

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 18 August 2026 / Tuesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Cammy Siew : 012-254 4463



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

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

Will Sell The Property Described Below By
PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 18TH DAY OF AUGUST, 2026, AT 11.00 A.M,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

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

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

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

Lot 1 MARKET PRICE RM950,000.00 RESERVE PRICE RM684,000.00  CYBERJAYA An Intermediate Stratified Double-Storey Terraced House 174.00 sq. metres (1,873 sq. ft.) No. 80, Maple Residence, Jalan MR 1, Laman View, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Muhammad Khafidz Bin Khalil Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4309/AMBB/26 Note: Bumi Lot	Lot 2 MARKET PRICE RM500,000.00 RESERVE PRICE RM500,000.00  KLANG A 3-Bedroom Serviced Apartment 94 sq. metres (1,012 sq. ft.) No. C-19-06, Trio Serviced Apartment, Bandar Bukit Tinggi, 41200 Klang, Selangor. Assignor(s): Kam Jian Nan Solicitors: M/S Goh & Partners Our ref: HASB/4304/AMBB/26	Lot 3 MARKET PRICE RM460,000.00 RESERVE PRICE RM460,000.00  SUNGAI BESI A 3-Bedroom Serviced Apartment 99 sq. metres (1,066 sq. ft.) No. D1-19-08, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur. Assignor(s): Muhamad Firdaus Bin Mohd Nazri & Nur Adilah Binti Omar Solicitors: M/S Goh & Partners Our ref: HASB/4311/AMBB/26 Note: Bumi Unit
Lot 4 MARKET PRICE RM450,000.00 RESERVE PRICE RM450,000.00  BANDAR PUNCAK ALAM A Stratified Double Storey Mid Terraced House 111 sq. metres (1,195 sq. ft.) No.6, Jalan Ritma 1/5, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. Assignor(s): Hazraf Bin Raja Mohamed Solicitors: MM/S Zain Megat & Murad Our ref: HASB/4314/AMBB/26 Note: Bumi Unit AMBANK ISLAMIC BERHAD	Lot 5 MARKET PRICE RM390,000.00 RESERVE PRICE RM390,000.00  NILAI A Condominium 74.32 sq. meters (800 sq. ft.) No. A-08-08, Block A, Residensi Lili, Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan Darul Khusus. Assignor(s): Thoon Mee Ting Solicitors: M/S Darshan Chong & Co. Our ref: HASB/4317/AMBB/26	Lot 6 MARKET PRICE RM370,000.00 RESERVE PRICE RM370,000.00  PETALING JAYA CALLED OFF
Lot 7 MARKET PRICE RM540,000.00 RESERVE PRICE RM349,920.00  KUALA LUMPUR A 2+1 Bedroom Serviced Apartment Unit 102.94 sq. metres (1,108 sq. ft.) Unit No. 30-09, 30th Floor, Benteng 8 (Skyville 8), Jalan Klang Lama, 58000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Assignor(s): Ong Chong Hoe Solicitors: M/S Zain Megat & Murad Our ref: HASB/4310/AMBB/26	Lot 8 MARKET PRICE RM340,000.00 RESERVE PRICE RM340,000.00  KUALA LUMPUR A Serviced Apartment Unit 78.97 sq. metres (850 sq. ft.) Unit No. B-28-06, Tower B, Residensi M Astra, Jalan Usahawan 6, Setapak, 53200 Kuala Lumpur. Assignor(s): Irwan Bin Daud Solicitors: M/S Goh & Partners Our ref: HASB/4313/AMBB/26 Note: Bumi Lot AMBANK ISLAMIC BERHAD	Lot 9 MARKET PRICE RM340,000.00 RESERVE PRICE RM340,000.00  PETALING JAYA A 3-Bedroom Condominium 92.81 sq. metres (999 sq. ft.) No. B17-03, Blok B, Villaria Condominium, Jalan PJS 5/32, Taman Desaria, 46000 Petaling Jaya, Selangor. Assignor(s): Mohd Fikri Bin Md Rasib & Rosazariah Binti Salehuddin Solicitors: M/S Goh & Partners Our ref: HASB/4228/AMBB/26 Note: Lot Bumiputera AMBANK ISLAMIC BERHAD
Lot 10 MARKET PRICE RM460,000.00 RESERVE PRICE RM331,200.00  KAJANG A Three-Bedroom Condominium Unit 110.00 sq. metres (1,184 sq. ft.) Unit No. 00-13, Ground Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Lim Chee Kiong Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4152/AMBB/25	Lot 11 MARKET PRICE RM330,000.00 RESERVE PRICE RM330,000.00  TELOK PANGLIMA GARANG CALLED OFF	Lot 12 MARKET PRICE RM500,000.00 RESERVE PRICE RM324,000.00  KUALA LUMPUR A Serviced Apartment Unit 106 sq. metres (1,141 sq. ft.) No. C-15-06, Blok C, Central Residence @ Suria Sg Besi, Jalan Sungai Besi, 57100 Kuala Lumpur. Assignor(s): Mok Hock Ping & Chew Hui Shan Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4305/AMBB/26

HERITAGE eBid Auction @ www.heritageauctioneers.my

Lot 13	MARKET PRICE RM300,000.00	RESERVE PRICE RM300,000.00
 A Serviced Apartment Unit 92 sq. metres (990 sq. ft.) Unit No. B-19-05, Block B, Casa Embun, Jalan CE 1, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan. Assignor(s): Rathini A/P Selvamany Solicitors: M/S Goh & Partners Our ref: HASB/4312/AMBB/26		
DENGKIL		

Lot 14	MARKET PRICE RM290,000.00	RESERVE PRICE RM290,000.00
 A 3-Bedroom Medium Cost Apartment 79.00 sq. metres (850 sq. ft.) No. A-07-06, Blok A, Pangsapuri Alam Prima, No. 6, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor. Assignor(s): Balamurali A/L Vasanda Kumar & Suganthi A/P Sinniah Solicitors: M/S Zain Megat & Murad Our ref: HASB/4316/AMBB/26 Note: The above Property is reserved for Bumiputra only. AMBANK ISLAMIC BERHAD		
SHAH ALAM		

Lot 15	MARKET PRICE RM280,000.00	RESERVE PRICE RM280,000.00
 A Condominium Unit 105.9 sq. metres (1,140 sq. ft.) Unit No. 1-7-4, Block 1 (Merbau), Desaminium Rimba, Jalan Rimba, Taman Desaminium, Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan. Assignor(s): Julieana Binti Mohamad Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4315/AMBB/26 AMBANK ISLAMIC BERHAD		
SERI KEMBANGAN		

Lot 16	MARKET PRICE RM280,000.00	RESERVE PRICE RM280,000.00
 A Corner 3-Bedroom Serviced Apartment 80 sq. metres (861 sq. ft.) No. A-23A-15, Blok A, Kiara Plaza, 43500 Semenyih, Selangor Darul Ehsan. Assignor(s): Satis Rao A/L Sri Ram & Amutha A/P Keevachee Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4318/AMBB/26		
SEMENYIH		

Lot 17	MARKET PRICE RM270,000.00	RESERVE PRICE RM270,000.00
 A Three-Bedroom Apartment Unit 93.00 sq. metres (1,001 sq. ft.) Unit No. P11-C-03A-06, 03Ath Floor, Block C, Apartment Sri Lavender, Jalan Sepakat Indah 2/2, Taman Sepakat Indah 2, 43000 Kajang, Selangor Darul Ehsan . Assignor(s): Mohd Fathi Bin Kassim Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/3913/AMBB/25		
KAJANG		

Lot 18	MARKET PRICE RM270,000.00	RESERVE PRICE RM270,000.00
 A 5-Bedroom Apartment Unit 105 sq. metres (1,130 sq. ft.) No. 9-14-09, Block Chengal, Taman Desaminium, Jalan Rimba, Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan. Assignor(s): Muhammad Nur Shakarullah Bin Mohamad Zawawi Solicitors: M/S Zain Megat & Murad Our ref: HASB/4302/AMBB/26 Note: Bumiputra purchaser only		
SERI KEMBANGAN		

Lot 19	MARKET PRICE RM270,000.00	RESERVE PRICE RM270,000.00
 A Small Office Home Office (Soho) Unit 44.00 sq. metres (474 sq. ft.) Unit No. B-27-13A, 27th Floor, Block B, Landmark Residence 2, Jalan Landmark Residences, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Lim Kee Soon Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HASB/4319/AMBB/26		
KAJANG		

Lot 20	MARKET PRICE RM230,000.00	RESERVE PRICE RM230,000.00
 An Apartment Unit 72 sq. metres (775 sq. ft.) Unit No. E-2-5 (9-2-5), Block E, AC4, Jalan Taman Seri Sentosa, Taman Seri Sentosa, Off Jalan Klang Lama, 58000 Kuala Lumpur. Assignor(s): Selva Ganesh A/L Nadaraja, Mahendran A/L Nadaraja & Gingama A/P Raja Gopal Solicitors: M/S B. H. Gan, Nor & Kim Our ref: B. H. Gan, Nor & Kim		
KUALA LUMPUR		

Lot 21	MARKET PRICE RM230,000.00	RESERVE PRICE RM230,000.00
 An Intermediate Studio Small Office Home Office (SOHO) Unit (KOMERSIAL MAMPU MILIK) 26.00 sq. metres (280 sq. ft.) No. S-19-23, Blok S, Astrum Ampang, Jalan Enggang, Taman Keramat, 54200 Kuala Lumpur. Assignor(s): Selvantharan A/L K. Thanabalan Solicitors: M/S A. Rahim & Co. Our ref: HASB/4297/AMBB/26		
KUALA LUMPUR		

Lot 22	MARKET PRICE RM190,000.00	RESERVE PRICE RM190,000.00
 A Small Office Home Office (SoHo) 26.00 sq. metres (280 sq. ft.) No. S-35-23, Astrum Ampang, Lorong Enggang 2, Taman Keramat, 54200 Kuala Lumpur. Assignor(s): Wan Adnin Aidan Bin Wan Ahmad Wizan Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4303/AMBB/26 AMBANK ISLAMIC BERHAD		
KUALA LUMPUR		

Lot 23	MARKET PRICE RM190,000.00	RESERVE PRICE RM190,000.00
 A Low-Cost Apartment Unit 60.00 sq. metres (646 sq. ft.) No. B-7-16, Pangsapuri Seri Tanjung, Jalan USJ 16/7, USJ 16, 47630 Subang Jaya, Selangor Darul Ehsan. Assignor(s): Sharifah Rohaida Binti Abd Rahman Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4308/AMBB/26		
SUBANG JAYA		

Lot 24	MARKET PRICE RM300,000.00	RESERVE PRICE RM174,960.00
 A Serviced Apartment Unit 80 sq. metres (861 sq. ft.) Unit No. A-08-18, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor Darul Ehsan. Assignor(s): Chin Koi Sam Solicitors: M/S Zain Megat & Murad Our ref: HASB/44270/AMBB/26		
SEMENYIH		

Lot 25	MARKET PRICE RM270,000.00	RESERVE PRICE RM160,380.00
 A Corner Small Office Home Office (SOHO)(Studio Unit) 44 sq. metres (474 sq. ft.) No. B-27-20, Landmark Residence 2, Landmark Residence, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Ronnie Lee Chze Siang Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4306/AMBB/26		
KAJANG		

Lot 26	MARKET PRICE RM220,000.00	RESERVE PRICE RM158,400.00
 An Apartment Unit 64 sq. metres (689 sq. ft.) Unit No. D-11-25, Menara D, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka. Assignor(s): Muhammad Shafiq Bin Zulkifli Lim & Amalia Binti Jamaludin Solicitors: M/S Ibrahim Nik Nunainah & Associates Our ref: HASB/4286/AMBB/26 AMBANK ISLAMIC BERHAD		
MELAKA		

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

RESERVE PRICE:

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

DEPOSIT:

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

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

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

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

Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.

Tel: 03 7890 0501

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Website: www.heritageauctioneers.my

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

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



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

Property Auction House Sdn Bhd ONLINE AUCTION

Date/Day : 18 August 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 18TH DAY OF AUGUST, 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

- (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.
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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).

1	RESERVE PRICE: RM840,000.00	Petaling Jaya	 Description: Duplex condominium (BUMI LOT) Address: No. B-9-B08, Armanee Terrace Condominium, No. 8, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area: approx 224.00 sq metres (2,411 sq feet) Customer(s): Tengku Afni Natasha Binti Tengku Asmat Solicitor: M/S Goh & Partners Our Ref: PAH41827 AmBank Islamic Berhad	2	RESERVE PRICE: RM550,000.00	Kuala Lumpur	 Description: Serviced apartment (BUMI LOT) Address: Unit No. B-29-10, 29th Floor, Block B, Residensi Hampton Damansara, Persiaran Tecoma, Country Heights Damansara, 60000 Kuala Lumpur. Area: approx 85.84 sq metres (924 sq feet) Assignor(s): Chee Chen Ming Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH41774	3	RESERVE PRICE: RM364,500.00	Kuala Lumpur	 Description: Serviced apartment (BUMI LOT) Address: No. B-41-03A, Residensi Skyluxe, No. 6, Jalan Jalil Perkasa 1, Bukit Jalil, 57000 Kuala Lumpur. Area: approx 61 sq metres (657 sq feet) Customer(s): Azlan Bin Mohamed Zainon Solicitor: M/S Vas & Co Our Ref: PAH40885(4) AmBank Islamic Berhad
4	RESERVE PRICE: RM240,000.00	Petaling Jaya	 Description: Office lot Address: No. Q-05-30, Menara Kayangan Damai (Mossaz), Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area: approx 31.77 sq metres (342 sq feet) Customer(s): Muhammad Syaridzuan Hakimie Bin Mohd Yusof Solicitor: M/S Azhar & Wong Our Ref: PAH41809 AmBank Islamic Berhad	5	RESERVE PRICE: RM212,868.00	Seri Kembangan	 Description: Serviced apartment (BUMI LOT) Address: Unit No. A-01-13A, 1st Floor, Block A, Zeva Residence, Persiaran Pinggiran Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan. Area: approx 81.00 sq metres (872 sq feet) Customer(s): Muhammad Rajah Bin Abdullah Solicitor: M/S Goh & Partners Our Ref: PAH41773 AmBank Islamic Berhad	6	RESERVE PRICE: RM210,000.00	Petaling Jaya	 Description: Apartment Address: Unit No. H-10-19, 10th Floor, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area: approx 78.97 sq metres (850 sq feet) Customer(s): Ahmad Rajale Bin Abdullah Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH41793 AmBank Islamic Berhad
7	RESERVE PRICE: RM170,000.00	Shah Alam	 Description: 3 bedroom low-cost flat Address: No. B-06-09, Pangsapuri Rimba, Jalan Lengkuas 16/19, Seksyen 16, 40200 Shah Alam, Selangor Darul Ehsan. Area: approx 60.39 sq metres (650 sq feet) Assignor(s): Roslan Bin Dahareli Solicitor: M/S Azhar & Wong Our Ref: PAH41826	8	RESERVE PRICE: RM130,000.00	Petaling Jaya	 Description: Apartment Address: Unit No. A-16-06, Block A, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area: approx 60 sq metres (646 sq feet) Customer(s): Mohd Sukrie Bin Jimbun Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH41783 AmBank Islamic Berhad	9	RESERVE PRICE: RM125,388.00	Melaka	 Description: Service apartment Address: Unit No. B-10-11, Tahiti Villa, Bayou Lagoon Park Resort, Jalan Wakaf Utama, Bukit Katil, 75450 Hang Tuah Jaya, Melaka. Area: approx 67 sq metres (721 sq feet) Customer(s): Lam Kam Yong & See Hong Moi Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAH41772 AmBank Islamic Berhad
J1	RESERVE PRICE: RM600,000.00	Johor Bahru	 Description: Service apartment Address: Unit No. 12-10, Menara B, Residensi Southkey Moez, Persiaran Southkey Utama, Kota Southkey, 80150 Johor Bahru, Johor Area: approx 113 sq metres (1,216 sq feet) Assignor(s): Kokila A/P Varadarajan Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7123(1)/8/2026(LA)-02	J2	RESERVE PRICE: RM550,000.00	Johor Bahru	 Description: Service apartment Address: Unit No. C-04-07, Blok C, Residensi Laman Lapan, Jalan Sutera Kuning, Taman Sutera, 81200 Johor Bahru, Johor Area: approx 109 sq metres (1,173 sq feet) Assignor(s): Nithyanantham A/L Priasamy & Uma A/P Ramakrishnan Solicitor: M/S Nor Ding & Co Our Ref: PAHJ/7842(1)/8/2026(LA)	J3	RESERVE PRICE: RM400,000.00	Johor Bahru	 Description: 3 bedroom service apartment Address: Unit No. #28-14, Menara B, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor Area: approx 82 sq metres (883 sq feet) Assignor(s): Theyaagaraajan A/L Anadurai Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7845(1)/8/2026(LA)
J4	RESERVE PRICE: RM370,000.00	Skudai	 Description: Service apartment Address: Unit No. D-8-12, Blok D, Residensi Anjung Hijauan, Jalan Mutiara 1/15, Taman Mutiara Mas, 81300 Skudai, Johor Area: approx 97 sq metres (1,044 sq feet) Assignor(s): Koh Chee Seng Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7843(1)/8/2026(LA)	J5	RESERVE PRICE: RM280,800.00	Masai	 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(3)/8/2026(LA)	J6	RESERVE PRICE: RM223,195.00	Pengerang	 Description: Double storey stratified terrace Address: No. 24 Jalan Gunung Pulau 3, Presint Gunung Pulau, Bukit Pelali @ Pengerang, 81600 Pengerang, Johor. Area: approx 100 sq metres (1,076 sq feet) Assignor(s): Low Hong Kew Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7844(1)/8/2026(LA)-03

J7 **RESERVE PRICE:**
RM210,000.00 **Kulai**



Description: Low medium cost apartment
Address: No. C4-19, Apartment Rose Villa, Jalan Sri Putri 11/6, Taman Putri Kulai, 81000 Kulai, Johor
Area: approx 82 sq metres (883 sq feet)
Assignor(s): Selvaraju A/L Kuppusamy
Solicitor: M/S A. Rahim & Co
Our Ref: PAHJ/7846(1)/8/2026(LA)

S1 **RESERVE PRICE:**
RM250,000.00 **Putatan**



Description: A condominium unit situated on the level 1 of a 20-storey Apartment building with common lift facilities
Address: Unit No. E-1-15, Level 1, Block Emerald, Alam Pesona Putatan Phase 1, Jalan Ketiau Tombovo, 88200 Putatan, Sabah
Area: approx 540 sq feet (50.17 sq metres)
Assignor(s): Priscilla Florance & Adrian Florance
Solicitor: M/S Dr Yee Tan & Associates
Our Ref: PAHS/8777/7/2026(LA)

S2 **RESERVE PRICE:**
RM380,000.00 **Kota Kinabalu**



Description: A 3-room apartment unit with common lifts facility
Address: D-G-8, Lorong Alam Hijau 3, Greenfield Residence Phase 2, Mile 9, Off Jalan Tuaran, Manggatal, 88450 Kota Kinabalu, Sabah
Area: approx 945 sq feet (87.79 sq metres)
Assignor(s): Chia Tshen Tshung
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8780/7/2026(LA)

S3 **RESERVE PRICE:**
RM151,200.00 **Tuaran**



Description: An apartment unit situated on the first floor of a 4-storey apartment building
Address: 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
Area: approx 850 sq feet (78.97 sq metres)
Assignor(s): Joneiter Lee
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8781/7/2026(LA)
Note: Successful bidder has to pay an outstanding sum of **RM6,881.25** Due to Developer under the Principal Sale and Purchase Agreement

S4 **RESERVE PRICE:**
RM600,000.00 **Lahad Datu**



Description: Double-storey semi-detached (Type 2) (**BUMI LOT**)
Address: Title Lot B65, MDLD 10625, Taman Palm Heights, Phase 4, Jalan Dam, 91100 Lahad Datu, Sabah
Area: approx 280.4 sq metres (3,018 sq feet)
Customer(s): Asmah Binti Amri
Solicitor: M/S Dr Yee Tan & Associates
Our Ref: PAHS/8776/7/2026(LA)
AmBank Islamic Berhad

S5 **RESERVE PRICE:**
RM201,600.00 **Labuan**



Description: A 3-room apartment unit with common lifts facility
Address: Parcel No. B-05-12, Floor No. 05 Building / Block Phase 1, Block B, Ganggarak Permai, 87000 Wilayah Persekutuan Labuan
Area: approx 79 sq metres (850.35 sq feet)
Assignor(s): Wong Wing Hing
Solicitor: M/S Dr Yee Tan & Associates
Our Ref: PAHS/8778/7/2026(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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 19 August 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 19TH OF AUGUST 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 : RM450,000.00	LOT 2	KUCHING	RESERVE PRICE : RM480,000.00
	Description : Single storey terraced corner Land Area : Approx. 342.0 sqm. / 3,681.257 sqft. Built-up Area : Approx. 132.740 sqm. / 1,428.801 sqft. Our Ref. : AMB-2026-0181 Assignee : AmBank Islamic Berhad Bank Ref : 82951700108993 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Apartment Land Area : - Built-up Area : Approx. 113.99 sqm. / 1,226.98 sqft. Our Ref. : AMB-2026-0179 Assignee : AmBank Islamic Berhad Bank Ref : 88820004447595 Solicitors : S.K. Ling & Tan Advocates (Kch)	

Lot 6890, Lorong Murni 2D-3, Desa Murni, Bandar Baru Permyjaya, Tudan, 98000 Miri, Sarawak

Parcel No. B6-3#6 (Type B), Level 3, Block 6, P'Residence, Jalan D'Public, 93250 Kuching, Sarawak

LOT 3 KUCHING RESERVE PRICE : RM360,000.00

	Description : Single storey terraced intermediate Land Area : Approx. 174.40 sqm. / 1,877.24 sqft. Built-up Area : Approx. 83.00 sqm. / 893.41 sqft. Our Ref. : AMB-2026-0180 Assignee : AmBank (M) Berhad Bank Ref : 80350300132153 Solicitors : S.K. Ling & Tan Advocates (Kch)
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No. 74C (Lot 11636), Lorong Taman Sri Perkasa 2E, Taman Sri Perkasa, Batu 4 Jalan Matang, Petra Jaya, 93050 Kuching, Sarawak

Organised by the below Auctioneer:



PRAISE MILLION SDN. BHD.
(Company No.: 200301015847 (618267-D))

Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak TEL: 082-349069 H/P: 018-2349069, 016-2107727
Website : <https://praisemillion.com.my>
E-mail Address: auction@praisemillion.com.my

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.



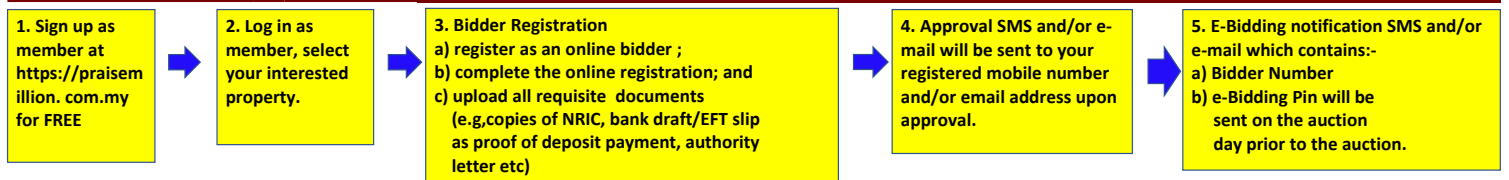
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

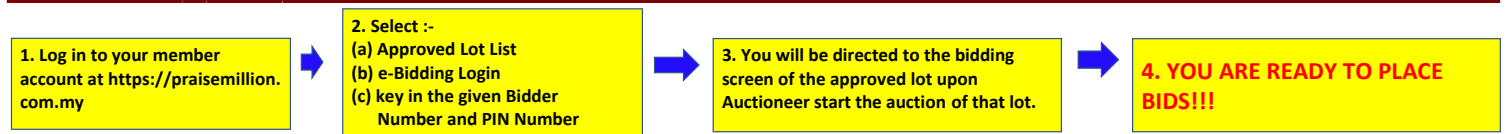


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



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

On the auction day, please:

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

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 20TH AUGUST 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



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBank (M) BERHAD [106801000168 (8515-D)] / AMBank ISLAMIC BERHAD [109401008997 (235578-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON THURSDAY, THE 20TH AUGUST 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 Titles search (iv) make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale and to check whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only. All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 1	RESERVE PRICE: RM 300,000.00	KUANTAN
Type : A Bare Office Unit Area : 769.27 sq. ft. Assignor : Soo Hua Ann Solicitor : Hamidah Rosmawati & Associates (Kuantan) Address : No. 18-E, Menara Zenith, Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.		FINA/AMB7114

LOT 2	RESERVE PRICE: RM 108,000.00	PETALING JAYA
Type : A Low Cost Apartment Unit Area : 646 sq. ft. Assignor : Ab Hamid Bin Yahya & Mohd Sukri Bin Ab Hamid Solicitor : Azhar & Wong (KL) Address : Unit No.B-10-03, Block B, Impian Baiduri Apartment, No.6, Jalan 224, Section 51A, 46100 Petaling Jaya, Selangor		FINA/AMB7118

LOT 3	RESERVE PRICE: RM 1,000,000.00	RAWANG
Type : A Stratified Double Storey Cluster Semi Detached House Area : 1,720 sq. ft. Assignor : Chee Yee Seng Solicitor : Goh & Partners Address : Premises No. 2, Jalan MR 2/5, Taman M-Residensi 2, 48020 Rawang, Selangor		LIYANA/AMB7104

LOT 4	RESERVE PRICE: RM 800,000.00	PETALING JAYA
Type : A Retail Lot Area : 2,052 sq. ft. Assignor : Kevin Joseph Menezes Solicitor : Goh & Partners Address : No. C-G-05, Neo Damansara, No. 1, Jalan PUJ 8/1, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul		MIA/AMB6500

LOT 5	RESERVE PRICE: RM 520,000.00	PETALING JAYA
Type : A Serviced Apartment Unit Area : 1,044 sq. ft. Assignor : Aaron Yong Chun Hau Solicitor : Vas & Co Address : No. A-21-02, Emporis, Persiaran Surian, Seksyen 3, Kota Damansara, Taman Sains Selangor, 47810 Petaling Jaya, Selangor		ALIN/AMB7099

LOT 6	RESERVE PRICE: RM 510,000.00	PAHANG
Type : A Corner Single-Storey Semi-Detached House Area : 5,511 sq. ft. Assignor : Mohd Muzaffar Bin Mohd Yusof Solicitor : Hamidah Rosmawati & Associates (Kuantan) Address : Unit No. 50, Jalan Merbau Perdana 1, Taman Merbau Perdana, 28200 Bandar Bera, Pahang Darul Makmur.		FINA/AMI0718

LOT 7	RESERVE PRICE: RM 504,000.00	KUALA LUMPUR
Type : A 3-Bedroom Small Office Home Office (SOHO) Area : 947 sq. ft. Assignor : Kuah Vee Vian Solicitor : Goh & Partners Address : No. A-13A-2, Menara Perniagaan Manjalara Dua, Jalan Manjalara Idaman 3, Bandar Sri Manjalara, 52200 Kuala Lumpur.		MIA/AMB7073

LOT 8	RESERVE PRICE: RM 480,000.00	KLANG
Type : A 2-Storey Intermediate Terrace House Area : 1,496 sq. ft. Assignor : Jayapalan A/L Kupposamy, Thinagarani A/L Jayapalan & Endrani A/P V Sinnathamby Solicitor : Goh & Partners Address : No. 6, Lorong Kerongsang 9B, Bandar Puteri, 41200 Klang, Selangor.		FINA/AMB7088

LOT 9	RESERVE PRICE: RM 480,000.00	KAJANG
Type : A Three Bedroom Condominium Unit Area : 1,625 sq. ft. Assignor : Yong Wei Wei & Lai Yin Wei Solicitor : Azhar & Wong Address : Unit No. 26-11, 26th Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights (Rumah Pangsa), 43000 Kajang, Selangor Darul Ehsan.		WAWA/AMB7107

LOT 10	RESERVE PRICE: RM 450,000.00	SERI KEMBANGAN
Type : A Condominium Unit Area : 891 sq. ft. Assignor : Gan Leck Leng Solicitor : Vas & Co Address : Unit No. 08-02, Bayu Jalil (The Jalil), Jalan Persiaran Puncak Jalil, Taman Puncak Jalil, Bandar Puteri Permai, 43300 Seri Kembangan, Selangor Darul Ehsan.		WAWA/AMB7108

LOT 11	RESERVE PRICE: RM 374,400.00	CHERAS
Type : A 3-Bedroom Condominium Area : 1,496 sq. ft. Assignor : Lim Pei Gee Solicitor : Zain Megat & Murad (KL) Address : No. A-23-09, Block A, Residensi Sembilan Cheras, Jalan Suria Residen, 43200 Cheras, Selangor Darul Ehsan.		LIYANA/AMB7012

LOT 12	RESERVE PRICE: RM 344,000.00	KLANG
Type : A 2-Bedroom Serviced Apartment Unit Area : 861 sq. ft. Assignor : Leong Bee Hong Solicitor : Vas & Co Address : Unit No. C-06-3A, 6th Floor, Block C, Maple Residence, Jalan Bestari 7/KS09, 41200 Klang, Selangor Darul Ehsan.		MIA/AMB7079

LOT 13	RESERVE PRICE: RM 300,000.00	KAJANG
Type : A 2-Bedroom Serviced Apartment Area : 904 sq. ft. Assignor : Thamotharan A/L Subramaniam Solicitor : Vas & Co Address : No. A-11-02, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor.		ALIN/AMB7100

LOT 14	RESERVE PRICE: RM 252,000.00	CYBERJAYA
Type : A 3-Bedroom Serviced Apartment Area : 1,180 sq. ft. Assignor : Wong Choy Hoong Solicitor : Nik Hisham, Fakhiah & Co Address : No. C-15-13, Block C, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor.		ALIN/AMB7015

LOT 15	RESERVE PRICE: RM 248,000.00	KUALA LUMPUR
Type : A 3-Bedroom Serviced Apartment Unit Area : 958 sq. ft. Assignor : Ong Fook Sang Solicitor : Azhar & Wong Address : Blok A2-7-3A, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.		MIA/AMB7072

LOT 16	RESERVE PRICE: RM 210,000.00	SEPANG
Type : A 3-Bedroom Apartment Unit Area : 818 sq. ft. Assignor : Muhammad Azuan Bin Hamat Solicitor : Zain Megat & Murad Address : Unit E-3-13, 3rd Floor, Block E, Elite Apartment, Jalan Pinggiran Mas 2, Taman Mas Sepang, 43900 Sepang, Selangor		MIA/AMB6811

LOT 17	RESERVE PRICE: RM 200,000.00	SERI KEMBANGAN
Type : A Serviced Apartment Unit Area : 650 sq. ft. Assignor : Yee Koi Lok & Chan See Wey Solicitor : A. Rahim & Co Address : Unit No. AS-29-05, Menara A, City of Green, Jalan PBS 14/2, Section 13, Taman Bukit Serdang, 43300 Seri Kembangan, Selangor Darul Ehsan.		MIA/AMB7075

LOT 18	RESERVE PRICE: RM 200,000.00	KUALA LUMPUR
Type : A 3-Bedroom Apartment Area : 972 sq. ft. Assignor : Mohtar Bin Hj Rashid Solicitor : B.H. Gan, Nor & Kim Address : No. 48-3-1, Megan Setapak, Jalan Megan Setapak 1, 53300 Kuala Lumpur		ALIN/AMB7101

LOT 19	RESERVE PRICE: RM 190,000.00	KUALA LUMPUR
Type : A Small Office Home Office (SOHO) Area : 280 sq. ft. Assignor : Noor Azzahra Adruze Binti Ismail Solicitor : B.H. Gan, Nor & Kim Address : No. S-30-07, Astrum Ampang, Lorong Enggang 2, Taman Keramat, 54200 Kuala Lumpur.		ALIN/AMI0713

LOT 20	RESERVE PRICE: RM 190,000.00	KAJANG
Type : An Intermediate One-Bedroom SOHO Area : 452 sq. ft. Assignor : Nurul Sarah Binti Abdullah & Shaikh Mohamad Rahman Bin Kadir Batcha Solicitor : Sidek Teoh Wong & Dennis Address : No. A-11-31, Block A, Residensi Rimbun Canopy Hills, Jalan Zamrud Utama, Persiaran Kajang 2, 43000 Kajang, Selangor		AMI0716

LOT 21	RESERVE PRICE: RM 180,000.00	KUALA LUMPUR
Type : An Intermediate Studio Small Office Home Office (SoHo) Unit (Komersial Mampu Milik) Area : 280 sq. ft. Assignor : Yong Jun Ee Solicitor : Goh & Partners Address : No. S-39-05, Block S, Astrum Ampang, Jalan Enggang, Taman Keramat, 54200 Kuala Lumpur.		MIA/AMB7076

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LOT 22	RESERVE PRICE: RM 180,000.00	PETALING JAYA	LOT 23	RESERVE PRICE: RM 137,052.00	KAJANG	LOT 24	RESERVE PRICE: RM 137,052.00	MELAKA
Type : An End Apartment Unit Together With Two Car Park Bays Area : 1,080 sq. ft. Assignor : Wan Norfaisal Amri Bin Wan Noridan Solicitor : A. Rahim & Co. Address : Unit No. E-10-01, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan		LIYANA/AMI0715	Type : A 1-Bedroom Small Office Home Office (SOHO) Area : 452 sq. ft. Assignor : Muhammad Ridwan Bin Roslan & Siti Eizura Binti Abdol Ghafar Solicitor : Nik Hisham, Fakhiah & Co. Address : No. A-09-38, Blok A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.		ALIN/AMI0712	Type : A Two-Bedroom Service Apartment Area : 688 sq. ft. Assignor : Kiew Kar Kit Solicitor : Ibrahim Nik Junainah & Associates (Melaka) Address : A-08-03A, Level 8, Block A, Pangsapuri Gadong Harmoni @ Ambience Residence, 75200 Melaka.		FINA/AMB7117
LOT 25	RESERVE PRICE: RM 130,000.00	PETALING JAYA	LOT 26	RESERVE PRICE: RM 480,000.00	KLANG			
Type : An End Apartment Unit Area : 646 sq. ft. Assignor : Abdul Hadi Bin Abdul Halim Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : Unit No. E-5-02, Block E, Apartment Lestari, No. 1, Jalan PJU 10/1B, Damansara Damai, 47300 Petaling Jaya, Selangor Darul Ehsan.		WAWA/AMI0717	Type : A 2-Storey Intermediate Terrace House Area : 1,496 sq. ft. Assignor : Jayapalan A/L Kuppoosamy, Thinagaran A/L Jayapalan & Endrani A/P V Sinnathamby Solicitor : Goh & Partners (KL) Address : No. 6, Lorong Kerongsang 9B, Bandar Puteri, 41200 Klang, Selangor		FINA/AMB7088			
AMBANK ISLAMIC BERHAD			AMBANK ISLAMIC BERHAD					

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 20TH AUGUST 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 720,000.00	BAYAN LEPAS	LOT 2	RESERVE PRICE: RM 424,000.00	IPOH	LOT 1	RESERVE PRICE: RM 370,000.00	BALIK PULAU
Type : A 4-Bedroom SOHO Area : 1,647 sq. ft. Assignor : Gan Kok Wee Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 5-11-13, The Promenade, Persiaran Mahsuri, 11950 Bayan Lepas, Pulau Pinang.  FINA/AMB7115			Type : A Three Bedrooms Condominium Unit Together With Four Car Parking Bays Area : 1,335 sq. ft. Assignor : Chuah Siew Loon & Chuah Hoon Lai Solicitor : Nor Ding & Co. (Sri Manjung) Address : Unit No. A-11-11, Jalan Medan Ipoh 1 H, Kediaman D'Festivo, 31400 Ipoh, Perak Darul Ridzuan.  MIA/AMB6999			Type : An Intermediate Townhouse Unit Area : 1,166 sq. ft. Assignor : Chan Wai Kean & Tan Bee Sam Solicitor : Zaid Ibrahim & Co Address : No. 83A-3-5, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Penang.  FINA/AMB7109		
LOT 4	RESERVE PRICE: RM 320,000.00	BAYAN LEPAS	LOT 5	RESERVE PRICE: RM 310,000.00	LUNAS	LOT 6	RESERVE PRICE: RM 283,500.00	SIMPANG AMPAT
Type : A 3-Bedroom Condominium Area : 883 sq. ft. Assignor : Rubenthiran A/L K. Chandrasekaran & Subbalaxmi A/P Murthy Solicitor : Jayadeva & Kamal Address : No. B-19-01, Tree O, Jalan Sungai Ara 10, 11900 Bayan Lepas, Pulau Pinang.  FINA/AMB7093			Type : A Single Storey Terrace House (Intermediate Unit) Area : 1,400 sq. ft. Assignor : Hemaankumar A/L Balan Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 766, Lorong Permata 4/2, Bandar Permata Lunas, 09600 Lunas, Kedah Successful bidder has to pay an outstanding sum of RM 6,200 due to Developer under the Principal Sale and Purchase Agreement  FINA/AMB7112			Type : An Intermediate Unit Of Three (3) Bedrooms Apartment Area : 1,312 sq. ft. Assignor : Suria Prakas A/L Muniandy Solicitor : Zaid Ibrahim & Co. Address : No. 3-05, Pangsapuri Juru Ria, Jalan Juru 2, 14100 Simpang Ampat, Penang.  FINA/AMB7110		
LOT 7	RESERVE PRICE: RM 144,342.00	SITIAWAN	LOT 8	RESERVE PRICE: RM 144,000.00	SERDANG, KEDAH			
Type : A One And A Half Storey Townhouse Unit Situated On The Lower Floor Area : 1,270 sq. ft. Assignor : Kesavan A/L Thangaraj Solicitor : Lalchand & Nawawi Address : Unit No. 73, Jalan Permatang Maju 3, Taman Permatang Maju Kampung China (Rumah Bandar), 32000 Sitiawan, Perak Darul Ridzuan.  FINA/AMB7116			Type : A Single Storey Low-Cost Intermediate Terrace House Area : 1,195 sq. ft. Assignor : Putiran A/L Muniandy & Parwathi A/P Palaniyappan Solicitor : Azmi Rahim & Co. Address : No. 132, Jalan Kenanga 7, Taman Kenanga, 09800 Serdang, Kedah Darul Aman.  MIA/AMB7086					

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03 2161 6649 / 016 216 1047**

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 20TH AUGUST 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 550,000.00 JOHOR BAHRU Type : A Luxurious Apartment Area : 1,422 sq. ft. Assignor : Tay Fei Yen Solicitor : A. Rahim & Co Address : Unit No. #10-11, Blok C, Apartmen Botanika, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor.  LIYANA/AMB7103	LOT 2 RESERVE PRICE: RM 440,000.00 SKUDAI Type : A Service Apartment Area : 1,432 sq. ft. Assignor : Ng Kok Ken Solicitor : A. Rahim & Co Address : No. A-3A-8, Blok A, Residensi Anjung Hijauan, Jalan Mutiara 1/15, Taman Mutiara Mas, 81300 Skudai, Johor.  FINA/AMB7113	LOT 3 RESERVE PRICE: RM 336,000.00 JOHOR BAHRU Type : A Two Bedroom Serviced Apartment Unit Area : 980 sq. ft. Assignor : Lim Tiong Hock Solicitor : A. Rahim & Co. Address : #22-10, Blok A, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor Darul Takzim.  MIA/AMB7094
LOT 4 RESERVE PRICE: RM 300,000.00 KOTA TINGGI Type : A Double Storey Terrace House Area : 1,399 sq. ft. Assignor : Lam Chun Song & Liow Yoa Yien Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 3, Jalan Puncak Warisan 1/8, Taman Puncak Warisan, 81900 Kota Tinggi, Johor. Successful bidder has to pay an outstanding sum of RM 8,300 due to Developer under the Principal Sale and Purchase Agreement  FINA/AMB7111	LOT 5 RESERVE PRICE: RM 270,000.00 KOTA TINGGI Type : A Double Storey Terrace House Area : 1,399 sq. ft. Assignor : Aizuddin Bin Mahadi Solicitor : Nor Ding & Co. Address : No. 13, Jalan Puncak Warisan 1/4, Taman Puncak Warisan, 81900 Kota Tinggi, Johor. Successful bidder has to pay an outstanding sum of RM 9,125 due to Developer under the Principal Sale and Purchase Agreement  AMBANK ISLAMIC BERHAD LIYANA/AMI0714	LOT 6 RESERVE PRICE: RM 256,000.00 SKUDAI Type : A Service Apartment Unit Area : 818 sq. ft. Assignor : Chin Choy Hoong @ Yati Binti Hassan Solicitor : Nor Ding & Co. Address : Unit No. B-03-10, Villa Krystal, Jalan Silat Lincak, Bandar Selesa Jaya, 81300 Skudai, Johor.  BUMIPUTRA LOT MIA/AMB6861

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.

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]
 Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,
 50450 Kuala Lumpur.
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hema@ehsanauctioneers.com
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PROSPECTIVE BIDDERS MAY BID ONLINE AT
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10% deposit of
reserve price or
min RM2,000,
whichever is
higher

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 21 August 2026 / Friday
Time : 10:30 am / 11:30 am
Via Online : arenaauctioneers.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**



21 AUGUST 2026, FRIDAY, 10:30 AM

at arenaauctioneers.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 530,000.00** | **TAWAU**



DESCRIPTION : DOUBLE STOREY CORNER TERRACE HOUSE
LAND AREA : 3,044.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : JUALIANA BINTI JALI & PATHANSASAH @ ZAKARIA BIN PANGIE & MOHD HUSYAIMI BIN ARMI
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB2937/AMBB (S)/163/010/26-M01(BK-1)
LOT ID : 80854
NOTE : **BUMIPUTERA LOT**

LOT 1923, HOUSE NO. 542, BANDAR SRI INDAH, PHASE 5I, OFF KM 16, JALAN APAS, 91000 TAWAU SABAH

AA02 | RESERVE PRICE : **RM 420,000.00** | **TAWAU**



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE
LAND AREA : 1,800.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SANDRA BINTI TAKBIRUL
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB2944/AMBB (S)/164/011/26-M01(BK-1)
LOT ID : 82477
NOTE : **NON - BUMIPUTERA LOT**

TB 18212, LOT 1060, LORONG SRI INDAH 5 1/1, STAGE 2, BANDAR SRI INDAH, PHASE 5B, KM 16 (MILE 10), JALAN APAS, 91000 TAWAU SABAH

AA03 | RESERVE PRICE : **RM 310,000.00** | **PAPAR**



DESCRIPTION : A CONDOMINIUM UNIT
FLOOR AREA : 900.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MAURICE EDWIN
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB2945/AMBB (S)/165/012/26-M01(BK-1)
LOT ID : 82478
NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. A-8-3A, TOWER A, 8TH FLOOR, BENONI GARDENS, JALAN PAPAR SPUR, 89600 PAPAR SABAH

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



DESCRIPTION : AN INTERMEDIATE GROUND FLOOR APARTMENT UNIT
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD AZWELL YOHANES ABDULLAH
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB2920/AMBB (S)/157/004/26-M01(BK-1)
LOT ID : 80273
NOTE : **NON - BUMIPUTERA LOT**

LOT NO. C9-0, GROUND FLOOR, BLOCK C, PUTATAN PLATINUM APARTMENT, 89500 PUTATAN SABAH

AA05 | RESERVE PRICE : RM 300,000.00**TUARAN**

DESCRIPTION : AN INTERMEDIATE "TYPE C" APARTMENT UNIT SITUATED ON THE FIRST FLOOR OF A 5-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)

FLOOR AREA : 1,029.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : TAN LEE PEI & TAN LEE SZE

SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES

REFERENCE : AASB2935/AMBB (S)/161/008/26-M01(BK-1)

LOT ID : 80852

NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. D-1-15, BLOCK D, LEVEL 1, E RESIDENCE @ TELIPOK PHASE 1, OFF JALAN TUARAN, 89200 TUARAN SABAH

AA06 | RESERVE PRICE : RM 237,600.00**PUTATAN**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM UNIT WITH COMMON LIFTS FACILITY TOGETHER WITH ONE (1) CAR PARK BAY

FLOOR AREA : 662.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : MOHAMMAD GAHPHUR BIN MATSHAH

SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES

REFERENCE : AASB2925/AMBB (S)/158/005/26-M03(BK-3)

LOT ID : 80841

NOTE : **NON - BUMIPUTERA LOT**

LOT NO. E-7-18, BLOCK EMERALD, LEVEL 7, ALAM PESONA PUTATAN PHASE 1, JALAN KETIAU TOMBOVO, 89500 PUTATAN SABAH

AA07 | RESERVE PRICE : RM 210,000.00**LAHAD DATU**

DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACE HOUSE

LAND AREA : 1,613.62 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : SAPIDAH BINTI ALIMADAN & ALFAZRIN BIN PALDIN @ PALDING

SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES

REFERENCE : AASB2946/AMBB (S)/166/013/26-M01(BK-1)

LOT ID : 82479

NOTE : **BUMIPUTERA LOT**

LOT C64-10, BLOCK C64, TAMAN KHAZANAH INDAH, KM 12, JALAN TENGAH NIPAH, 91100 LAHAD DATU SABAH

AA08 | RESERVE PRICE : RM 210,000.00**TAWAU**

DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACE HOUSE

LAND AREA : 1,613.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : HADIJAH BINTI USMAN

SOLICITOR : MESSRS WONG & SHIM (KK)

REFERENCE : AASB2936/AMBB (S)/162/009/26-M01(BK-1)

LOT ID : 80853

LOT C15-3. BLOCK C15, HOUSE NO. 324, TAMAN APAS PERMAI, KM 23, JALAN APAS, 91000 TAWAU SABAH

AA09 | RESERVE PRICE : RM 162,000.00**KOTA KINABALU**

DESCRIPTION : AN INTERMEDIATE FOURTH FLOOR APARTMENT UNIT

FLOOR AREA : 1,035.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : SITI MARIAHANI BINTI HUSIN

SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES

REFERENCE : AASB2927/AMBB (S)/160/007/26-M01(BK-3)

LOT ID : 80843

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

AA10 | RESERVE PRICE : RM 90,000.00**SANDAKAN**

DESCRIPTION : A FLAT

FLOOR AREA : 559.00 SQUARE FEET

ASSIGNOR(S) / CUSTOMER(S) : SIANA @ NORIMAH BINTI JUKIN & DOLLY JOHN LANTACA

SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES

REFERENCE : AASB2917/AMBB (S)/155/002/26-M01(BK-1)

LOT ID : 80270

2ND FLOOR, LOT D45, BLOCK A11, LPPB CONDOMINIUM HOUSING SCHEME, MILE 4, JALAN UTARA, 90000 SANDAKAN SABAH

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047
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EMAIL : aasb@arenaauctioneers.com
WEBSITE : arenaauctioneers.com

PROCLAMATION OF SALE

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

PUBLIC AUCTION VIA ONLINE BIDDING

21 AUGUST 2026, FRIDAY, 11:30 AM
at arenauctioneers.com



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AmBank (M) Berhad

AmBank Islamic Berhad

AA01 | RESERVE PRICE : RM 504,000.00

KUALA LUMPUR



DESCRIPTION : A 2-BEDROOM CONDOMINIUM UNIT
FLOOR AREA : 1,109.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LEE TEK HONG & LEE TEK SUAN
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB2911/AMBB (P)/270/005/26-M02(BK-2)
LOT ID : 80264

NO. B-15-01, RESIDENSI CHYMES GURNEY, JALAN PERSIARAN GURNEY, 54000 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA02 | RESERVE PRICE : RM 500,000.00

SERI KEMBANGAN



DESCRIPTION : AN END STRATIFIED OFFICE UNIT TOGETHER WITH TWO CAR PARK BAYS AS ACCESSORY PARCELS
FLOOR AREA : 1,711.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : IZUHAN RAHIMI BIN AB KADIR
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB2907/AMBB (P)/266/001/26-M01(BK-1)
LOT ID : 80260

UNIT NO. D-03-01, BLOCK D, SFERA RESIDENSI, JALAN ATMOSPHERE UTAMA 1, BANDAR PUTRA PERMAI, 43300 SERI KEMBANGAN SELANGOR

AA03 | RESERVE PRICE : RM 395,280.00

PUCHONG



DESCRIPTION : A THREE BEDROOM APARTMENT UNIT
FLOOR AREA : 1,356.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MALLIGA A/P RAMUDU
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB2923/AMBB (P)/278/013/26-M01(BK-4)
LOT ID : 80839

UNIT NO. A-08-09, 8TH FLOOR, BLOCK A, PANGSAPURI PUNCAK MUTIARA, JALAN MUTIARA 2, TAMAN MUTIARA INDAH, 47100 PUCHONG SELANGOR

AA04 | RESERVE PRICE : RM 380,000.00

PETALING JAYA

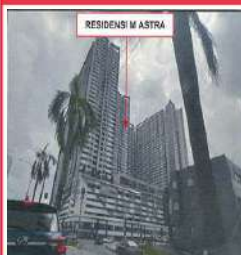


DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 1,012.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SHAFIZUL MASNI BIN OTHMAN
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB2947/AMBB (P)/289/024/26-M01(BK-1)
LOT ID : 82480

NO. A-03A-15, BLOCK A, RESIDENSI SUASANA @ DAMAI, NO. 6, JALAN PJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA SELANGOR

AA05 | RESERVE PRICE : RM 360,000.00

KUALA LUMPUR



DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AND AN AIR CONDITIONER LEDGE AS ACCESSORY PARCELS
FLOOR AREA : 894.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MUHAMMAD HAFIZI BIN MAT ISA
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL)
REFERENCE : AASB2934/AMBB (P)/286/021/26-M01(BK-1)
LOT ID : 80851
NOTE : BUMIPUTERA LOT

UNIT NO. A-36-08, TOWER A, RESIDENSI M ASTRA, NO. 1, JALAN USAHAWAN 6, SETAPAK, 53300 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA06 | RESERVE PRICE : RM 340,000.00

AMPANG



DESCRIPTION : AN EXTENDED INTERMEDIATE UNIT SINGLE-STOREY LOW-COST TERRACED HOUSE
LAND AREA : 958.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : HERY YANTO BIN ARIFFIN
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL)
REFERENCE : AASB2933/AMBB (P)/285/020/26-M01(BK-1)
LOT ID : 80850

NO. 46, JALAN KOSAS 3/7, TAMAN KOSAS, 68000 AMPANG SELANGOR

AA07 | RESERVE PRICE : RM 336,000.00

KUALA LUMPUR



DESCRIPTION : A 2-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 710.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SIVANESAN A/L MUNIANDY
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL)
REFERENCE : AASB2909/AMBB (P)/268/003/26-M02(BK-2)
LOT ID : 80262

NO. A-50-02, RESIDENSI M ARISA PELANGI, NO. 6, JALAN SENTUL PELANGI, 51000 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA08 | RESERVE PRICE : RM 300,000.00

JENJAROM



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 1,044.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHAMAD SYAHMI BIN MUSA
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB2930/AMBB (P)/282/017/26-M01(BK-1)
LOT ID : 80846
NOTE : **BUMIPUTERA LOT**

NO. J-25-07, BSP 21, PERSIARAN SAUJANA PUTRA UTAMA, BANDAR SAUJANA PUTRA, 42610 JENJAROM SELANGOR

AA09 | RESERVE PRICE : RM 237,600.00

SERI KEMBANGAN



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 1,000.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NITHIA SELVAM A/L C ARUMUGAM
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB2922/AMBB (P)/277/012/26-M01(BK-3)
LOT ID : 80838

NO. C-07-03, MENARA C, CITY OF GREEN, JALAN PBS 14/2 SEKSYEN 13, TAMAN BUKIT SERDANG, 43300 SERI KEMBANGAN SELANGOR

AA10 | RESERVE PRICE : RM 230,400.00

HANG TUAH JAYA



DESCRIPTION : A 3-BEDROOM SERVICE APARTMENT UNIT
FLOOR AREA : 840.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : WONG WOON SOON
SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
REFERENCE : AASB2914/AMBB (P)/273/008/26-M01(BK-3)
LOT ID : 80267

NO. D-8-2, BLOK D, PUNCAK MUZAFFAR, JALAN MH UTAMA, TAMAN MUZAFFAR HEIGHTS, 75450 HANG TUAH JAYA MELAKA

AA011 | RESERVE PRICE : RM 230,000.00

PUCHONG



DESCRIPTION : A 3-BEDROOM APARTMENT UNIT
FLOOR AREA : 829.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MANSOR BIN ISMAIL & ROZAINI BT EMBONG & BINURI ANUAR BIN SULAIMAN
SOLICITOR : MESSRS BH GAN, NOR & KIM (KL)
REFERENCE : AASB2932/AMBB (P)/284/019/26-M01(BK-1)
LOT ID : 80848
NOTE : **BUMIPUTERA LOT**

NO. B-4-02, PANGSAPURI PUCHONG PERMATA, JALAN PERMAI 4, TAMAN PUCHONG PERMAI, 47150 PUCHONG SELANGOR

AA012 | RESERVE PRICE : RM 220,000.00

PUCHONG



DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AS ACCESSORY PARCELS
FLOOR AREA : 775.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : HENG CHUN LING
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB2908/AMBB (P)/267/002/26-M02(BK-2)
LOT ID : 80261

NO. 12-13, JALAN SAVILLE, SAVILLE D' LAKE, 47130 PUCHONG SELANGOR

AA013 | RESERVE PRICE : RM 200,880.00

CYBERJAYA



DESCRIPTION : A 3-BEDROOM DUPLEX TOWNHOUSE (UPPER UNIT)
FLOOR AREA : 1,717.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHAMAD ANUAR BIN KHADIR & MOHAMAD ASHRIL BIN MOHAMAD ANUAR
SOLICITOR : MESSRS BH GAN, NOR & KIM (KL)
REFERENCE : AASB2912/AMBB (P)/271/006/26-M01(BK-4)
LOT ID : 80265

NO. 4-05-B, TOWN VILLA 4, CYBERIA CRESCENT, CYBER 9, 63000 CYBERJAYA SELANGOR

AA014 | RESERVE PRICE : RM 187,200.00

MELAKA



DESCRIPTION : A UNIT OF SERVICE APARTMENT
FLOOR AREA : 463.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LING WANG CHIOK
SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
REFERENCE : AASB2915/AMBB (P)/274/009/26-M01(BK-3)
LOT ID : 80268

THE APPLE, D-11-10, LEVEL 11, JALAN HAJI BACHEE BUKIT CINA, 75100 MELAKA

AA15 | RESERVE PRICE : RM 160,000.00

BATU CAVES

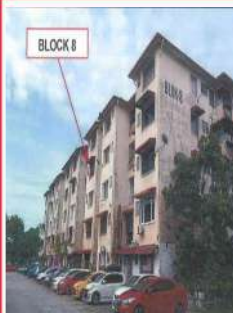


DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 657.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : VAGAN A/L RAJANDRAN & R RAJESWARI A/P RAJANDIRAN
SOLICITOR : MESSRS AZHAR & WONG
REFERENCE : AASB2943/AMBB (P)/288/023/26-M01(BK-1)
LOT ID : 82476

NO. B-06-21, BLOCK TERATAI (B), TAMAN SELAYANG MULIA, 68100 BATU CAVES SELANGOR

AA16 | RESERVE PRICE : RM 160,000.00

SHAH ALAM



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 896.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NATRAH BINTI SAARI
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB2910/AMBB (P)/269/004/26-M02(BK-2)
LOT ID : 80263

UNIT NO. 8-406, BLOK 8, PANGSAPURI DAISY, JALAN DINAR U3/1, TAMAN SUBANG PERDANA, SEKSYEN U3, 40150 SHAH ALAM SELANGOR

AA17 | RESERVE PRICE : RM 160,000.00

PETALING JAYA



DESCRIPTION : A THREE BEDROOM LOW COST APARTMENT UNIT
FLOOR AREA : 650.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : KALAIVANAN A/L CHINNASAMY
SOLICITOR : MESSRS AZHAR & WONG
REFERENCE : AASB2938/AMBB (P)/287/022/26-M01(BK-1)
LOT ID : 80855

UNIT NO. G-02-03, 2ND FLOOR, BLOCK G, PANGSAPURI PETALING PERDANA, JALAN PJS 1/21, TAMAN PETALING UTAMA, 46150 PETALING JAYA SELANGOR

AA18 | RESERVE PRICE : RM 151,200.00

PETALING JAYA



DESCRIPTION : A THREE-BEDROOM MEDIUM-COST APARTMENT UNIT
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SITI NUR AZMIRA BINTI ABD AZIZ
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB2913/AMBB (P)/272/007/26-M01(BK-3)
LOT ID : 80266

UNIT NO. F-18-08, 18TH FLOOR, BLOCK F, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA SELANGOR

AA19 | RESERVE PRICE : RM 110,000.00

KAJANG



DESCRIPTION : A 3-BEDROOM APARTMENT (FRONT PORTION)
FLOOR AREA : 800.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : VICKNESWARAN A/L KANESAN
SOLICITOR : MESSRS A RAHIM & CO (KL)
REFERENCE : AASB2924/AMBB (P)/279/014/26-M01(BK-1)
LOT ID : 80840

E-03-60F, BLOCK E, JALAN CHERAS PRIMA 5, TAMAN CHERAS PRIMA, 43000 KAJANG SELANGOR

AA20 | RESERVE PRICE : RM 54,000.00

PETALING JAYA



DESCRIPTION : A RETAIL UNIT
FLOOR AREA : 471.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : KEW WEI LEONG & KEW YAT WOO @ KEW NGIT FOH
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
REFERENCE : AASB2921/AMBB (P)/276/011/26-M01(BK-3)
LOT ID : 80837

NO. GS-035, BLOK G, JALAN PJU 10/3C, SEASONS SQUARE, DAMANSARA DAMAI, 47830 PETALING JAYA SELANGOR

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

TEL : 03-7845 5890 / 03-7842 5660
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**

H/P : 012 - 327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 21 August 2026 / Friday

Time : 11.00 AM

Via Online : www.eszamauctioneer.com (eZ2Bid)

For more information, please call:

03-7452 1318

AmBank Financing

Please Contact:

For Individual Bidder(s)

Yuan Chik Chong : 012-2232498

For Company Bidder(s)

Camile Tang : 013-9996875



**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 : 21 AUGUST 2026 / FRIDAY

TIME : 11.00 A.M.

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

VIA ONLINE
BIDDING



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 : RM226,800.00 NILAI

Type : Condominium
Area : Approx 72 sqmt / 775 sqft
Assignor(s) : Manimaran A/L Vengadason
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel: 03-26987533)

Unit No. A-16-15, Blok A, Residensi Lili @
Taman Bucida Hijauan, Jalan Persiaran Perdana,
71800 Nilai, Negeri Sembilan.



EZ 2 RESERVE PRICE : RM130,000.00 PETALING JAYA

Type : Three Bedroom Low Cost
Apartment
Area : Approx 60 sqmt / 646 sqft
Assignor(s) : Vijayaletchumi A/P Muniyani
Solicitor : M/S Azhar & Wong
(Tel: 03-26023898)

No. D-11-22, Blok D, No. 6, Impian Baiduri, Jalan 224,
Seksyen 51A, 46100 Petaling Jaya, Selangor.



EZ 3 RESERVE PRICE : RM320,000.00 BANDAR PUNCAK ALAM

Type : Three Bedroom Apartment
Area : Approx 83.71 sqmt / 901 sqft
Assignor(s) : Ahmad Faidhi Asyraf Bin
Abdul Rahman &
Isfahira Esifa Binti Ismail
Solicitor : M/S Goh & Partners
(Tel: 03-21668300)
Note : BUMIPUTRA BIDDER(S) ONLY
ISLAMIC

No. MPB-19-20, Pangsapuri Melodi Perdana,
Jalan Perdana 1, LBS Alam Perdana,
42300 Bandar Puncak Alam, Selangor.

AmBank (M) Berhad

AmBank Islamic Berhad

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



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

ESZAM AUCTIONEER SDN. BHD.

(200701002904/760902-H)

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JALAN DATO' LEE FONG YEE,
70000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

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

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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)

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70000 SEREMBAN,

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