ID : 74316</p> <p>NOTE : NON - BUMIPUTERA LOT</p>	
LOT NO. T34, TAMAN TAGAS VILLA, 89200 TUARAN SABAH		

AA06 | RESERVE PRICE : RM 280,000.00


DESCRIPTION : A 3-ROOM APARTMENT UNIT WITH COMMON LIFTS FACILITY
 FLOOR AREA : 850.35 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : WONG WING HING
 SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
 REFERENCE : AASB2819/AMBB (S)/126/012/26-M01(BK-1)
 LOT ID : 74329

PARCEL NO. B-05-12, FLOOR NO. 05, BUILDING / BLOCK PHASE 1, BLOCK B, GANGGARAK PERMAI, 87000 WILAYAH PERSEKUTUAN LABUAN

AA07 | RESERVE PRICE : RM 280,000.00
TUARAN


DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACED HOUSE
 LAND AREA : 1,601.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : VOO KIM LUN
 SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
 REFERENCE : AASB2836/AMBB (S)/131/017/26-M02(BK-2)
 LOT ID : 74889

LOT NO. 139D, FELIAMAS 118 (PHASE 1), KAMPUNG MALALIN, 89200 TUARAN SABAH

AA08 | RESERVE PRICE : RM 275,000.00
PUTATAN


DESCRIPTION : AN INTERMEDIATE APARTMENT UNIT SITUATED ON THE 11TH FLOOR OF A 20-STOREY APARTMENT BLOCK WITH LIFT FACILITIES (TYPE C)
 FLOOR AREA : 540.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : SHIM NYUK CHUNG
 SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
 REFERENCE : AASB2820/AMBB (S)/127/013/26-M01(BK-1)
 LOT ID : 74330

LOT NO. E-11-16, LEVEL 11, EMERALD TOWER, TYPE C, ALAM PESONA PUTATAN PHASE 1, OFF JALAN KETIAU TOMBOVO, 88200 PUTATAN SABAH

AA09 | RESERVE PRICE : RM 248,000.00
TUARAN


DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE
 LAND AREA : 840.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : HALIMAH BINTI SIDUM & GANTI BINTI SIDUM
 SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
 REFERENCE : AASB2797/AMBB (S)/119/005/26-M02(BK-2)
 LOT ID : 74252

LOT NO. 100, TAMAN PRIMA VILLA, 89257 TUARAN SABAH

AA10 | RESERVE PRICE : RM 240,000.00
TUARAN


DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE
 LAND AREA : 840.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : DARIUS BIN GUSIN & ALINAH SINABANG
 SOLICITOR : MESSRS WONG & SHIM (KK)
 REFERENCE : AASB2835/AMBB (S)/130/016/26-M02(BK-2)
 LOT ID : 74886
 NOTE : **NON - BUMIPUTERA LOT**

LOT NO. 68, TAMAN PRIMA VILLA, 89200 TUARAN SABAH

AA11 | RESERVE PRICE : RM 210,000.00
TUARAN


DESCRIPTION : AN APARTMENT UNIT SITUATED ON THE FIRST FLOOR OF A 4-STOREY APARTMENT BUILDING
 FLOOR AREA : 850.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : JONEITER LEE
 SOLICITOR : MESSRS WONG & SHIM (KK)
 REFERENCE : AASB2784/AMBB (S)/116/002/26-M01(BK-1)
 LOT ID : 73469
 NOTE : **NON - BUMIPUTERA LOT**

LOT NO. Q-1F-12, BLOCK Q, FIRST FLOOR, LORONG TUARAN IMPIAN 14, JALAN TUARAN IMPIAN 3, APARTMENT TUARAN IMPIAN FASA 2A, 89200 TUARAN SABAH

AA12 | RESERVE PRICE : RM 189,540.00
KOTA KINABALU


DESCRIPTION : AN INTERMEDIATE THIRD FLOOR APARTMENT UNIT
 FLOOR AREA : 871.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : ELLISKANNA SABIDI
 SOLICITOR : MESSRS WONG & SHIM (KK)
 REFERENCE : AASB2822/AMBB (S)/129/015/26-M02(BK-4)
 LOT ID : 74334
 NOTE : **NON - BUMIPUTERA LOT**

LOT NO. 4, 3RD FLOOR, BLOCK M, APARTMEN ANGKASA PHASE 2; KAMPUNG DARAU, RAMPAYAN, MENGGATAL, 88450 KOTA KINABALU SABAH

AA13 | RESERVE PRICE : RM 171,000.00
KOTA KINABALU


DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACED HOUSE
 LAND AREA : 728.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : JULITA BINTI GOLINGAN & QUIN @ MASLINAH BINTI GOLINGAN
 SOLICITOR : MESSRS WONG & SHIM (KK)
 REFERENCE : AASB2782/AMBB (S)/115/001/26-M01(BK-3)
 LOT ID : 73466

LOT NO. I/267 (DBKK HOUSE NO. 54, LORONG KUALA MENGGATAL 15), TAMAN KUALA MENGGATAL PHASE 1, OFF JALAN SEPANGAR, 88450 KOTA KINABALU SABAH

AA14 | RESERVE PRICE : RM 128,000.00
PENAMPANG


DESCRIPTION : A PARCEL OF COMMERCIAL LOT LOCATED ON THE THIRD FLOOR OF A 4-STOREY SHOPPING MALL WITH BASEMENT CAR PARK.
 FLOOR AREA : 205.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : NURSINEH BINTI TAMSIR & NURLIAINEH BINTI TAMSIR
 SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
 REFERENCE : AASB2800/AMBB (S)/122/008/26-M02(BK-2)
 LOT ID : 74255

LOT NO. 3-40B, INTERMEDIATE LOT, THIRD FLOOR, (ITCC PENAMPANG), 89500 PENAMPANG SABAH

AA15 | RESERVE PRICE : RM 122,400.00
KOTA KINABALU


DESCRIPTION : A WALK-UP APARTMENT UNIT
 FLOOR AREA : 644.76 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : ERNI CHONG
 SOLICITOR : MESSRS WONG & SHIM (KK)
 REFERENCE : AASB2818/AMBB (S)/125/011/26-M03(BK-3)
 LOT ID : 74326

DBKK HOUSE NO. 1-3-13, LOT NO. D13, THIRD FLOOR, BLOCK LE, SERAYA APARTMENT, TAMAN PUTERA JAYA, JALAN TUARAN, BATU 13, TELIPOK, 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.

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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 8 JULY 2026, WEDNESDAY, 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 1,368,000.00 | KOTA BHARU



DESCRIPTION : A DUPLEX PENTHOUSE
BUILTUP AREA : 3,132.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : WONG HOW HUA
SOLICITOR : MESSRS ASMADI, AZMI & ASSOCIATES
REFERENCE : AASB2823/AMBB (P)222/016/26-M01(BK-3)
LOT ID : 74327
NOTE : MALAY RESERVE AREA

UNIT NO. B-13-1, LEVEL 18 & 19, SKY RIVERFRONT SERVICE APARTMENT, LORONG MINYAK GAS, 15200 KOTA BHARU KELANTAN

AA02 | RESERVE PRICE : RM 1,200,000.00 | SERI KEMBANGAN



DESCRIPTION : A STRATIFIED OFFICE UNIT TOGETHER WITH SIX CAR PARK BAYS AS ACCESSORY PARCELS
FLOOR AREA : 5,823.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOK BOR WEI
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB2804/AMBB (P)213/007/26-M02(BK-2)
LOT ID : 74259

UNIT NO. C-01-07, BLOCK C, SFERA RESIDENSI, JALAN ATMOSPHERE UTAMA 1, BANDAR PUTRA PERMAI, 43300 SERI KEMBANGAN SELANGOR

AA03 | RESERVE PRICE : RM 460,000.00 | KAJANG



DESCRIPTION : A THREE-BEDROOM CONDOMINIUM UNIT
FLOOR AREA : 1,184.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LIM CHEE KIONG
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB2824/AMBB (P)223/017/26-M01(BK-1)
LOT ID : 74328

UNIT NO. 00-13, GROUND FLOOR, OASIS 2, JALAN MUTIARA 3, MUTIARA HEIGHTS, 43000 KAJANG, SELANGOR, 43000 KAJANG SELANGOR

AA04 | RESERVE PRICE : RM 456,000.00 | KOTA BHARU



DESCRIPTION : AN APARTMENT UNIT WITH AN ACCESSORY PARCEL AND A CAR PARK
FLOOR AREA : 936.47 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHAMAD AMIR HAKIM BIN MD ADNAN
SOLICITOR : MESSRS H.S. LIM & MALIK (KOTA BHARU)
REFERENCE : AASB2809/AMBB (P)218/012/26-M02(BK-2)
LOT ID : 74307
NOTE : MALAY RESERVE AREA

UNIT NO. 08-08, LEVEL 8, TIJANI RAJA DEWA, JALAN RAJA DEWA 4/20, 15200 KOTA BHARU KELANTAN

AA05 | RESERVE PRICE : RM 450,000.00 | KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM APARTMENT SUITE (SERVICED APARTMENT)
FLOOR AREA : 936.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LEAN SZE LU
SOLICITOR : MESSRS B H GAN, NOR & KIM
REFERENCE : AASB2834/AMBB (P)230/024/26-M02(BK-2)
LOT ID : 74887

NO. 22-02, RESIDENSI BAYU GASING, NO. 56, JALAN KAMPUNG PASIR, KAMPUNG PASIR, 52800 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

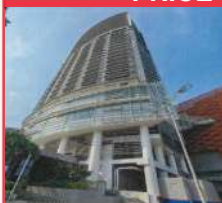
AA06 | RESERVE PRICE : RM 432,000.00 | KUALA LUMPUR



DESCRIPTION : A 2+1 BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 1,108.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ONG CHONG HOE
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB2806/AMBB (P)215/009/26-M02(BK-2)
LOT ID : 74304
NOTE : NON - BUMIPUTERA LOT

UNIT NO. 30-09, 30TH FLOOR, BENTENG 8 (SKYVILLE 8), JALAN KLANG LAMA, 58000 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

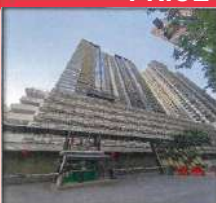
AA07 | RESERVE PRICE : RM 432,000.00 | PETALING JAYA



DESCRIPTION : A 1+1 BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 1,012.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NG JIA LUEN
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB2832/AMBB (P)231/025/26-M02(BK-2)
LOT ID : 74888

UNIT NO. A-05-03A, 5TH FLOOR, AZURE RESIDENSI, NO. 1, JALAN SS7/26A, KELANA JAYA, 47301 PETALING JAYA SELANGOR

AA08 | RESERVE PRICE : RM 430,000.00 | KUALA LUMPUR



DESCRIPTION : A ONE BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : YIP WENG CHUN & KHOO BEE EAN
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB2816/AMBB (P)220/014/26-M01(BK-1)
LOT ID : 74313

UNIT NO. B-12-9, 12TH FLOOR, BLOCK B, THE ELEMENTS @ AMPANG, JALAN BEMBAN, OFF JALAN AMPANG, 55000 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA09 | RESERVE PRICE : RM 400,000.00**AMPANG**

DESCRIPTION : A CONDOMINIUM UNIT TOGETHER WITH TWO CAR PARK BAYS AND AN AIR-CONDITIONER LEDGE AS ACCESSORY PARCELS

FLOOR AREA : 1,073.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : MOHD FAIZAL BIN ZOLCEFLI

SOLICITOR : MESSRS B H GAN, NOR & KIM

LOT ID : 74258

UNIT NO.C-03-02, BLOCK C (CARALLIA), RESIDENSI BAYU 1 (BREZZA ONE RESIDENCY), JALAN BAYU UTAMA, BUKIT AMPANG PERMAI, 68000 AMPANG SELANGOR

AA10 | RESERVE PRICE : RM 400,000.00**KAJANG**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM

FLOOR AREA : 1,206.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : THAM LEONG CHONG

SOLICITOR : MESSRS GOH & PARTNERS (KL)

LOT ID : 74306

NO. B-07-03, RESIDENSI OPAL, JALAN MUTIARA 2, MUTIARA HEIGHTS, 43000 KAJANG SELANGOR

AA11 | RESERVE PRICE : RM 380,000.00**SEPANG**

DESCRIPTION : A TOWNHOUSE UNIT LOCATED ON THE GROUND & FIRST FLOORS OF AN INTERMEDIATE UNIT 3-STOREY TOWNHOUSE BUILDING WHICH IS SITED WITHIN A GATED AND GUARDED SCHEME

FLOOR AREA : 1,292.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : NURZAWANI BINTI ABDUL AZIZ & EARMAN BIN SARIFF

SOLICITOR : MESSRS BH GAN, NOR & KIM (KL)

LOT ID : 74312

NO.17-1, JALAN SERAYA 2, SERAYA GREENWOODS @ SALAK PERDANA, TAMAN SALAK PERDANA, BANDAR SALAK PERDANA, 43900 SEPANG SELANGOR

AA12 | RESERVE PRICE : RM 360,000.00**KAJANG**

DESCRIPTION : A CORNER 3+1-BEDROOM CONDOMINIUM UNIT

FLOOR AREA : 1,055.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : CHIN GHIAN FATT

SOLICITOR : MESSRS ZAIN MEGAT & MURAD

LOT ID : 74331

NO. A-9-6, BLOK A, 7 TREE SEVEN RESIDENCE, JALAN CUEPACS 3, TAMAN KOPERASI CUEPACS, 43000 KAJANG SELANGOR

AA13 | RESERVE PRICE : RM 335,000.00**KUALA LUMPUR**

DESCRIPTION : A TWO BEDROOM SMALL OFFICE HOME OFFICE (SOHO) UNIT

FLOOR AREA : 474.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : CHANG SUET LI

SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)

LOT ID : 73470

UNIT NO. A-17-02, 17TH FLOOR, BLOCK A, MENARA PERNIAGAAN MANJALARA, JALAN MANJALARA IDAMAN 6 (JALAN 11/62A), BANDAR SRI MANJALARA, 52200 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA14 | RESERVE PRICE : RM 297,000.00**PUCHONG**

DESCRIPTION : A CONDOMINIUM UNIT

FLOOR AREA : 1,076.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : JERRYSON ABRAHAM GNANARAJ DOSS

SOLICITOR : MESSRS B H GAN, NOR & KIM

LOT ID : 74895

NO. A-15-5, KONDOMINIUM CASA PUTERI, BANDAR PUTERI, 47100 PUCHONG SELANGOR

AA15 | RESERVE PRICE : RM 296,000.00**BATU CAVES**

DESCRIPTION : SOHO (SMALL OFFICE SMALL HOME) UNITS

FLOOR AREA : 840.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : JESSICA CAROLINE YEE

SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

LOT ID : 74257

NO. 20-18, RESIDENSI 280, 1 KM LEBUHRAYA SELAYANG-KEPONG, 68100 BATU CAVES SELANGOR

AA16 | RESERVE PRICE : RM 295,000.00**KUALA LUMPUR**

DESCRIPTION : A 2-BEDROOM SERVICED APARTMENT UNIT

FLOOR AREA : 657.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : CHONG KAUN HAW

SOLICITOR : MESSRS GOH & PARTNERS (KL)

LOT ID : 74885

NO. C-39-06, MERCU KENWINGSTON, NO. 81, JALAN GOMBAK, 53000 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA17 | RESERVE PRICE : RM 288,000.00**BATU CAVES**

DESCRIPTION : A THREE-BEDROOM CONDOMINIUM UNIT

FLOOR AREA : 1,195.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : LEE WAI MING

SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)

LOT ID : 74890

UNIT NO. A-15-2, 15TH FLOOR, BLOCK A, V-RESIDENSI @ SELAYANG HEIGHTS, PERSIARAN SELAYANG HEIGHTS, 68100 BATU CAVES SELANGOR

AA18 | RESERVE PRICE : RM 260,000.00**DENGKIL**

DESCRIPTION : A THREE-BEDROOM SERVICED APARTMENT UNIT

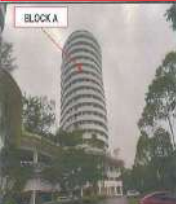
FLOOR AREA : 990.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : RAHWANI BINTI ABDUL RAHMAN & RAIHANAH BINTI ABDUL RAHMAN

SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL)

LOT ID : 74305

UNIT NO. A-3A-08, LEVEL 3A, BLOCK A, CASA EMBUN, JALAN CE 1, 43800 DENGKIL SELANGOR

AA19 | RESERVE PRICE : RM 252,000.00**PUCHONG**

DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AS ACCESSORY PARCELS

FLOOR AREA : 1,281.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : KONG SENG YONG

SOLICITOR : MESSRS AZHAR & WONG

LOT ID : 74333

UNIT NO. A-15-5, BLOCK A. O2 RESIDENSI LOT 8, JALAN PUCHONG SOUTH 1, BANDAR PUCHONG SOUTH, 47100 PUCHONG SELANGOR

AA20 | RESERVE PRICE : RM 248,000.00**KAJANG**

DESCRIPTION : A 3-BEDROOM APARTMENT

FLOOR AREA : 901.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : NUR AMIRAH BINTI MAZLAN

SOLICITOR : MESSRS VAS & CO (KLG)

LOT ID : 74303

NOTE : BUMIPUTERA LOT

NO. B-G-05, GROUND FLOOR, BLOK B, JALAN SABHA IMPIAN 3, TAMAN SABHA IMPIAN, 43000 KAJANG SELANGOR

AA21 | RESERVE PRICE : RM 220,000.00 | MELAKA



DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 689.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : MUHAMMAD SHAFIQ BIN ZULKIFLI LIM & AMALIA BINTI JAMALUDIN
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
 LOT ID : 74336

UNIT NO. D-11-25, PANGSAPURI GADONG HARMONI @ AMBIENCE RESIDENCE, JALAN PULAU GADONG, 75200 MELAKA

AA22 | RESERVE PRICE : RM 190,000.00 | MELAKA



DESCRIPTION : AN INTERMEDIATE UNIT OF DOUBLE STOREY LOW-COST TERRACE HOUSE
 LAND AREA : 880.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : ABD MANAP BIN AHMAD & ROHAZANI BINTI JELAS
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
 LOT ID : 74314

NO. 30, JALAN KJ 64, TAMAN KRUBONG JAYA, KRUBONG, 75250 MELAKA

AA23 | RESERVE PRICE : RM 150,000.00 | PETALING JAYA



DESCRIPTION : A LOW COST APARTMENT UNIT
 FLOOR AREA : 646.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : AB HAMID BIN YAHYA & MOHD SUKRI BIN AB HAMID
 SOLICITOR : MESSRS AZHAR & WONG
 LOT ID : 73407
 NOTE : **BUMIPUTERA LOT**

B-10-03, BLOK B, IMPIAN BAIDURI, NO.6, JALAN 224, SEKSYEN 51A, 46100 PETALING JAYA SELANGOR

AA24 | RESERVE PRICE : RM 145,800.00 | KAJANG



DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AND A FOYER AS ACCESSORY PARCELS
 FLOOR AREA : 700.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : NOR AIN SHAFIQAH BINTI SANUSI
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 LOT ID : 74896

UNIT NO. C-22-16, BLOCK C, RESIDENSI MUTIARA, JALAN ZAMRUD UTAMA, SUNGAI TANGKAS, 43000 KAJANG SELANGOR

AA25 | RESERVE PRICE : RM 130,000.00 | PETALING JAYA



DESCRIPTION : A LOW COST APARTMENT UNIT
 FLOOR AREA : 646.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : AZLAN BIN NAYAN
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
 LOT ID : 74884

UNIT NO. A-03A-20, BLOCK A, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA SELANGOR

AA26 | RESERVE PRICE : RM 128,000.00 | PUCHONG



DESCRIPTION : A THREE-BEDROOM WALK UP APARTMENT UNIT
 FLOOR AREA : 606.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : MUHAMMAD IZZAT BIN NOR HISHAM
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)
 LOT ID : 74891
 NOTE : **BUMIPUTERA LOT**

UNIT NO. 24-G-05, GROUND FLOOR, BLOCK 24, RISTA VILLA APARTMENT, TAMAN PUTRA PERDANA, 47130 PUCHONG SELANGOR

AA27 | RESERVE PRICE : RM 84,000.00 | BATU CAVES



DESCRIPTION : A 2-BEDROOM LOW-COST FLAT
 FLOOR AREA : 600.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : IYASAMY A/L VELEU & SRI MURUKAN A/L IYASAMY & PAWANI A/P IYASAMY
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 LOT ID : 74256

NO. 317, BLOCK C, JALAN PS 1/1, TAMAN PRIMA SELAYANG, 68100 BATU CAVES SELANGOR

AA28 | RESERVE PRICE : RM 64,800.00 | MELAKA



DESCRIPTION : A 3-BEDROOM LOW-COST WALK-UP FLAT
 FLOOR AREA : 721.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : MOHD BIN ABDULLAH & ZARIMAH BINTI HARUN
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
 LOT ID : 74335

B2-9, BLOCK B, JALAN CM 7, TAMAN CHENG MUTIARA, CHENG, 75250 MELAKA

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@arenaauctioneers.com
 WEBSITE : arenaauctioneers.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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 08 July 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)
Cammy Siew : 012-254 4463



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 JULY 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	MIRI	RESERVE PRICE : RM320,000.00	LOT 2	SIBU	RESERVE PRICE : RM370,000.00
	Description : Single storey terraced intermediate Land Area : Approx. 141.5 sqm. / 1,523.093 sqft. Built-up Area : Approx. 77.500 sqm. / 834.203 sqft. Our Ref. : AMB-2026-0174 Assignee : AmBank (M) Berhad Bank Ref : 0115050000962 Solicitors : Ariffin, Lai & Kan Advocates (Kch)			Description : Double storey terraced intermediate Land Area : Approx. 158.6 sqm. / 1,707.16 sqft. Built-up Area : Approx. 92.72 sqm. / 998.03 sqft. Our Ref. : AMB-2026-0154 Assignee : AmBank (M) Berhad Bank Ref : 88820006765898 Solicitors : S.K. Ling & Tan Advocates (Kch)	

Lot 4631, Lorong 4, Off Jalan Kuching Timur 2, Taman Tunku, Off Jalan Miri-Bintulu, 98000 Miri, Sarawak

No. 4F, Lorong Sibujaya Selatan 2/C, 96000 Sibu, Sarawak

LOT 3	KOTA SAMARAHAN	RESERVE PRICE : RM129,600.00	LOT 4	KOTA SAMARAHAN	RESERVE PRICE : RM590,400.00
	Description : Apartment Land Area : - Built-up Area : Approx. 69.68 sqm. / 750.00 sqft. Our Ref. : AMB-2024-0116 Assignee : AmBank Islamic Berhad Bank Ref : 88820006558292 Solicitors : Ariffin, Lai & Kan Advocates (Kch)			Description : Double storey semi-detached Land Area : Approx. 364.30 sqm. / 3,921.33 sqft. Built-up Area : Approx. 171.00 sqm. / 1,840.64 sqft. Our Ref. : AMB-2025-0143 Assignee : AmBank (M) Berhad Bank Ref : 88820004241888 Solicitors : S.K. Ling & Tan Advocates (Kch)	

Parcel No. P1-OG-05, Level 1 (Ground Floor), Block O, Vista Ilmu Apartment, Off Jalan Datuk Mohd. Musa, 94300 Kota Samarahan, Sarawak

No. 374 (Lot 10960), Lorong Uni-Central 6E, Jalan Uni-Central, Taman Uni-Central, Off Kuching-Samarahan Expressway, 94300 Kota Samarahan, Sarawak (Bumiputra Reserved Lot)

LOT 5	KUCHING	RESERVE PRICE : RM442,800.00	LOT 6	KUCHING	RESERVE PRICE : RM600,000.00
	Description : Apartment Land Area : - Built-up Area : Approx. 138.84 sqm. / 1,494.00 sqft. Our Ref. : AMB-2024-0077 Assignee : AmBank (M) Berhad Bank Ref : 88820003986912 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Apartment Land Area : - Built-up Area : Approx. 78.60 sqm. / 846.00 sqft. Our Ref. : AMB-2026-0173 Assignee : AmBank (M) Berhad Bank Ref : 88820001279008 Solicitors : S.K. Ling & Tan Advocates (Kch)	

Parcel No. A1-12 (Type A-5), Level 4 (3rd Floor), Block A, HK Square Apartment, Jalan Stapok Utama, 93250 Kuching, Sarawak

Parcel No. A14-11, Type C-5, Level 14, Block 4, Jazz Suites 4 Apartment, Jalan Wan Alwi, 93350 Kuching, Sarawak

LOT 7	KUCHING	RESERVE PRICE : RM51,840.00	LOT 8	KUCHING	RESERVE PRICE : RM259,200.00
	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)			Description : Single storey terraced corner Land Area : Approx. 253.4 sqm. / 2,727.57 sqft. Built-up Area : Approx. 65.75 sqm. / 707.73 sqft. Our Ref. : AMB-2025-0134 Assignee : AmBank Islamic Berhad Bank Ref : 88820007639216 Solicitors : S.K. Ling & Tan Advocates (Kch)	

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)

No. 107 (Lot 9460), Lorong Ceria 4H, Borneo Samariang Garden, Jalan Ceria, Off Jalan Lingkaran Samariang, 93050 Kuching, Sarawak

LOT 9	KUCHING	RESERVE PRICE : RM273,600.00	Organised by the below Auctioneer:		
	Description : Apartment Land Area : - Built-up Area : Approx. 96.43 sqm. / 1,038.00 sqft. Our Ref. : AMB-2026-0165 Assignee : AmBank (M) Berhad Bank Ref : 88820003920235 Solicitors : S.K. Ling & Tan Advocates (Kch)		PRAISE MILLION SDN. BHD. (Company No.: 200301015847 (618267-D)) Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak TEL: 082-349069 H/P: 018-2349069, 016-2107727 Website : https://praisemillion.com.my E-mail Address: auction@praisemillion.com.my		

Parcel No. A6-9-2, Level 9, Block A6, Pr1ma Residensi Bintawa Riverfront, Off Jalan Daya, 93450 Kuching, Sarawak

Licensed Auctioneers :
Lo Lion Hock / Chia Fui Thean / Tiong Mei Chek

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

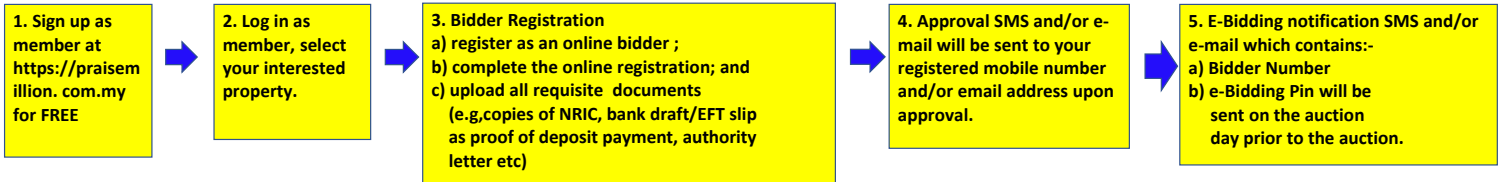
What you need to prepare for online bidding:

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

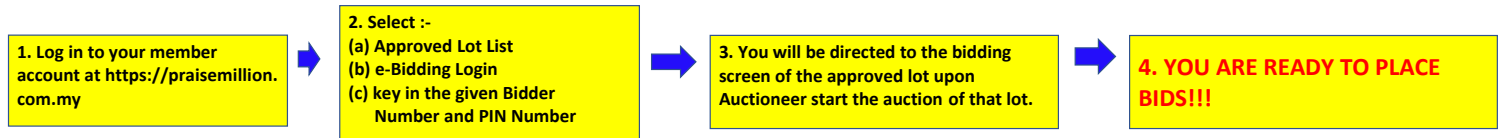


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



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

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 9TH JULY 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, Bernard : 012-671 7856

For Company bidder(s)

Cammy Siew : 012-254 4463



PROPERTY AUCTION



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DECLARATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [106901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401008997 (285578-UJ)]** 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 JULY 2026, AT 11.00 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 Title 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 940,000.00 KUALA LUMPUR</p> <p>Type : A 3-Bedroom Serviced Apartment Unit Area : 1,345 sq. ft. Assignor : Tee Chee Beng & Joe Tee Chang Chee Lup Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. A-41-05, Menara Inspirasi, No. 30, Jalan 1/65A, Off Jalan Tun Razak, 50400 Kuala Lumpur.</p>  <p>FINA/AMB7033</p>	<p>LOT 2 RESERVE PRICE: RM 745,200.00 PANGLIMA GARANG</p> <p>Type : A Stratified Double Storey End Terraced House With Extra Land Area : 2,271sq. ft. Assignor : Ahmad Sofian Azli Bin Abdul Aziz & Azyatul-Nurhani Binti Azmi Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : Premises No. 102, Jalan 1A/1, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor Darul Ehsan.</p>  <p>WAWA/AMI0558</p>	<p>LOT 3 RESERVE PRICE: RM 600,000.00 RAWANG</p> <p>Type : A 2-Storey Cluster House (Corner) Area : 2,943 sq. ft. Assignor : Nik Mohamed Ghazali Adib Bin Ya'akob & Hamidah Binti Bahari Solicitor : Zain Megat & Murad (KL) Address : No. 20, Jalan MR 2/4, Taman M-Residensi 2, 48020 Rawang, Selangor.</p>  <p>FINA/AMI0687</p>	
<p>LOT 4 RESERVE PRICE: RM 560,000.00 PETALING JAYA</p> <p>Type : An End Serviced Apartment Unit Together With Three Car Park Bays Area : 1,238 sq. ft. Assignor : Hairulnizami Bin Abd Halim & Safarina Binti Hanapi Solicitor : Nik Hisham, Fakhiah & Co Address : Unit No. A-30-08, Block A, Residensi Sunway D'Hill, Persiaran Mahogani, Section 10, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan.</p>  <p>WAWA/AMI0691</p>	<p>LOT 5 RESERVE PRICE: RM 540,000.00 PETALING JAYA</p> <p>Type : A 4 Bedroom Serviced Apartment Area : 1,206 sq. ft. Assignor : Fatim Amira Binti Noor Khamar Solicitor : Vas & Co Address : No. A-33A-13A, Dataran Sentral Damansara, No. 3, Jalan PJU 8/8B, Sentral Damansara, PJU 8, 47820 Petaling Jaya, Selangor Darul Ehsan.</p>  <p>WAWA/AMI0683</p>	<p>LOT 6 RESERVE PRICE: RM 518,400.00 KUALA LUMPUR</p> <p>Type : A 1+1 Bedroom Serviced Apartment Unit Area : 689 sq. ft. Assignor : Reynald Maximilan Chia Soon Hee Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. S-23-11, 23rd Floor, South Tower, Idaman Robertson, Jalan Robertson, 50150 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.</p>  <p>FINA/AMB7067</p>	
<p>LOT 7 RESERVE PRICE: RM 488,000.00 PUCHONG</p> <p>Type : A Three Bedroom Apartment Unit Area : 1,356 sq. ft. Assignor : Malliga A/P Ramudu Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. A-08-09, 8th Floor, Block A, Pangsapuri Puncak Mutiara, Jalan Mutiara 2, Taman Mutiara Indah, 47100 Puchong, Selangor</p>  <p>FINA/AMB7043</p>	<p>WITHDRAWN</p>		<p>LOT 9 RESERVE PRICE: RM 440,000.00 SEMENYIH</p> <p>Type : An Intermediate Stratified Double-Storey Terraced House Area : 1,399 sq. ft. Assignor : Leong Soon Wai Solicitor : Goh & Partners Address : Unit No. 91, Jalan Eco Forest 2/2C, Birchpark, Eco Forest, 43500 Semenyih, Selangor Darul Ehsan.</p>  <p>WAWA/AMB7048</p>
<p>LOT 10 RESERVE PRICE: RM 430,000.00 BANDAR BARU BANGI</p> <p>Type : An End Duplex Small Office Home Office (SOHO) Unit Area : 1,216 sq. ft. Assignor : Nurul Najhan Binti Mukhtar Solicitor : B. H. Gan, Nor & Kim Address : Unit No. B-17-10, Tower B, Kompleks EVO (EVO Soho Suites), Jalan Pusat Bandar 2, 43650 Bandar Baru Bangi, Selangor</p>  <p>FINA/AMI0685</p>	<p>WITHDRAWN</p>		<p>LOT 12 RESERVE PRICE: RM 380,000.00 SHAH ALAM</p> <p>Type : A 3-Bedroom Serviced Apartment Area : 883 sq. ft. Assignor : Muhammad Zakwan Bin Zainuddin Solicitor : Zain Megat & Murad Address : No. RS-38-03, Residential Suites Sunsuria Forum, Jalan Setia Dagang AL U13/AL, Seksyen U13, Setia Alam, 40170 Shah Alam, Selangor Darul Ehsan.</p>  <p>FINA/AMB7034-ISLAMIC</p>
<p>LOT 13 RESERVE PRICE: RM 350,000.00 RAWANG</p> <p>Type : An Extended And Renovated Single Storey Mid Terraced House Area : 1,300 sq. ft. Assignor : Rajaveeran A/L Karlimuthu & Vimaladevi A/P Subramaniam Solicitor : Sidek Teoh Wong & Dennis Address : No. 41, Jalan 4/4, Taman Bukit Rawang Jaya, 48000 Rawang, Selangor</p>  <p>FINA/AMB7061</p>	<p>LOT 14 RESERVE PRICE: RM 320,000.00 HANG TUAH JAYA</p> <p>Type : A 3-Bedroom Service Apartment Area : 840 sq. ft. Assignor : Wong Woon Soon Solicitor : Ibrahim Nik Junainah & Associates (Melaka) Address : Unit No. D-8-2, Block D, Puncak Muzaffar (also known as the Heights Residence), Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.</p>  <p>FINA/AMB7071</p>	<p>LOT 15 RESERVE PRICE: RM 300,000.00 DENGKIL</p> <p>Type : A Service Apartment Unit Area : 990 sq. ft. Assignor : Punithavathi A/P Raman & Muniandy A/L Ponnusamy Solicitor : Vas & Co Address : Unit No. B-13A-11, Block B, Casa Embun, Jalan CE 1, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan.</p>  <p>WAWA/AMI0702</p>	
<p>LOT 16 RESERVE PRICE: RM 264,000.00 KUALA LUMPUR</p> <p>Type : A 3-Bedroom Condominium Area : 958 sq. ft. Assignor : Yong Cheok Kin Solicitor : Goh & Partners Address : Unit No. B1-207, Block B1, Parklane OUG Service Apartment, No. 1, Jalan 1/52, Taman OUG Parklane, 58200 Kuala Lumpur.</p>  <p>WAWA/AMB7022</p>	<p>LOT 17 RESERVE PRICE: RM 262,800.00 SERI EKMBANGAN</p> <p>Type : A Two-Bedroom Serviced Apartment Unit Area : 872 sq. ft. Assignor : Muhammad Rajah Bin Abdullah Solicitor : Goh & Partners Address : Unit No. A-01-13A, 1st Floor, Block A, Zeva Residence, Persiaran Pinggiran Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan.</p>  <p>FINA/AMI0700</p>	<p>LOT 18 RESERVE PRICE: RM 260,000.00 PETALING JAYA</p> <p>Type : A Small Office Home Office (SOHO) Unit Together With A Car Park Bay Area : 449 sq. ft. Assignor : Zulhaizal Bin Ahmad Pazar Solicitor : A. Rahim & Co. Address : Unit No. D-13-06, Block D, H20 @ Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor</p>  <p>WAWA/AMI0686</p>	
<p>LOT 19 RESERVE PRICE: RM 260,000.00 MELAKA</p> <p>Type : A Unit Of Service Apartment Area : 463 sq. ft. Assignor : Ling Wang Chiok Solicitor : Ibrahim Nik Junainah & Associates (Melaka) Address : Unit No. D-11-10, The Apple, Jalan Bachee, 75100 Melaka.</p>  <p>WAWA/AMB7068</p>	<p>LOT 20 RESERVE PRICE: RM 259,200.00 PUCHONG</p> <p>Type : A Condominium Unit Area : 1,647 sq. ft. Assignor : Ng Hon Hoong Solicitor : Azhar & Wong Address : Unit No. B-7-1, Block B, Vision Residence, 47120 Puchong, Selangor</p>  <p>FINA/AMB7063</p>	<p>LOT 21 RESERVE PRICE: RM 256,000.00 PETALING JAYA</p> <p>Type : A 3-Bedroom Serviced Apartment Area : 807 sq. ft. Assignor : Mohammad Muaz Bin Azhari Solicitor : Vas & Co. Address : No. B-25-12, Block B, Residensi Damai Meriah, No. 2, Jalan PJU 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.</p>  <p>FINA/AMI0688</p>	

PROSPECTIVE BIDDERS MAY BID ONLINE AT www.ehsanauctioneers.com

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

LOT 22 RESERVE PRICE: RM 240,000.00 KUALA LUMPUR

Type : **A 3 Bedroom Serviced Apartment**
 Area : 958 sq. ft.
 Assignor : Soh Or Kan
 Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners
 Address : No. A2-28-3A, Parklane OUG Service Apartment-Blok A2, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.



FINA/AMB7025

LOT 23 RESERVE PRICE: RM 237,600.00 KUALA LUMPUR

Type : **A 3-Bedroom Serviced Apartment Unit**
 Area : 958 sq. ft.
 Assignor : Chin Chin Li
 Solicitor : Nik Hisham, Fakhah & Co.
 Address : Unit No. A1-10-3A, Block A1, Parklane OUG Service Apartment, No. 1, Jalan 1/52, Taman OUG Parklane, 58200 Kuala Lumpur.



FINA/AMB7062

LOT 24 RESERVE PRICE: RM 176,000.00 MELAKA

Type : **An Apartment Unit**
 Area : 688 sq. ft.
 Assignor : Loo Cheang Chi
 Solicitor : Ibrahim Nik Junainah & Associates
 Address : Unit No. D-06-05, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.



AMBANK ISLAMIC BERHAD AWAW/AMI0693

LOT 25 RESERVE PRICE: RM 160,000.00 PETALING JAYA

Type : **A Three-Bedroom Low Cost Apartment Unit**
 Area : 657 sq. ft.
 Assignor : Zaleela Binti Basarun
 Solicitor : Vas & Co.
 Address : Unit No. B3-7-4, 7th Floor, Block 3, Jalan PJS 5/12, Desa Mentari, 46000 Petaling Jaya, Selangor Darul Ehsan.



FINA/AMB7060

LOT 26 RESERVE PRICE: RM 130,000.00 RAWANG

Type : **A Three-Bedroom Walk-Up Medium Cost Apartment**
 Area : 750 sq. ft.
 Assignor : Zulkeflee Bin Abdul Majid & Rosleli Binti Abd Karim
 Solicitor : Vas & Co.
 Address : No. F0-13, (On-Site is Block F, Apartment Setia Rawang), Jalan Setia Rawang 8, Taman Setia Rawang, 48000 Rawang, Selangor Darul Ehsan.



WAWA/AMB7065

LOT 27 RESERVE PRICE: RM 112,000.00 AMPANG

Type : **A Three Bedroom Low-Cost Apartment**
 Area : 650 sq. ft.
 Assignor : Muhamad Razali Bin Che Omar
 Solicitor : Sidek Teoh Wong & Dennis
 Address : No. F13-09, Pangsapuri Seri Nilam, Jalan Wawasan Ampang 3/8, Bandar Baru Ampang, 6800 Ampang, Selangor.



AMBANK ISLAMIC BERHAD FINA/AMI0694

WITHDRAWN

**WILL SELL THE PROPERTIES DESCRIBED BELOW
 BY PUBLIC AUCTION VIA ONLINE BIDDING
 ON THURSDAY, THE 9TH JULY 2026, AT 11.30 A.M. IN THE MORNING,
 AT "EHSAN AUCTION ROOM" NO. 18-8-A1, GURNEY TOWER, PERSIARAN GURNEY,
 10250 PULAU PINANG. AT WEBSITE www.ehsanauctioneers.com**



LOT 1 RESERVE PRICE: RM 390,000.00 BAYAN LEPAS

Type : **A 3-Bedroom Intermediate Unit**
 Area : 1,001 sq. ft.
 Assignor : Chia Cheong Tat
 Solicitor : Zaid Ibrahim & Co. (PNG)
 Address : No. 10B-13A-2, Lengkok Kelicap, Forestville, 11900 Bayan Lepas, Penang.



WAWA/AMB7035

LOT 2 RESERVE PRICE: RM 384,000.00 IPOH

Type : **A Three-Bedroom Condominium Unit**
 Area : 1,163 sq. ft.
 Assignor : Choong Kok Keong & Leong Siaw Peng
 Solicitor : Nor Ding & Co
 Address : Unit No. E-G-2, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.



FINA/AMB7024

LOT 3 RESERVE PRICE: RM 270,000.00 IPOH

Type : **A Soho Unit**
 Area : 646 sq. ft.
 Assignor : Kesavan A/L Peremal
 Solicitor : Lalchand & Nawawi
 Address : Unit No. 02-33, Level 2, Residensi Legenda Ipoh, Jalan Sultan Nazrin Shah, 30250 Ipoh, Perak



WAWA/AMB7059

LOT 4 RESERVE PRICE: RM 259,200.00 LUNAS

Type : **A Single Storey End Fire Break Terrace House**
 Area : 1,894 sq. ft.
 Assignor : Yagarajan A/L Devandran
 Solicitor : Azmi Rahim & Co.
 Address : No. 2875, Jalan Permata 2/8, Bandar Permata Lunas, 09600 Lunas, Kedah



FINA/AMB7018

LOT 5 RESERVE PRICE: RM 250,776.00 IPOH

Type : **A 3-Bedroom Condominium Unit**
 Area : 1,163 sq. ft.
 Assignor : Chong Chau Hin & Seng Pooi Wun
 Solicitor : Nor Ding & Co.
 Address : Unit No. C-G-5, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.



WAWA/AMB6935

LOT 6 RESERVE PRICE: RM 144,000.00 KAMPAR

Type : **A Stratified Shop Lot**
 Area : 2,217 sq. ft.
 Assignor : Yee Hon Fei
 Solicitor : Nor Ding & Co. (Sri Manjung)
 Address : Unit No. 5-G, Jalan Kampar Barat 9, Taman Kampar Barat, 31900 Kampar, Perak Darul Ridzuan



WAWA/AMB7066

LOT 7 RESERVE PRICE: RM 72,900.00 KAMPAR

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 Darul Ridzuan.



FINA/AMB6988

LOT 8 RESERVE PRICE: RM 56,000.00 SEMANGGOL

Type : **A Three Bedrooms Apartment Unit**
 Area : 904 sq. ft.
 Assignor : Rahimi Bin Md Sharip
 Solicitor : Azmi Rahim & Co.
 Address : Unit No. 3-2-06, LfV Blok 3, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.



FINA/AMB6441

LOT 9 RESERVE PRICE: RM 24,340.00 SEMANGGOL

Type : **A 2-Bedrooms Apartment Unit**
 Area : 550 sq. ft.
 Assignor : Muhammad Nur' Adli Bin Omar & Omar Bin Jantan
 Solicitor : Nor Ding & Co.
 Address : Unit No. A-9-911 (also known on site as unit no. 7838 (c/911)), SL Blok A, Bukit Merah Laketown, 34400 Spg. Ampat Semanggol, Perak Darul Ridzuan



FINA/AMB6962

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 JULY 2026, AT 12.00 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 440,000.00	PENGERANG
Type : A Stratified Double Storey Terrace House Area : 2004 sq. ft. Assignor : Lim Jin Hui & Lim Chong Eng Solicitor : Nor Ding & Co. Address : No. 18, Jalan Gunung Pantii 16, Bukit Pelali @ Pengerang, 81600 Pengerang, Johor.		WAWA/AMB7056

WITHDRAWN

LOT 3	RESERVE PRICE: RM 370,000.00	SENAI
Type : A Double Storey End Terrace House Area : 1,076 sq. ft. Assignor : Subaseeni A/P Ganapathy & Thanasegaran A/L Panaselvam Solicitor : Ibrahim Nik Junainah & Associates Address : No. 1208, Jalan Scientex Jaya 23, Taman Scientex, 81400 Senai, Johor.		FINA/AMB6941

LOT 4	RESERVE PRICE: RM 320,000.00	JOHOR BAHRU
Type : A Three-Bedroom Service Apartment Area : 883 sq. ft. Assignor : Lim Jian Chong Solicitor : A Rahim & Co (JB) Address : Unit No. E26-18, Menara E, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor Darul Takzim.		WAWA/AMB6703

LOT 5	RESERVE PRICE: RM 300,000.00	JOHOR BAHRU
Type : A Service Apartment Unit Area : 721 sq. ft. Assignor : Mariamah A/P Kumara Solicitor : A Rahim & Co. (JB) Address : Unit No. 13-10, Menara D, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor.		FINA/AMB7070

LOT 6	RESERVE PRICE: RM 192,000.00	GELANG PATAH
Type : A Service Apartment Unit Area : 495 sq. ft. Assignor : Tang Cheng Nang Solicitor : Nor Ding & Co. Address : Unit No. 05-10, Block B Nusa Heights Apartment, Jalan Gelang Patah, Taman Nusa Puncak, 81550 Gelang Patah, Johor		WAWA/AMB7040

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.

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www.ehsanauctioneers.com



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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 10 July 2026 / Friday

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
Cammy Siew : 012-254 4463



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALES

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.



IMPORTANT

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

01 PLEASE NOTE



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.

02 INFORMATION DETAILS



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.

03 CONSENT



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 LIVE AUCTION

View live auction at <https://palma.bidnow.my>



2 INSPECT THE PROPERTY

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 | Bukit Mertajam



Reserved Price **RM 792,000**

A 3 Storey Semi-detached House 2,885 sq.ft.

Unit No. 2A, Jalan Sentri 2, Vila Sentri, 14000 Bukit Mertajam, Penang.

ASSIGNOR / BORROWER :

Zariza Binti Johari

SOLICITOR :

Zaid Ibrahim & Co
Tel: 04-3753130

LOT 02 | Simpang Ampat



Reserved Price **RM 8,199**

A Studio Apartment Unit 310 sq.ft.

Unit No. H-0-007 (also known on site as unit No. 6498), LS Blok H, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

ASSIGNOR / BORROWER :

Che Zol Bin Hashim & Ruslawati Binti Adnan

SOLICITOR :

Lalchand & Nawawi (Ipoh)
Tel: 05-782 0009

LOT 03 | Simpang Ampat



Reserved Price **RM 8,199**

A Studio Apartment Unit 310 sq.ft.

Unit No. H-1-136 (also known on site as Unit No. 6556), LS Blok H, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

ASSIGNOR / BORROWER :

Mohd Akhir Bin Omar

SOLICITOR :

Nor Ding & Co
Tel: 05-6882627

LOT 04 | Kampar



Reserved Price **RM 200,000**

A Stratified Shoplot 2,217 sq.ft.

Unit No. 16-G, Jalan Kampar Barat 3, Taman Kampar Barat, 31900 Kampar, Perak Darul Ridzuan.

ASSIGNOR / BORROWER :

Yap Aik Soon

SOLICITOR :

Nor Ding & Co
Tel: 05-6882627

LOT 05 | Simpang Ampat



Reserved Price **RM 14,046**

A 2 Bedrooms Apartment Unit 478 sq.ft.

Unit No. G-1-122 (also known on site as Unit No. 6287, Block B), LS Blok G, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

ASSIGNOR / BORROWER :

Zanuddian Bin Haji Samsu Hadi

SOLICITOR :

Lalchand & Nawawi
Tel: 05-7820009

LOT 06 | Ipoh



Reserved Price **RM 464,000**

A 3 Bedroom Condominium 1,163 sq.ft.

Unit No. A-4-8, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.

ASSIGNOR / BORROWER :

Ku Swee Chee & Chiang Yoke Heong

SOLICITOR :

Lalchand & Nawawi (Ipoh)
Tel: 05-782 0009

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RESERVED 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 by Bank Draft in favour of Affin Bank Berhad / Affin Islamic Bank 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>

SIMPLE STEP TO BID AUCTION PROPERTY VIA ONLINE



01

Step 01

Register as user



02

Step 02

Select property



03

Step 03

Register to bid online



04

Step 04

Placement of auction deposit
Refer T&C



05

Step 05

On the auction date, "PIN" & a secured hyperlink will be send to bidder via registered email address, just login & get ready to bid

DEVICE 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>

BEFORE AUCTION



TIPS 01

Don't 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

- Safe & convenient
- Save time & cost
- Transparent bidding process



CONTACT US

- Suite 5.02, Parcel D, MBF Tower, 53, Jalan Sultan Ahmad Shah, 10050 George Town, Penang
- 04-2299777 / 018-4005117
- <https://palma.bidnow.my>
- palmaauctioneers@gmail.com



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