

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

**Date/Day : 23 September 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 23RD OF SEPTEMBER 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 : RM315,000.00	LOT 2	MIRI	RESERVE PRICE : RM430,000.00
	Description : Apartment Land Area : - Built-up Area : Approx. 72.70 sqm. / 782.54 sqft. Our Ref. : AMB-2026-0188 Assignee : AmBank (M) Berhad Bank Ref : 88820006942166 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Double storey terraced intermediate Land Area : Approx. 148.8 sqm. / 1,601.670 sqft. Built-up Area : Approx. 125.360 sqm. / 1,349.363 sqft. Our Ref. : AMB-2026-0189 Assignee : AmBank Islamic Berhad Bank Ref : 88820006833532 Solicitors : S.K. Ling & Tan Advocates (Kch)	
Parcel No. 14880-A3-13, Type Block A (Inter) Amber Max - S/L 14880-A3-13, Lot 14679, Lambir Land District, 98000 Miri, Sarawak			Lot 2854, Milea Residences 2, ParkCity Eastwood, Off Miri By-pass, 98000 Miri, Sarawak		
LOT 3	BINTULU	RESERVE PRICE : RM1,000,000.00	LOT 4	BINTULU	RESERVE PRICE : RM680,000.00
	Description : Three storey intermediate terraced shophouse Land Area : - Built-up Area : Approx. 120.20 sqm. / 1,293.82 sqft.. Our Ref. : AMB-2025-0145 Assignee : AmBank (M) Berhad Bank Ref : 88820009240346 Solicitors : Ariffin, Lai & Kan Advocates (Kch)			Description : Double storey terraced intermediate Land Area : Approx. 183.50 sqm. / 1,975.20 sqft Built-up Area : - Our Ref. : AMB-2024-0112 Assignee : AmBank (M) Berhad Bank Ref : 88820002928677 Solicitors : S.K. Ling & Tan Advocates (Kch)	
No. 87, Kidurong Sentral Commercial Centre, Jalan Tanjung Kidurong, Lot 4585, Block 26, Kemena Land District, 97000 Bintulu, Sarawak			No. 25 (Lot 15299 B32 KLD), Golden Villa 3, Jalan Sibiyu, 97000 Bintulu, Sarawak		
LOT 5	SIBU	RESERVE PRICE : RM428,000.00	LOT 6	SIBU	RESERVE PRICE : RM370,000.00
	Description : Double storey terraced intermediate Land Area : Approx. 158.60 sqm. / 1,707.16 sqft. Built-up Area : Approx. 103.80 sqm. / 1,117.29 sqft. Our Ref. : AMB-2026-0186 Assignee : AmBank (M) Berhad Bank Ref : 88820010317125 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Double storey terraced intermediate Land Area : Approx. 158.6 sqm. / 1,707.16 sqft Built-up Area : Approx. 95.03 sqm. / 1,022.90 sqft Our Ref. : AMB-2026-0156 Assignee : AmBank (M) Berhad Bank Ref : 88820007819618 Solicitors : S.K. Ling & Tan Advocates (Kch)	
No. 3D, Lorong Sibujaya Utara 3A, 96000 Sibujaya, Sarawak			No. 4C, Lorong Sibujaya Selatan 2/G, 96000 Sibujaya, Sarawak		
LOT 7	SIBU	RESERVE PRICE : RM390,000.00	LOT 8	SIBU	RESERVE PRICE : RM408,000.00
	Description : Double storey terraced intermediate Land Area : Approx. 158.5 sqm. / 1,706.08 sqft. Built-up Area : Approx. 92.90 sqm. / 999.97 sqft. Our Ref. : AMB-2026-0191 Assignee : AmBank (M) Berhad Bank Ref : 88820007029765 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Double storey terraced intermediate Land Area : Approx. 158.6 sqm. / 1,707.15 sqft. Built-up Area : Approx. 103.12 sqm. / 1,109.97 sqft.. Our Ref. : AMB-2026-0190 Assignee : AmBank (M) Berhad Bank Ref : 88820010057039 Solicitors : Ariffin, Lai & Kan Advocates (Kch)	
No. 4D, Lorong Sibujaya Selatan 2/C, 96000 Sibujaya, Sarawak			No. 7F, Lorong Amber 15, 96000 Sibujaya, Sarawak		
LOT 9	SIBU	RESERVE PRICE : RM360,000.00	LOT 10	KUCHIING	RESERVE PRICE : RM280,000.00
	Description : Double storey terraced corner Land Area : Approx. 280.8 sqm. / 3,022.51 sqft. Built-up Area : Approx. 123.79 sqm. / 1,332.47 sqft. Our Ref. : AMB-2026-0184 Assignee : AmBank (M) Berhad Bank Ref : 88820008675505 Solicitors : Ariffin, Lai & Kan Advocates (Kch)			Description : One and a half lower unit of a three-storey corner townhouse Land Area : - Built-up Area : Approx. 94.00 sqm. / 1,011.80 sqft. Our Ref. : AMB-2026-0187 Assignee : AmBank Islamic Berhad Bank Ref : 88820004609932 Solicitors : S.K. Ling & Tan Advocates (Kch)	
No. 8F, Lorong Amber 7, 96000 Sibujaya, Sarawak			No. 1.1, Lower Unit, Block R, Wassion Avenue 1, Kuching Outer Ring Road, Off Kuching-Samarahan Expressway, Siburan, 94200 Kuching, Sarawak		

LOT 11	KUCHING	RESERVE PRICE : RM160,000.00	LOT 12	KUCHING	RESERVE PRICE : RM250,000.00
	Description	: Single storey terraced intermediate		Description	: Single storey low-cost terraced corner
	Land Area	: Approx. 109.90 sqm. / 1,182.96 sqft.		Land Area	: Approx. 125.80 sqm. / 1,354.10 sqft..
	Built-up Area	: Approx. 41.00 sqm. / 441.32 sqft.		Built-up Area	: Approx. 41.25 sqm. / 444.00 sqft.
	Our Ref.	: AMB-2021-0038		Our Ref.	: AMB-2023-0067
	Assignee	: AmBank Islamic Berhad		Assignee	: AmBank Islamic Berhad
ISLAMIC	Bank Ref	: 88820003035127	ISLAMIC	Bank Ref	: 88820006588590
	Solicitors	: S.K. Ling & Tan Advocates (Kch)		Solicitors	: S.K. Ling & Tan Advocates (Kch)
Lot 1340, RPR Landeh (Taman Sri Permai), Lorong 4, Jalan Sri Permai, Off Jalan Landeh, 93250 Kuching, Sarawak (Sarawakian Reserved Lot)			Lot 1149 (Developer's Lot No. H014), Lorong Harmoni 3, RPR Taman Sri Harmoni, Off 8th Mile, Jalan Matang, 93050 Kuching, Sarawak		

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

What you need to prepare for online bidding:

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

Organised by the Auctioneer:



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

Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak.

TEL: 082-349069 H/P: 018-2349069, 016-2107727

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

Lo Lion Hock
Chia Fui Thean
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Licensed Auctioneers



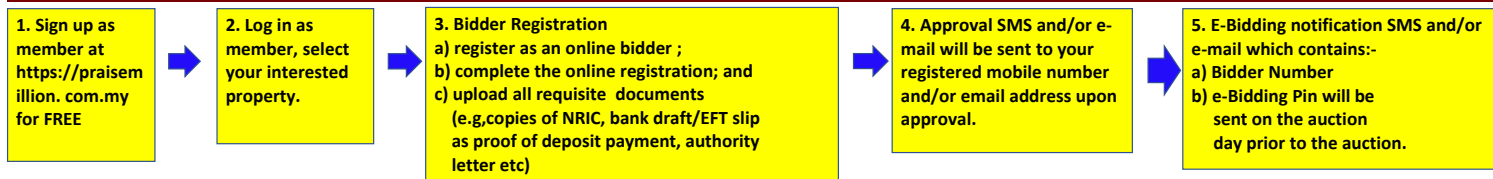
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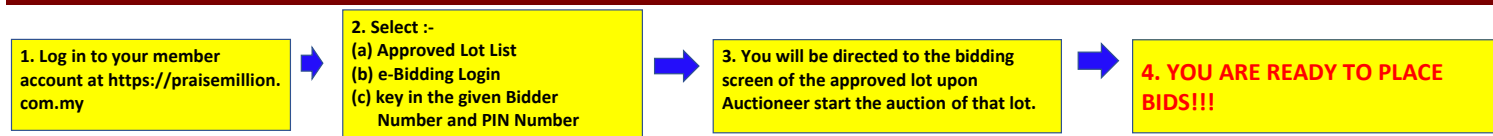


HOW TO REGISTER AND BID ONLINE?

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

Property Auction House Sdn Bhd ONLINE AUCTION

Date/Day : 22 September 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 22ND DAY OF SEPTEMBER, 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.
- (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.

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: RM570,000.00	Kuala Lumpur		Description: 3 bedroom condominium (BUMI LOT) Address: No. A-32-05, Residensi Curvo, No. 1, Jalan Arena 2, Setapak, 53200 Kuala Lumpur Area: approx 103 sq metres (1,109 sq feet) Customer(s): Hafiz Zulhairi Bin Zakaria Solicitor: M/S Zain Megat & Murad Our Ref: PAH42008 AmBank Islamic Berhad
2	RESERVE PRICE: RM448,000.00	Kuala Lumpur		Description: Serviced apartment Address: Unit No. A-51-06, 51st Floor, Block A, Residensi M Arisa Pelangi, Jalan Sentul Pelangi, 51000 Kuala Lumpur, WP Kuala Lumpur Area: approx 82.00 sq metres (883 sq feet) Customer(s): Muhammad Farhat Bin Mohamed Isa Solicitor: M/S Vas & Co Our Ref: PAH42102 AmBank Islamic Berhad
3	RESERVE PRICE: RM320,000.00	Kuala Lumpur		Description: Serviced apartment Address: Unit No. 10-06, Suite 1 Maxim (One Maxim), Jalan Pelangi 2, Taman Pelangi, Sentul, 51000 Kuala Lumpur Area: approx 74 sq metres (797 sq feet) Customer(s): Noriza Binti Mamat Solicitor: M/S Azhar & Wong Our Ref: PAH42108 AmBank Islamic Berhad
4	RESERVE PRICE: RM310,000.00	Kuala Lumpur		Description: Serviced apartment Address: Unit No. A2-30-13, Block A2, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur Area: approx 89 sq metres (958 sq feet) Assignor(s): Ng Chee Chun & Ng Chee Zern Solicitor: M/S Goh & Partners Our Ref: PAH42103
5	RESERVE PRICE: RM280,000.00	Shah Alam		Description: Serviced apartment Address: Unit No. B-16-09, Block B, Denai 128 (Habitus), No. 17, Persiaran Metafasa, Denai Alam, Section U16, 40160 Shah Alam, Selangor Darul Ehsan Area: approx 53 sq metres (570 sq feet) Assignor(s): Yap Mee Chuen Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our Ref: PAH42033
6	RESERVE PRICE: RM270,000.00	Batu Caves		Description: Serviced apartment Address: Unit No. 1-28-1, Tower 1, Bayu Residensi @ Seri Temenggung, Jalan Temenggung, 68100 Batu Caves, Selangor Darul Ehsan Area: approx 70 sq metres (753 sq feet) Customer(s): Nur Husna Binti Musran Solicitor: M/S A. Rahim & Co Our Ref: PAH42105 AmBank Islamic Berhad
7	RESERVE PRICE: RM260,000.00	Bandar Puncak Alam		Description: Apartment Address: Unit No. MPB-12-11, Block B, Pangsapuri Melodi Perdana, Jalan Perdana 1, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan Area: approx 84 sq metres (904 sq feet) Assignor(s): Mukunthan A/L Muniandy Solicitor: M/S Zain Megat & Murad Our Ref: PAH42106
8	RESERVE PRICE:			WITHDRAWN
9	RESERVE PRICE:			WITHDRAWN
10	RESERVE PRICE: RM150,000.00	Petaling Jaya		Description: Apartment Address: Unit No. F-3A-04, Block F, Apartment Lestari, No. 1, Jalan PJU 10/1B, Damansara Damai, 47380 Petaling Jaya, Selangor Darul Ehsan Area: approx 60 sq metres (646 sq feet) Customer(s): Nurhasshikin Binti Sulaiman Solicitor: M/S A. Rahim & Co Our Ref: PAH42104 AmBank Islamic Berhad
11	RESERVE PRICE: RM129,908.00	Sitiawan		Description: Townhouse Address: Unit No. 73, Jalan Permatang Maju 3, Taman Permatang Maju Kampung China (Rumah Bandar), 32000 Sitiawan, Perak Darul Ridzuan Area: approx 153.00 sq metres (1,647 sq feet) Assignor(s): Kesavan A/L Thangaraj Solicitor: M/S Lalchand & Nawawi Our Ref: PAH38457(2)
12	RESERVE PRICE: RM85,000.00	Semanggol		Description: Apartment Address: Unit No. 1-1-18, Blok 1, Tropicana Apartment, BM Laketown, 34400 Spg Ampat Semanggol, Perak Darul Ridzuan Area: approx 80.18 sq metres (863 sq feet) Assignor(s): Masnita Binti Muhammad Solicitor: M/S Nor Ding & Co Our Ref: PAH42031
J1	RESERVE PRICE: RM1,800,000.00	Seri Kembangan		Description: Single storey detached house (BUMI LOT) Address: No. 6, Jalan Equine 3B, Taman Equine, 43300 Seri Kembangan, Selangor Area: approx 714 sq metres (7,685 sq feet) Assignor(s): Azman Bin Ismail Solicitor: Azhar & Wong Our Ref: PAHJ/7908(1)/9/2026(LA)
J2	RESERVE PRICE: RM870,000.00	Shah Alam		Description: Double-storey semi-detached house Address: No. 8, Jalan Pulau Tioman U10/94, Taman Greenhill, Seksyen U10, 40170 Shah Alam, Selangor Area: approx 416 sq metres (4,478 sq feet) Customer(s): Mohamed Ismail Bin Noor Mohamed & Norizan Bt Abd Rahman Solicitor: M/S Zain Megat & Murad Our Ref: PAHJ/7928(1)/9/2026(LA) AmBank Islamic Berhad
J3	RESERVE PRICE: RM650,000.00	Kajang		Description: 3 bedroom townhouse (upper unit) Address: No. 21-2, Jalan Tropicana Heights 3/3, 43000 Kajang, Selangor Area: approx 225 sq metres (2,422 sq feet) Assignor(s): Tan Chin It Solicitor: M/S Zain Megat & Murad Our Ref: PAHJ/7897(1)/9/2026(LA)

J4 RESERVE PRICE: RM620,000.00 Johor Bahru

Description: Service apartment
Address: #20-09, Blok B, Pangsapuri Rimba Kota, Jalan Abdul Samad, Kampung Baru, 80100 Johor Bahru, Johor
Area: approx 142 sq metres (1,529 sq feet)
Assignor(s): Prem Singh A/L Mhinder Singh & Sunder Singh A/L Mhinder Singh
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7915(1)/9/2026(LA)



J5 RESERVE PRICE: RM560,000.00 Rawang

Description: 2 storey semi detached cluster house
Address: No. 12A, Jalan MR 2/10, Taman M-Residensi 2, 48020 Rawang, Selangor.
Area: approx 193 sq metres (2,077 sq feet)
Assignor(s): Mohd Abdul Khalip Bin Abdul Latif
Solicitor: M/S A. Rahim & Co (KL)
Our Ref: PAHJ/7929(1)/9/2026(LA)



J6 RESERVE PRICE:

WITHDRAWN

J7 RESERVE PRICE: RM380,000.00 Johor Bahru

Description: Serviced Apartment
Address: No. 19-18, Menara A, Residensi KSL Kangkar Tebrau, Jalan Kesum, Taman Istimewa, 81100 Johor Bahru, Johor
Area: approx 82 sq metres (883 sq feet)
Assignor(s): Tan Jia Le
Solicitor: M/S A. Rahim & Co. (JB)
Our Ref: PAHJ/7913(1)/9/2026(LA)



J8 RESERVE PRICE: RM360,000.00 Masai

Description: 3 bedrooms apartment
Address: Unit No. 06-15, Block 2, Impian Senibong Apartment, Jalan Persiaran Senibong, Taman Bayu Senibong, 81750 Masai, Johor
Area: approx 100 sq metres (1,076 sq feet)
Assignor(s): Santa Kumar A/L Krishnan
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/6803(1)/9/2026(LA)



J9 RESERVE PRICE: RM350,000.00 Melaka

Description: Apartment
Address: Unit No. B-03-06, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka
Area: approx 101 sq metres (1,087 sq feet)
Customer(s): Mohd Khawazatul Faez Bin Mohd Saidi
Solicitor: M/S Ibrahim Nik Junainah & Associates (Melaka)
Our Ref: PAHJ/7930(1)/9/2026(LA)
AmBank Islamic Berhad



J10 RESERVE PRICE: RM350,000.00 Bandar Puncak Alam

Description: Townhouse unit
Address: Unit No. 1A, Premises No. 1, Jalan Simfoni 1, Simfoni Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor
Area: approx 90 sq metres (969 sq feet)
Assignor(s): Macy Ng Kah Pui
Solicitor: M/S Azhar & Wong
Our Ref: PAHJ/7924(1)/9/2026(LA)



J11 RESERVE PRICE:

WITHDRAWN

J12 RESERVE PRICE: RM300,000.00 Cyberjaya

Description: Apartment
Address: Unit No. 1-16-04, Block 1, Aspire Residence, Jalan Aspire 1, Cyber 10, 63000 Cyberjaya, Selangor
Area: approx 83.61 sq metres (900 sq feet)
Customer(s): Mohd Rosfaizal Bin Ariffin
Solicitor: M/S Goh & Partners (KL)
Our Ref: PAHJ/7922(4)/8/2026(LA)-01
AmBank Islamic Berhad



J13 RESERVE PRICE: RM298,080.00 Kajang

Description: 3 bedroom condominium
Address: Unit No. 00-13, Ground Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor. [address stated in the Assessment Bill is Unit No. 00-13, Oasis 2, Jalan Mutiara 3, Mutiara Heights (Rumah Pangsa), 43000 Kajang, Selangor
Area: approx 110 sq metres (1,184 sq feet)
Assignor(s): Lim Chee Kiong
Solicitor: M/S Sidek Teoh Wong & Dennis
Our Ref: PAHJ/7907(1)/9/2026(LA)



J14 RESERVE PRICE: RM280,000.00 Cheras

Description: 3 bedroom medium cost apartment
Address: No. D-1-15, Block D, Pangsapuri Kasturi Tiara, Jalan Kasturi 4, Taman Kasturi, 43200 Cheras, Selangor.
Area: approx 107 sq metres (1,152 sq feet)
Assignor(s): Maik Anak William Endak
Solicitor: M/S Zain Megat & Murad
Our Ref: PAHJ/7927(1)/9/2026(LA)



J15 RESERVE PRICE: RM260,000.00 Shah Alam

Description: small office home office (SOHO)
Address: Unit No. A-13-6, Block A, I-SOHO @ I-City, No. 2, Persiaran Multimedia, Section 7, 40000 Shah Alam, Selangor
Area: approx 43 sq metres (463 sq feet)
Assignor(s): Mohamad Hafizul Faiz Bin Mohd Hairudin
Solicitor: M/S VAS & Co
Our Ref: PAHJ/7918(1)/9/2026(LA)



J16 RESERVE PRICE: RM255,000.00 Bandar Puncak Alam

Description: 3 bedroom apartment
Address: Unit No. A-03-05, 3rd Floor, Block Allamanda, Residensi Warnasari 2, Jalan Warnasari 13/1, Seksyen 13, 42300 Bandar Puncak Alam, Selangor
Area: approx 80 sq metres (861 sq feet)
Assignor(s): Mohd Azfar Zulfadli Bin Abdul Aziz
Solicitor: M/S Azhar & Wong
Our Ref: PAHJ/7926(1)/9/2026(LA)
AmBank Islamic Berhad



J17 RESERVE PRICE: RM243,000.00 Kota Tinggi

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)
Assignor(s): Aizuddin Bin Mahadi
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/7790(3)/9/2026(LA)-04
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



J18 RESERVE PRICE: RM240,000.00 Kuala Lumpur

Description: 3 bedroom medium cost apartment
Address: Unit No. 9-12-13, 12th Floor, Block E, AC4 Medium Cost Apartment, Jalan Taman Seri Sentosa, Taman Seri Sentosa, 58000 Kuala Lumpur
Area: approx 72 sq metres (775 sq feet)
Assignor(s): Mathavan A/L Nagappan & Sarala A/P Iruan
Solicitor: M/S Azhar & Wong
Our Ref: PAHJ/7923(1)/9/2026(LA)



J19 RESERVE PRICE: RM204,120.00 Nilai

Description: Condominium
Address: Unit No. A-16-15, Block A, Residensi Lili @ Taman Bucida Hijauan, Jalan Persiaran Perdana, 71800 Nilai, Negeri Sembilan
Area: approx 72 sq metres (775 sq feet)
Assignor(s): Manimaran A/L Vengadason
Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our Ref: PAHJ/7912(1)/9/2026(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.

For any enquiries, please contact or visit any of our branches below:
PROPERTY AUCTION HOUSE SDN BHD (187793X)

Kuala Lumpur (HQ)
 Ground Floor, No. 1, Jalan Ampang,
 50450 Kuala Lumpur
 Tel: 03-20702226 & 03-20788590
 E-mail: main@auctions.com.my
 Website: www.auctions.com.my

Johor:
 No. 44-01, Jalan Kebun Teh 1,
 Pusat Perdagangan Kebun Teh,
 80250 Johor Bahru, Johor
 Tel: 07-3336226 & 3333226
 Email: johor@auctions.com.my

Sabah:
 Unit A-3-6, 3rd Floor, Block A,
 Plaza Tanjung Aru, Jalan Mat Salleh,
 88150 Kota Kinabalu, Sabah
 Tel: 088-221 266, 088-221 262
 Email: sabah@auctions.com.my

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 24 September 2026 / Thursday

Time : 11.00 AM

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

**For more information, please call:
03-7452 1764**

**AmBank Financing Please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder
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 | Selangor



Reserved Price **RM 180,000**

A Serviced Apartment 650 sq.ft.

No. AS-29-05, Menara A, City of Green, Jalan PBS 14/2, Section 13, Taman Bukit Serdang, 43300 Seri Kembangan, Selangor Darul Ehsan

ASSIGNOR / BORROWER :

Yee Kai Lok & Chan See Wey

SOLICITOR :

A. Rahim & Co. (KL)
Tel: 03-2282 4922

LOT 02 | Kuala Lumpur



Reserved Price **RM 150,000**

An Office Suite 710 sq.ft.

No.16-3B, Jalan Suria Setapak, Taman Suria Setapak, 53000 Kuala Lumpur

ASSIGNOR / BORROWER :

Tan Hai Lim

SOLICITOR :

B.H. Gan, Nor & Kim (KL)
Tel: 03-2142 9393

LOT 03 | Selangor



Reserved Price **RM 200,000**

3 Bedroom Medium Cost Apartment 850 sq.ft.

No. H-23A-21, Flora Damansara, No.1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan

ASSIGNOR / BORROWER :

Muhammad Khairul Amir Bin Ibrahim

SOLICITOR :

Goh & Partners (KL)
Tel: 03-2166 8300

LOT 04 | Selangor



Reserved Price **RM 170,000**

3 Bedroom Medium Cost Apartment 852 sq.ft.

No. 5-05-19, Jalan PJS 9/1, Pangsapuri Lagoon Perdana, 46150 Bandar Sunway, Selangor Darul Ehsan

ASSIGNOR / BORROWER :

Teoh Kim Lai, Teoh Kim Soon & Teoh Thiam Joo @ Teoh Thiam Cheng

SOLICITOR :

B.H. Gan, Nor & Kim (KL)
Tel: 03-2142 9393

LOT 05 | Pulau Pinang



Reserved Price **RM 1,100,000**

A Corner Unit of Double Storey Terraced House 2,120 sq.ft.

No. 39, Lorong Eco Horizon 1/3-B, Eco Horizon 1, 14110 Bandar Cassia, Pulau Pinang

ASSIGNOR / BORROWER :

Mohamad Ezmal Bin Mohamed Yusoff

SOLICITOR :

Zaid Ibrahim & Co (Penang)
Tel No: 04-375 3100

LOT 06 | Pulau Pinang



Reserved Price **RM 150,000**

A 2 Bedroom Low Cost Flat 500 sq.ft.

No. 19A-3-2, Taman Desa Jelita, Jalan Kekabu 1, 11960 Bayan Lepas, Pulau Pinang

ASSIGNOR / BORROWER :

Mohamad Shukry Bin Harun & Mohamad Saquan Bin Harun

SOLICITOR :

Zaid Ibrahim & Co (Penang)
Tel No: 04-375 3100

= AmBank (M) Berhad

= AmBank Islamic Berhad

LOT 07 | Pulau Pinang



Reserved Price **RM 190,000**

A Two Bedroom Low-cost Apartment Unit 538 sq.ft.

No. Block Akasia 6-10, Mutiara Perdana, Lengkok Kelicap, 11900 Bayan Lepas, Pulau Pinang

ASSIGNOR / BORROWER : Mazni Bin Mohamad & Nozira Binti Daud

SOLICITOR : Zaid Ibrahim & Co (Penang)
Tel No: 04-375 3100

LOT 08 | Pulau Pinang



Reserved Price **RM 160,000**

A Three Bedroom Low-cost Apartment Unit 657 sq.ft.

No. 280D-12-02, Lorong Pulau Betong, Pangsapuri Rimbun, 11020 Balik Pulau, Pulau Pinang

ASSIGNOR / BORROWER : Marzita Binti Mohamad

SOLICITOR : Zaid Ibrahim & Co (Penang)
Tel No: 04-375 3100

LOT 09 | Pulau Pinang



Reserved Price **RM 360,000**

A Three Bedroom Serviced Apartment Unit 883 sq.ft.

No. A-18-03, Pangsapuri Servis Aston Acacia, Persiaran Aston Indah, 14000 Bukit Mertajam, Pulau Pinang

ASSIGNOR / BORROWER : Chua Boon Neng

SOLICITOR : Zaid Ibrahim & Co (Penang)
Tel No: 04-375 3100

LOT 10 | Pulau Pinang



Reserved Price **RM 265,000**

A Corner Unit Of Three (3) Bedrooms Medium Cost Apartment 710 sq.ft.

No. 7-10-05, Lengkok Angsana, Mukim 13, 11500 Ayer Itam, Pulau Pinang

ASSIGNOR / BORROWER : Hamuthra Valli A/P P. K. Murugiah, Balakrishnan A/L Arputhanathan & Arputhanathan A/L Rajamanikam

SOLICITOR : Zaid Ibrahim & Co (Penang)
Tel No: 04-375 3100

LOT 11 | Pulau Pinang



Reserved Price **RM 655,000**

A 3-bedroom Condominium 1,500 sq.ft.

No. 2A-23A-3, The Latitude, Persiaran Halia 3, 10470 Pulau Pinang

ASSIGNOR / BORROWER : Errol Chin Eu Chong

SOLICITOR : Zaid Ibrahim & Co (Penang)
Tel No: 04-375 3100

LOT 12 | Pulau Pinang



Reserved Price **RM 1,450,000**

A Stratified Three Storey Intermediate Terrace Shop-office 3,875 sq.ft.

No. 43, Jalan Vervea 1, Vervea, 14110 Bandar Cassia, Pulau Pinang

ASSIGNOR / BORROWER : Chow Tat Seng

SOLICITOR : Zaid Ibrahim & Co (Penang)
Tel No: 04-375 3100



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RESERVED PRICE

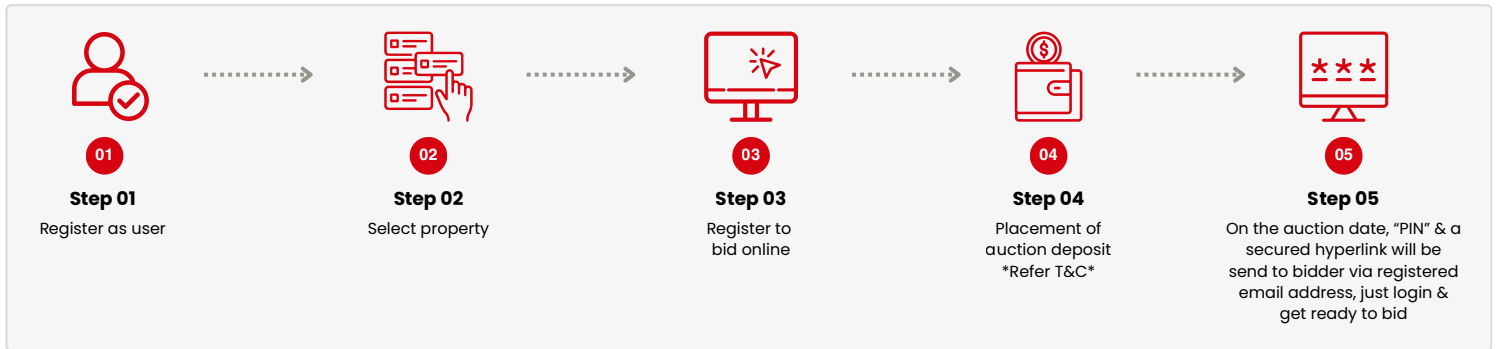
The subject properties will be sold on an "as is where is" basis and subject to the reserve price as mentioned above and the Conditions of Sale and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.



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 AmBank (M) Berhad / AmBank Islamic 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



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

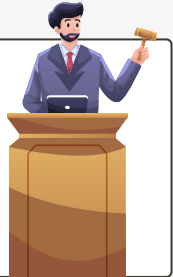


TIPS 02

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



**PALMA
AUCTIONEERS**

SDN BHD · 1324107-M

LICENSED AUCTIONEER

**ROHAYAH BINTI ISMAIL
AEIDI AMIN BIN AHMAD**



SCAN TO VISIT
OUR WEBSITE

NOTE : _____

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

**Date/Day : 24 September 2026 / Thursday
Time : 11.30 a.m.**

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 : 24 SEPTEMBER 2026 / THURSDAY

TIME : 11.30 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: RM240,000.00 KUALA LUMPUR

Type : Office Unit
Area : Approx. 43 sqmt (463 sqft)
Assignor(s) : Lim Yee May
Solicitor : M/S Azhar & Wong (Tel: 03-2602898)



Unit No. 11-08-10, Arte+ @ Jalan Ampang, No. 3, Lorong Ampang 1, 55006 Kuala Lumpur.

EZ 2 RESERVE PRICE: RM300,000.00 KUALA LUMPUR

Type : Three Bedroom Apartment (RUMAWIP)
Area : Approx. 867 sqft (75 sqmt)
Assignor(s) : Nur Hani Hazrat Binti Abdul Halim & Mohd Azuan Bin Hasim
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-28987533) **ISLAMIC**



No. D-15-02, Residensi Merdu (Residensi MH) Platinum 2, No. 12, Jalan Usahawan 6, Setapak Jaya 2, 53200 Kuala Lumpur.

EZ 3 RESERVE PRICE: RM300,000.00 KUALA LUMPUR

Type : Apartment
Area : Approx. 904 sqft (84 sqmt)
Assignor(s) : Nor Halawani Binti Saman
Solicitor : M/S Zain Negat & Murad (Tel: 03-62079331)
Note : **BUMIPUTRA LOT**



No. Unit B-23A-20, Residensi Vario (Vario Residence), No. 8, Jalan Mes. Bukit Jati, 50200 Kuala Lumpur.

EZ 4 RESERVE PRICE: RM500,000.00 KUALA LUMPUR

Type : Service Apartment
Area : Approx. 635 sqft (59 sqmt)
Assignor(s) : Izyan Nur Zahrah Binti Irmali
Solicitor : M/S B.H. Gan, Nor & Kim (Tel: 03-21429393)
Note : **BUMIPUTRA LOT**



Unit No. A-25-12, Residensi Tun Razak, No. 83, Jalan Pekeliling Lama, 50400 Kuala Lumpur.

EZ 5 RESERVE PRICE: RM500,000.00 KUALA LUMPUR

Type : Three Bedroom Serviced Apartment
Area : Approx. 106 sqmt (1,141 sqft)
Assignor(s) : Isma Vahyudi Bin Zukri
Solicitor : M/S B.H. Gan, Nor & Kim (Tel: 03-21429393) **ISLAMIC**



Unit No. D1-45-11, 43rd Floor, Block D1, Residensi Bandar Razak, No. 1, Jalan Razak Marston, Sungai Besi, 57100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

EZ 6 RESERVE PRICE: RM520,000.00 KUALA LUMPUR

Type : Dual-Key Three Bedroom Condominium
Area : Approx. 95 sqmt (1,023 sqft)
Assignor(s) : Fauziah Binti Zahari & Mohd Jaiz & Mohd Zam Fitri Bin Zahari & Mohd Jaiz
Solicitor : M/S B.H. Gan, Nor & Kim (Tel: 03-21429393)
Note : **BUMIPUTRA UNIT**



A-48-05, Residensi SkySerra, No. 12, Jalan Taman Setiawangsa, Tatan Setiawangsa, 54260 Kuala Lumpur.

EZ 7 RESERVE PRICE: RM610,000.00 KUALA LUMPUR

Type : 4+1 Bedroom Condominium
Area : Approx. 113 sqmt (1,216 sqft)
Assignor(s) : Law Kim Min
Solicitor : M/S Goh & Partners (Tel: 03-21668300)



Unit No. C-08-09, 8th Floor, Block C, Residensi Soyak Desa Petaling (Hidaz Residences), Jalan 2125, Desa Petaling, 57100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

EZ 8 RESERVE PRICE: RM620,000.00 KUALA LUMPUR

Type : Three Bedroom Serviced Apartment
Area : Approx. 114 sqmt (1,227 sqft)
Assignor(s) : Lee Seng Chye
Solicitor : M/S Goh & Partners (Tel: 03-21668300)



No. A-35-03, Tower A, Apartment Servis J. Depon, No. 1, Jalan Sembilang, 56000 Kuala Lumpur.

EZ 9 RESERVE PRICE: RM650,000.00 KUALA LUMPUR

Type : End Serviced Apartment unit
Area : Approx. 122 sqmt (1,313 sqft)
Assignor(s) : Kokaladevan A/L Pasupathi
Solicitor : M/S Goh & Partners (Tel: 03-21668300)



Unit No. B2-09-3A, Block 2, Residensi Pagar Emas (J3 Bando Residence), Jalan Kampung Pasir, Off Jalan Klang Lama, 58200 Kuala Lumpur.

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.L.)
LICENSED AUCTIONEER**

ESZAMA 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

eszamauctioneer@yahoo.com

www.eszamauctioneer.com

EZ 10 RESERVE PRICE - RM300,000.00 KEDAH



Type : Single Storey Detached House
 Area : Approx. 4,200 sqft (394.84 sqm)
 Assignor(s) : Muhammad Azizi Bin Ab. Aziz
 Solicitor : M/S Zain Megat & Murad
 (Tel: 03-62679331)

ISLAMIC

No. Premis 12, Jalan Kanan 1F, Desa Kanan,
 Kulupang, 44100 Karang, Selangor.

EZ 11 RESERVE PRICE - RM129,600.00 KEDAH



Type : Single Storey Low Cost Intermediate Terrace House
 Area : Approx. 111 sqm (1,195 sqft)
 Assignor(s) : Putiran A/L Marlandy & Parwathi A/P Palaniyappan
 Solicitor : M/S Azmi Rahim & Co.
 (Tel: 04-4235092)

No. 132, Jalan Kenanga 7,
 Taman Kenanga, 09930 Sempang, Kedah.

ONLINE BIDDING STEP

eZ2Bid

www.eszamauctioneer.com



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

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.A.)
 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

✉ eszamauctioneer@yahoo.com

🌐 www.eszamauctioneer.com

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 24TH SEPTEMBER 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

DECLARATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [198001000168 (8515-D)] / AMBANK ISLAMIC BERHAD [199401008987 (285578-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 24TH SEPTEMBER 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 310,000.00	PUCHONG
Type : A Three Bedroom Serviced Apartment Unit Area : 850 sq. ft. Assignor : Shahrul Hafizal Bin Muhammad Solicitor : A. Rahim & Co. Address : Unit No. A-7-5, 7th Floor, Block A, KR7, Jalan TPP 5, Taman Mas Langat, 47130 Puchong, Selangor Darul Ehsan.		ALIN/AMB7142

LOT 2	RESERVE PRICE: RM 1,700,000.00	CYBERJAYA
Type : A Stratified Double Storey Semi Detached House Area : 3,595 sq. ft. Assignor : Wong Siew Chee, Ooi Yoke Lin & Wong Wei Pin Solicitor : Goh & Partners Address : Premises No. 113, Jalan Sejati 1, Sejati Residences, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.		ALIN/AMB7145

LOT 3	RESERVE PRICE: RM 920,000.00	KUALA LUMPUR
Type : A Three-Bedroom + 2 Duplex Penthouse Unit Area : 2,702 sq. ft. Assignor : Shabri Bin Sulong Solicitor : Zain Megat & Murad (KL) Address : Unit No. D-21-04, 21st Floor, Block Savanna, Seri Maya, Jalan Jelatek, 54200 Kuala Lumpur.		FINA/AMI0728

AMBANK ISLAMIC BERHAD

LOT 4	RESERVE PRICE: RM 460,000.00	SUNGAI BESI
WITHDRAWN		
ALIN/AMB7144		

LOT 5	RESERVE PRICE: RM 460,000.00	SUNGAI BESI
Type : A Three-Bedroom Serviced Apartment Unit Area : 1,066 sq. ft. Assignor : Syazwan Zubair Bin Saari Solicitor : Goh & Partners Address : Unit No. D3-29-3A, 29th Floor, Block D3, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur		ALIN/AMB7146

LOT 6	RESERVE PRICE: RM 453,600.00	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 7	RESERVE PRICE: RM 450,000.00	RAWANG
WITHDRAWN		
ALIN/AMB7147		

LOT 8	RESERVE PRICE: RM 450,000.00	RAWANG
Type : A 2-Storey Stratified Intermediate Terrace House Area : 1,300 sq. ft. Assignor : Sevarajoo A/L Subramanian & Mageswary A/P Krishnan Solicitor : Azhar & Wong Address : No. 119, Jalan MR 2/20, Taman M-Residensi 2, 48020 Rawang, Selangor		ALIN/AMB7149

LOT 9	RESERVE PRICE: RM 420,000.00	CYBERJAYA
Type : A Condominium Unit Area : 990 sq. ft. Assignor : Ahmad Syafiq Bin Mohd Yuhazad & Siti Rohani Binti Ali Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. 02-30-02A, Block 2, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor		WAWA/AMI0732

AMBANK ISLAMIC BERHAD

LOT 10	RESERVE PRICE: RM 420,000.00	PUCHONG
Type : A End Serviced Apartment Unit Area : 1,012 sq. ft. Assignor : Sri Nor Faiza Binti Mohd Nor Solicitor : Goh & Partners Address : Unit No. B-21-01 (MB-21-01), Tower B, Mira @ Shorea Park residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor		WAWA/AMI0734

AMBANK ISLAMIC BERHAD

LOT 11	RESERVE PRICE: RM 420,000.00	SENTUL
Type : A 3-Bedroom Apartment Area : 947 sq. ft. Assignor : Sie Young Kuang Solicitor : A. Rahim & Co. Address : C-28-06, Laman Seri Harmoni (LSH33), No. 3, Jalan Batu Muda Tambahan 3, Sentul, 51100 Kuala Lumpur.		FINA/AMB7153

LOT 12	RESERVE PRICE: RM 390,000.00	CYBERJAYA
Type : An Intermediate 3-Bedroom Condominium Area : 947sq. ft. Assignor : Zariman Bin Zainuddin & Muhammad Syafiq Ashraf Bin Zariman Solicitor : Goh & Partners Address : No. T4-14-3A, Tower 4, LakeFront Residence, Persiaran Semarak Api, Cyber 11, 63000 Cyberjaya, Selangor		FINA/AMI0499

**BUMI LOT
AMBANK ISLAMIC BERHAD**

LOT 13	RESERVE PRICE: RM 380,000.00	AMPANG
Type : A 3-Bedroom Condominium Area : 1,184 sq. ft. Assignor : Lee Chun Hoe & Lai Pui Sum Solicitor : Azhar & Wong Address : No. B-3A-3, The Resident @ Cempaka, Jalan Bunga Cempaka 2, Taman Muda, 68000 Ampang, Selangor Darul Ehsan.		FINA/AMB7136

LOT 14	RESERVE PRICE: RM 340,000.00	GENTING HIGHLANDS
Type : A One (1) Bedroom Service Apartment Area : 360 sq. ft. Assignor : Yap Kai Ling Solicitor : Hamidah, Rosmawati Associates Address : Unit No. M3-36-19 [formerly M3-36-02 (33604)], Grand Ion Majestic, Jalan Grand Ion Majestic, 69000 Genting Highlands, Pahang Darul Makmur.		FINA/AMI0726

AMBANK ISLAMIC BERHAD

LOT 15	RESERVE PRICE: RM 336,000.00	SEGAMPUT
Type : A Service Apartment Area : 645 sq. ft. Assignor : Chor Kwei Cheong Solicitor : Goh & Partners Address : No. C-25-06, The Era @ Duta North (Residensi Era), No. 208, Jalan Segambut, Segambut, 51200 Kuala Lumpur.		FINA/AMB7122

LOT 16	RESERVE PRICE: RM 310,000.00	PETALING JAYA
Type : A 2+1 Bedroom Condominium Area : 979 sq. ft. Assignor : Tengku Zulfikar Bin Tengku Izham Solicitor : Nik Hisham, Fakhiah & Co. Address : No. F-403, Blok F, Perdana Kondominium, No. 15, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan		WAWA/AMI0731

AMBANK ISLAMIC BERHAD

LOT 17	RESERVE PRICE: RM 309,600.00	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 18	RESERVE PRICE: RM 302,400.00	KUALA LUMPUR
Type : A 2 Bedroom Serviced Apartment Area : 710 sq. ft. Assignor : Sivanesan A/L Muniandy Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : No. A-50-02, Residensi M Arisa Pelangi, No. 6, Jalan Sentul Pelangi, 51000 Kuala Lumpur.		WAWA/AMB7139

LOT 19	RESERVE PRICE: RM 300,000.00	KUALA LUMPUR
Type : An Intermediate Service Apartment Area : 560 sq. ft. Assignor : Willy Koo Kim Fatt Solicitor : Nik Hisham, Fakhiah & Co. Address : No. D-05-07, Residensi Dorsett Sri Hartamas, No. 63, Jalan Sri Hartamas 1, Sri Hartamas, 50480 Kuala Lumpur.		FINA/AMI0730

AMBANK ISLAMIC BERHAD

LOT 20	RESERVE PRICE: RM 290,000.00	SEPANG
Type : A Small Office Home Office Suite Area : 441 sq. ft. Assignor : Lee Cheng How Solicitor : A. Rahim & Co. Address : No. 04-03A, Bell Avenue, Jalan Sunsuria 1, Bandar Sunsuria, 43900 Sepang, Selangor.		FINA/AMB7152

LOT 21	RESERVE PRICE: RM 280,000.00	SEMEINYIH
Type : A Fire-Break Single-Storey Terraced House Area : 1,679 sq. ft. Assignor : Noor Aniza Binti Izzudin & Morley Bin Ali Solicitor : Sidek Teoh, Wong & Dennis Address : Unit No. 13A, Jalan Semenyih Permata 9, Taman Semenyih Permata, 43500 Semenyih, Selangor Darul Ehsan.		FINA/AMB7132

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LOT 22 RESERVE PRICE: **RM 280,000.00** **BANDAR PUNCAK ALAM**

Type : **A 3-bedroom Apartment**
Area : 901 sq. ft.
Assignor : Nurul Atiqah Amira Binti Amir Hamzah & Nurul Izeana Izzati Binti Amir Hamzah
Solicitor : A Rahim & Co.
Address : No. MPD-14-120, Pangsapuri Melodi Perdana, Jalan Perdana 1, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.



FINA/AMI0729

AMBANK ISLAMIC BERHAD

LOT 23 RESERVE PRICE: **RM 250,000.00** **BANDAR PUNCAK ALAM**

Type : **An Apartment Unit**
Area : 850 sq. ft.
Assignor : Mohamed Zaid Bin Kamarazaman
Solicitor : Goh & Partners
Address : Unit No. B-01-07, Pangsapuri Duta Perintis, Persiaran Puncak Alam 12, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.



FINA/AMI0719

AMBANK ISLAMIC BERHAD

LOT 24 RESERVE PRICE: **RM 240,000.00** **KUANTAN**

Type : **A Bare Office Unit**
Area : 930.20 sq. ft.
Assignor : Soo Hua Ann
Solicitor : Hamidah, Rosmawati Associates
Address : No. 18-E, Menara Zenith, Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.



FINA/AMB7120

LOT 25 RESERVE PRICE: **RM 230,000.00** **KUALA LUMPUR**

Type : **An Intermediate Studio Small Office Home Office (SOHO)**
Area : 280 sq. ft.
Assignor : Mohd Noor Bin Musa
Solicitor : Vas & Co
Address : No. S-36-04, Block S, Astrum Ampang, Jalan Enggang, Taman Keramat, 54200 Kuala Lumpur.



FINA/AMI0709

AMBANK ISLAMIC BERHAD

LOT 26 RESERVE PRICE: **RM 218,700.00** **KUANTAN**

Type : **A Bare Office Unit**
Area : 1,189.70 sq. ft.
Assignor : Soo Hua Ann
Solicitor : Hamidah Rosmawati & Associates (Kuantan)
Address : No. 18-D, Menara Zenith, Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.



FINA/AMB7114

LOT 27 RESERVE PRICE: **RM 210,000.00** **SHAH ALAM**

Type : **A 3-bedroom Medium-cost Apartment**
Area : 850 sq. ft.
Assignor : Thayvanai A/P Narayanasamy & Rajakumar A/L Renganathan
Solicitor : Goh & Partners
Address : No. 13-02-10, Pangsapuri Rimau Perdana, Jalan Sungai Gombak 32/67, Bukit Rimau, Seksyen 32, 40460 Shah Alam, Selangor Darul Ehsan.



FINA/ AMB6478

LOT 28 RESERVE PRICE: **RM 210,000.00** **KUANTAN**

Type : **A Bare Office Unit**
Area : 769.27 sq. ft.
Assignor : Soo Hua Ann
Solicitor : Hamidah, Rosmawati Associates
Address : No. 18-F, Menara Zenith, Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.



FINA/AMB7121

LOT 29 RESERVE PRICE: **RM 190,000.00** **KLANG**

Type : **A 3-bedroom Apartment Unit**
Area : 754 sq. ft.
Assignor : Saroja A/P Ramasamy & Ganeson A/L Dhanaraj
Solicitor : Azhar & Wong
Address : Unit No. B-1-11, 1st Floor, Block B, Idaman Sentosa, Jalan Bendahara 47A, 41000 Klang, Selangor Darul Ehsan.



ALIN/AMB7150

LOT 30 RESERVE PRICE: **RM 180,000.00** **KUALA LUMPUR**

Type : **An Intermediate Small Office Home Office (Soho) Unit**
Area : 280 sq. ft.
Assignor : How Tat Cuang
Solicitor : Azhar & Wong
Address : No. S-21-13, Block S, Astrum Ampang, Jalan Enggang, Taman Keramat, 54200 Kuala Lumpur.



FINA/AMB7119

LOT 31 RESERVE PRICE: **RM 170,000.00** **IPOH**

Type : **A 3 Bedroom Apartment**
Area : 978 sq. ft.
Assignor : Wan Ahmad Zuwairi Bin Wan Ishak
Solicitor : Nor Ding & Co. (Sri Manjung)
Address : No. H-G-8, Block H, Halaman Meru Aman, Jalan Meru Aman 1, 30020 Ipoh, Perak Darul Ridzuan



WAWA/AMI0727

AMBANK ISLAMIC BERHAD

LOT 32 RESERVE PRICE: **RM 160,000.00** **PETALING JAYA**

Type : **A 3-bedroom Low-cost Apartment Unit**
Area : 656.60 sq. ft.
Assignor : Subramaniam A/L Marimuthu
Solicitor : Azhar & Wong
Address : Unit No. B9-9-40, Block 9, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor Darul Ehsan.



FINA/ AMB6813

LOT 33 RESERVE PRICE: **RM 160,000.00** **PETALING JAYA**

Type : **A 2 Bedroom Low Cost Flat**
Area : 720 sq. ft.
Assignor : Nurhatiqah Binti Zainal
Solicitor : Nik Hisham, Fakhiah & Co.
Address : No. 401, Block M, Jalan PJS 5/18, Taman Desaria, 46000 Petaling Jaya, Selangor.



WAWA/AMI0733

AMBANK ISLAMIC BERHAD

LOT 34 RESERVE PRICE: **RM 150,000.00** **SERI KEMBANGAN**

Type : **A 3-Bedroom Low-Cost Apartment**
Area : 667 sq. ft.
Assignor : Roslan Bin Zan
Solicitor : Azhar & Wong
Address : No. E-2-6, Block E, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan.



ALIN/AMB7151

LOT 35 RESERVE PRICE: **RM 48,600.00** **PETALING JAYA**

Type : **A Retail Unit**
Area : 471 sq. ft.
Assignor : Kew Wei Leong & Kew Yat Woo @ Kew Ngit Foh
Solicitor : Sidek Teoh, Wong & Dennis
Address : No. GS-035, Seasons Square Retail, No. 1, Jalan PJU 10/3C Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.



FINA/AMB7141

LOT 36 RESERVE PRICE: **RM 14,000.00** **SEREMBAN**

Type : **A Commercial Retail Lot - Kiosk**
Area : 95.10 sq. m.
Assignor : Mohd Nazri Bin Nordin
Solicitor : Darshan Chong
Address : No. L1K-036, Pusat Komersial Unicity, Seksyen 3, Seremban 3, 70300 Seremban, Negeri Sembilan Darul Khusus.



FINA/AMI0725

AMBANK ISLAMIC BERHAD

LOT 37 RESERVE PRICE: **RM 90,000.00** **RAWANG**

Type : **A 3-bedroom Walk-up Low-cost Apartment**
Area : 60 sq. ft.
Assignor : Muhammad Fakhri Bin Azmi
Solicitor : Azhar & Wong
Address : No. D-1-41, Block D, Apartment Kemuning, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor Darul Ehsan.



FINA/AMB7154

Successful bidder has to pay an outstanding sum of RM875 due to Developer under the Principal Sale and Purchase Agreement

LOT 38 RESERVE PRICE: **RM 330,000.00** **SHAH ALAM**

Type : **A Serviced Apartment**
Area : 915 sq. ft.
Assignor : Muhammad Shafiq Bin Mezan
Solicitor : A. Rahim & Co.
Address : Unit No. B-16-13, Block B, Alam Sanjung Jalan Budiman 22/3, Section 22, 40300 Shah Alam, Selangor



LIYANA/AMI0735

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**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 24TH SEPTEMBER 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 780,000.00	BATU FERRINGHI
Type : A 3-Bedroom Apartment Area : 1,561 sq. ft. Assignor : Sangele Karupan a/l Balan, V Selina Fernandez a/p Victor Fernandez & Sangeeth a/p Sangele Karupan Solicitor : Zaid Ibrahim & Co. Address : No. 3B-21-8, Persiaran Sungai Emas 1, Ferringhi Residences 2, 11100 Batu Ferringgi, Penang.		FINA/AMB7098

LOT 2	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.		FINA/AMB7035

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 24TH SEPTEMBER 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 456,000.00	PASIR GUDANG
Type : A Double Storey Stratified Terrace House Area : 1,399 sq. ft. Assignor : Vemmal A/L Mahendra Kumar Solicitor : A. Rahim & Co. Address : No. 58, Jalan Eko Tropika 3/14, Taman Kota Masai, 81700 Pasir Gudang, Johor		FINA/AMB7128

LOT 2	RESERVE PRICE: RM 270,000.00	KOTA TINGGI
Type : A Double Storey Terrace House Area : 1,399 sq. ft. Assignor : Lam Chun Song & Liow Yoa Yien Solicitor : Nor Ding & Co. (JB) Address : No. 3, Jalan Puncak Warisan 1/8, Taman Puncak Warisan, 81900 Kota Tinggi, Johor.		MIA/AMB7091

LOT 3	RESERVE PRICE: RM 230,400.00	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.		BUMI LOT MIA/AMB6861

LOT 4	RESERVE PRICE: RM 1,000,000.00	WAWA
WITHDRAWN		WAWA/AMB7155

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.

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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 25 September 2026 / Friday
Time : 10:30 am / 11:30 am
Via Online : arenaauctioneers.com

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Cammy Siew : 012-254 4463



PROPERTY AUCTION



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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 25 SEPTEMBER 2026, FRIDAY, 10:30 AM at arenauctioneers.com



(Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

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

AmBank (M) Berhad

AmBank Islamic Berhad

AA01 | RESERVE PRICE : RM 7,000,000.00

KOTA KINABALU



DESCRIPTION : TWO (2) PARCELS OF ADJOINING RESIDENTIAL LAND ERECTED THEREON WITH A 3-STOREY DETACHED HOUSE AND OTHER ANCILLARY STRUCTURES
LAND AREA : 32,670.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHAMMAD YUSOF BIN APDAL
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3226/AMBB (S)/206/016/26-M01(BK-1)
LOT ID : 85542

LOT NO. 365, LORONG SAGA, KAMPUNG LIKAS, JALAN TUARAN, 88400 KOTA KINABALU SABAH

AA02 | RESERVE PRICE : RM 750,000.00

LAHAD DATU



DESCRIPTION : AN EXTENDED DOUBLE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,936.36 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHAMMAD HOSNIE PUTERA NAIMULLAH BIN MOHAMMAD YUSOF
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3063/AMBB (S)/202/012/26-M01(BK-1)
LOT ID : 84121
NOTE : NON - BUMIPUTERA LOT

LOT 389, MDLD 8491, BANDAR SRI PERDANA PHASE 4B, JALAN SILAM, 91100 LAHAD DATU SABAH

AA03 | RESERVE PRICE : RM 700,000.00

PENAMPANG



DESCRIPTION : A DOUBLE STOREY END-LOT TERRACED HOUSE HAD BEEN EXTENDED AND RENOVATED
LAND AREA : 2,556.43 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD RAFIK BIN ABDUL JUBAR & NOR AFIZA BINTI MOHD RAFIK
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3064/AMBB (S)/203/013/26-M01(BK-1)
LOT ID : 84122

LOT NO. 79, BLOCK K, TAMAN KETIAU, PHASE II, KG. TOMBOVO, PUTATAN, 88200 PENAMPANG SABAH

AA04 | RESERVE PRICE : RM 570,000.00

PAPAR



DESCRIPTION : A DOUBLE-STOREY INTERMEDIATE TOWNHOUSE
FLOOR AREA : 2,020.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : RABIAHTUL ADAWIAH BINTI PASTOR
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3055/AMBB (S)/197/007/26-M01(BK-1)
LOT ID : 84112
NOTE : NON - BUMIPUTERA LOT

LOT NO. RH3/77, TAMAN RIMBA HILLS KINARUT PHASE 3, 89600 PAPAR SABAH

AA05 | RESERVE PRICE : RM 490,000.00

PENAMPANG



DESCRIPTION : A LEVEL 09 (NINTH FLOOR) INTERMEDIATE CORNER CONDOMINIUM UNIT WITHIN A 15-STOREY CONDOMINIUM BLOCK
FLOOR AREA : 1,000.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LEE LEE CHUA CHIEW LING & CHIN FA RONG
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3049/AMBB (S)/192/002/26-M01(BK-1)
LOT ID : 84106

UNIT NO. D-09-10, LOT NO. 10, BLOCK D, LEVEL 09 (INTER CORNER UNIT), LIDO FOUR SEASONS RESIDENCE, OFF JALAN LINTAS, 88300 PENAMPANG SABAH

AA06 | RESERVE PRICE : RM 470,000.00

KOTA KINABALU



DESCRIPTION : A SERVICE APARTMENT (SOHO) UNIT
FLOOR AREA : 522.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : YEE ANN LI
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3249/AMBB (S)/210/020/26-M02(BK-2)
LOT ID : 85559

UNIT NO. 2-5-05 (DBKK NO. T2-11-05), LEVEL 5, TYPE A, CITY PADS TOWER 2 @ JQ CENTRAL, 88400 KOTA KINABALU SABAH

AA07 | RESERVE PRICE : RM 450,000.00

KOTA KINABALU



DESCRIPTION : A SERVICE APARTMENT UNIT
FLOOR AREA : 726.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : VYRA PAULIS NOINTIEN @ LYDIA
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3248/AMBB (S)/209/019/26-M02(BK-2)
LOT ID : 85558
NOTE : BUMIPUTERA LOT

LOT NO. B-3-13A, BLOCK B, 3RD FLOOR, TYPE A1-C, LORONG LEBUH SUTERA, SUTERA AVENUE, 88100 KOTA KINABALU SABAH

AA08	RESERVE PRICE : RM 410,000.00	PUTATAN
	DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACED HOUSE LAND AREA : 1,600.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : NORMEE NOR BINTI MASBUD SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB3050/AMBB (S)/193/003/26-M01(BK-1) LOT ID : 84107 NOTE : NON - BUMIPUTERA LOT	
231, LOT 2, BLOCK A-21, TAMAN TELUK VILLA PHASE 6A, PANDAN-PANDAN, 88200 PUTATAN SABAH		

AA09	RESERVE PRICE : RM 385,000.00	KOTA KINABALU
	DESCRIPTION : A LEVEL 2 CORNER RESIDENTIAL APARTMENT UNIT WITH LIFT FACILITIES FLOOR AREA : 1,064.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : BRANDON LEONG JHEN PHING & PAN SU JIN SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB3057/AMBB (S)/199/009/26-M01(BK-1) LOT ID : 84114 NOTE : NON - BUMIPUTERA LOT	
LOT NO. F-2-2, LEVEL 2, BLOCK F, LORONG EKOLOGI 6, ECOPARK PHASE 1, KG GUIDAN, MENGGATAL, OFF JALAN SEPANGAR, 88450 KOTA KINABALU SABAH		

AA10	RESERVE PRICE : RM 380,000.00	KOTA KINABALU
	DESCRIPTION : A LEVEL 3A CORNER RESIDENTIAL APARTMENT UNIT WITH LIFT FACILITIES FLOOR AREA : 1,064.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : DESIA BINTI MADARUN SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB3053/AMBB (S)/196/006/26-M01(BK-1) LOT ID : 84110 NOTE : NON - BUMIPUTERA LOT	
LOT NO. C-3A-7, LEVEL 3A, BLOCK C, LORONG EKOLOGI 1, ECOPARK PHASE 2, KG GUIDAN, MENGGATAL, OFF JALAN SEPANGAR, 88450 KOTA KINABALU SABAH		

AA11	RESERVE PRICE : RM 320,000.00	TUARAN
	DESCRIPTION : A CORNER APARTMENT UNIT (TYPE B) FLOOR AREA : 1,029.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : MUHAMAD AIZAT BIN USAINI SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB3058/AMBB (S)/200/010/26-M01(BK-1) LOT ID : 84115 NOTE : NON - BUMIPUTERA LOT	
UNIT NO J-1-3A, BLOCK J, LEVEL 1, TYPE B, E RESIDENCE @ TELIPOK PHASE 2A; OFF JALAN TUARAN, 89200 TUARAN SABAH		

AA12	RESERVE PRICE : RM 288,684.00	TUARAN
	DESCRIPTION : A DOUBLE STOREY CORNER TERRACED HOUSE LAND AREA : 2,526.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : HO NYUK TAI & CHUA CHEE PENG SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB3227/AMBB (S)/207/017/26-M05(BK-6) LOT ID : 85543 NOTE : NON - BUMIPUTERA LOT	
LOT NO. T34, TAMAN TAGAS VILLA, 89200 TUARAN SABAH		

AA13	RESERVE PRICE : RM 280,000.00	PENAMPANG
	DESCRIPTION : AN APARTMENT UNIT LOCATED ON THE GROUND FLOOR OF A 5-STOREY WALK-UP APARTMENT UNIT FLOOR AREA : 750.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : LEE HING KONG @ LEE HING KIONG SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB3059/AMBB (S)/201/011/26-M01(BK-1) LOT ID : 84116	
LOT NO. Q-GF-7, GROUND FLOOR, BLOCK Q, VISTA MININTOD, 89500 PENAMPANG SABAH		

AA14	RESERVE PRICE : RM 213,840.00	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 : AASB3068/AMBB (S)/204/014/26-N04(BK-4) LOT ID : 84712 NOTE : NON - BUMIPUTERA LOT	
LOT NO. E-7-18, BLOCK EMERALD, LEVEL 7, ALAM PESONA PUTATAN PHASE 1, JALAN KETIAU TOMBOVO, 89500 PUTATAN SABAH		

AA15	RESERVE PRICE : RM 190,000.00	KOTA KINABALU
	DESCRIPTION : A FIRST-FLOOR INTERMEDIATE APARTMENT UNIT FLOOR AREA : 605.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : MENIKA BINTI SADINGKI @ JOSEPH & GEORGE JOSEPH SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB3052/AMBB (S)/195/005/26-M01(BK-1) LOT ID : 84109	
LOT NO. 9 (11-2-10), 1ST FLOOR, BLOCK B211, SERI MAJU APARTMENT, OFF JALAN SEPANGAR, KUALA MENGGATAL, 88450 KOTA KINABALU SABAH		

AA16	RESERVE PRICE : RM 145,800.00	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 : AASB3069/AMBB (S)/205/015/26-N04(BK-2) LOT ID : 84713	
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		

AA17	RESERVE PRICE : RM 125,000.00	KOTA KINABALU
	DESCRIPTION : A LEVEL 5 (5TH FLOOR) STUDIO APARTMENT UNIT FLOOR AREA : 257.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : TERENCE KHIN WAH CHIN @ TERENCE CHIN & KONG YEE LIN @ IRENE KONG SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB3056/AMBB (S)/198/008/26-M01(BK-1) LOT ID : 84113 NOTE : BUMIPUTERA LOT	
LOT NO. 26 (DBKK NO. D-5-26), BLOCK D, 5TH FLOOR, TAMAN NELLY PHASE 8D, OFF JALAN NOUNTUN, KOLOMBONG, 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

25 SEPTEMBER 2026, FRIDAY, 11:30 AM

at arenauctioneers.com



(Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

- NOTE :**
- (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 1,300,000.00

AMPANG



DESCRIPTION : A STRATIFIED DOUBLE STOREY MID TERRACED HOUSE
LAND AREA : 1,643.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SENTHIL KUMARAN A/L PERIANAN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
REFERENCE : AASB3224/AMBB (P)/319/010/26-M01(BK-1)
LOT ID : 85540

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

AA02 | RESERVE PRICE : RM 940,000.00

BANTING



DESCRIPTION : A CORNER DOUBLE-STOREY TERRACED HOUSE
LAND AREA : 2,669.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SITI MAIZURA BINTI TOYIBON & HANIZAN BIN MOSBAN @ MOKHTAR
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB3245/AMBB (P)/333/024/26-M02(BK-2)
LOT ID : 85563

NO. 15, JALAN HIJAUAN 2, TAMAN HIJAUAN, BANDAR GAMUDA COVE, 42700 BANTING SELANGOR

AA03 | RESERVE PRICE : RM 750,000.00

KUALA LUMPUR



DESCRIPTION : A THREE-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 1,087.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LOO WAI FATT
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB3242/AMBB (P)/330/021/26-M01(BK-1)
LOT ID : 85564

UNIT NO. 22-10, 22ND FLOOR, RESIDENSI PUDU ALAM REKREASI, NO. 5, JALAN PUDU PERDANA, 56100 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA04 | RESERVE PRICE : RM 720,000.00

PETALING JAYA



DESCRIPTION : A GROUND FLOOR SHOPLOT UNIT
FLOOR AREA : 2,052.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : KEVIN JOSEPH MENEZES
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB3067/AMBB (P)/315/006/26-N01(BK-3)
LOT ID : 84711

UNIT NO. C-G-05, GROUND FLOOR, BLOK C, NEO DAMANSARA, NO. 1, JALAN PJU 8/1, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA SELANGOR

AA05 | RESERVE PRICE : RM 600,000.00

RAWANG



DESCRIPTION : A STRATIFIED INTERMEDIATE DOUBLE-STOREY CLUSTER HOUSE
LAND AREA : 2,080.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SYED MOHD NAZMI BIN SAID ALI
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB3239/AMBB (P)/327/018/26-M01(BK-1)
LOT ID : 85555

NO. 2A, JALAN MR 2/4, TAMAN M-RESIDENSI 2, 48020 RAWANG SELANGOR

AA06 | RESERVE PRICE : RM 500,000.00

PUCHONG



DESCRIPTION : A ONE AND A HALF STOREY TOWNHOUSE UNIT
FLOOR AREA : 1,141.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SITI SYUHADAH BINTI HAMZAH
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB3237/AMBB (P)/325/016/26-M01(BK-1)
LOT ID : 85553

UNIT NO.6-1, PREMISES NO.6, JALAN ELEGAN 5, ELEGAN RESIDENSI, TAMAN PUTRA PERDANA, 47130 PUCHONG SELANGOR

AA07 | RESERVE PRICE : RM 450,000.00**KAJANG**

DESCRIPTION : AN INTERMEDIATE 3-BEDROOM CONDOMINIUM UNIT
 FLOOR AREA : 1,118.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : LEE VERN CHEE
 SOLICITOR : MESSRS AZHAR & WONG
 LOT ID : 84120

NO. A-13-09, BLOCK A (ARISTATA), SUTERA PINES CONDOMINIUM, JALAN SUTERA PINES, 43000 KAJANG SELANGOR

AA08 | RESERVE PRICE : RM 400,000.00**CYBERJAYA**

DESCRIPTION : A TWO-BEDROOM SERVICED APARTMENT UNIT
 FLOOR AREA : 786.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : SIM SUN MEI
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 LOT ID : 85551

UNIT NO. N-23-17, 23RD FLOOR, NORTHWOOD SUITE, EDUSPHERE SUITES, EDUSPHERE, CYBER 11, 63000 CYBERJAYA SELANGOR

AA09 | 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 B. H. GAN, NOR & KIM
 LOT ID : 85544

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

AA10 | RESERVE PRICE : RM 380,000.00**KUALA LUMPUR**

DESCRIPTION : A SERVICED APARTMENT
 FLOOR AREA : 560.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : SOFIA ROSE MUTIARA BINTI AHMAD JAILANI
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 LOT ID : 85560

UNIT NO. B-28-03, TOWER B, ASTORIA AMPANG (RESIDENSI XTREME MERIDIAN), JALAN BEMBAN, 55000 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA11 | RESERVE PRICE : RM 330,000.00**PUCHONG**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM
 LAND AREA : 1,055.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : TER LIEN HUA
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
 LOT ID : 85550

NO. B-22-09, KOI PRIMA, JALAN PINGGIRAN MAS, TAMAN MAS LANGAT, 47130 PUCHONG SELANGOR

AA12 | RESERVE PRICE : RM 310,000.00**CYBERJAYA**

DESCRIPTION : A TWO-BEDROOM SMALL OFFICE HOME OFFICE (SOHO) UNIT
 FLOOR AREA : 753.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : SYED FAIZAL BIN SYED ABDUL KARIM
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 LOT ID : 84119

UNIT NO. T2-23A-13A, 24TH FLOOR, BLOCK B (T2), THIRD AVENUE, JALAN TEKNOKRAT 3, CYBER 4, 63000 CYBERJAYA SELANGOR

AA13 | RESERVE PRICE : RM 304,000.00**KUALA LUMPUR**

DESCRIPTION : A STUDIO UNIT
 FLOOR AREA : 452.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : MELISA PANG JIUN SHAN
 SOLICITOR : MESSRS AZHAR & WONG
 LOT ID : 85561

UNIT NO. T3-33A-05, ARTE+ @ JALAN AMPANG, LORONG AMPANG 1, 55000 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA14 | RESERVE PRICE : RM 300,000.00**KUALA LUMPUR**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM (AFFORDABLE HOUSING)
 FLOOR AREA : 797.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : SHAHRUL SYAZWAN BIN SHAHIZAN
 SOLICITOR : MESSRS VAS & CO (KLG)
 LOT ID : 85552
 NOTE : **BUMIPUTERA LOT**

NO. B-40-13A, BLOCK B, RESIDENSI AWANI IV (SKYAWANI IV), NO. 6, JALAN SANTUARI UTAMA, SETAPAK, 53100 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

AA15 | RESERVE PRICE : RM 272,000.00**PETALING JAYA**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM UNIT
 FLOOR AREA : 1,119.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : MOHD RIZAL BIN JAMALUDIN
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 LOT ID : 85565

NO. A-13-2, BLOCK A, PARK AVENUE CONDOMINIUM, NO. 5, JALAN PJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA SELANGOR

AA16 | RESERVE PRICE : RM 265,000.00**SERI KEMBANGAN**

DESCRIPTION : A SMALL OFFICE HOME OFFICE (SOHO) UNIT
 FLOOR AREA : 452.00 SQUARE FEET
 ASSIGNOR(S) / CUSTOMER(S) : TAN JI ZHAO
 SOLICITOR : MESSRS AZHAR & WONG
 LOT ID : 84124

UNIT NO. C-23-20, 23RD FLOOR, BLOCK C, MENARA SIMFONI, JALAN SIMFONI 2, BALAKONG, 43300 SERI KEMBANGAN SELANGOR

AA17	RESERVE PRICE : RM 260,000.00	SEPANG
	DESCRIPTION : A SMALL OFFICE HOME OFFICE (SOHO) FLOOR AREA : 484.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : SYED MOHD FAIZ BIN SYED MOHD FUZI SOLICITOR : MESSRS VAS & CO (KLG) REFERENCE : AASB3238/AMBB (P)/326/017/26-M01(BK-1) LOT ID : 85554	
UNIT NO.B-21-19, TOWER B, HORIZON SUITES, JALAN HORIZON, BANDAR SUNSURIA, 43900 SEPANG SELANGOR		

AA18	RESERVE PRICE : RM 230,000.00	KUALA LUMPUR
	DESCRIPTION : A SMALL OFFICE HOME OFFICE (SOHO) UNIT (KOMERSIAL MAMPU MILIK) FLOOR AREA : 280.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : MUHAMAD SHAZRUL BIN MOHAMED SOLICITOR : MESSRS ZAIN MEGAT & MURAD REFERENCE : AASB3065/AMBB (P)/313/004/26-M01(BK-1) LOT ID : 84123	
NO. S-19-24, BLOCK S, ASTRUM AMPANG, JALAN ENGGANG, TAMAN KERAMAT, 54200 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR		

AA19	RESERVE PRICE : RM 207,360.00	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 : AASB3070/AMBB (P)/316/007/26-N02(BK-4) LOT ID : 84714	
NO. D-8-2, BLOK D, PUNCAK MUZAFFAR, JALAN MH UTAMA, TAMAN MUZAFFAR HEIGHTS, 75450 HANG TUAH JAYA MELAKA		

AA 20	RESERVE PRICE : RM 162,000.00	PETALING JAYA
	DESCRIPTION : AN END APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AS ACCESSORY PARCELS FLOOR AREA : 1,080.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : WAN NORFAISAL AMRI BIN WAN NORIDAN SOLICITOR : MESSRS A RAHIM & CO (KL) REFERENCE : AASB3071/AMBB (P)/317/008/26-M01(BK-4) LOT ID : 84715	
UNIT NO. E-10-01, BLOCK E, FLORA DAMANSARA, NO.1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA SELANGOR		

AA21	RESERVE PRICE : RM 160,000.00	AMPANG
	DESCRIPTION : A 3-BEDROOM APARTMENT (REAR UNIT) FLOOR AREA : 743.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : PUSHPALETHUMY A/P ARUMUGAM SOLICITOR : MESSRS ZAIN MEGAT & MURAD REFERENCE : AASB3225/AMBB (P)/320/011/26-M01(BK-1) LOT ID : 85541	
NO. 20/AR, 1ST FLOOR (REAR), JALAN KOSAS UTAMA 1/5, TAMAN KOSAS, 68000 AMPANG SELANGOR		

AA22	RESERVE PRICE : RM 130,000.00	SHAH ALAM
	DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT UNIT FLOOR AREA : 657.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : AHMAD BIN H HASHIM & NORAZAWATY BINTI MOHD YUSOF SOLICITOR : MESSRS AZHAR & WONG REFERENCE : AASB3244/AMBB (P)/332/023/26-M02(BK-2) LOT ID : 85562	
NO. A-02-06, PANGSAPURI RIMBA, NO. 5, JALAN LENGKUAS 16/19, SEKSYEN 16, 40200 SHAH ALAM SELANGOR		

AA23	RESERVE PRICE : RM 110,000.00	BANTING
	DESCRIPTION : A 3-BEDROOM DUPLEX APARTMENT UNIT FLOOR AREA : 978.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : MOHD NADZRY BIN HAMZAH SOLICITOR : MESSRS GOH & PARTNERS (KL) REFERENCE : AASB3243/AMBB (P)/331/022/26-M02(BK-2) LOT ID : 85557	
NO. 19, TINGKAT 4, B-737, TAMAN LANGAT UTAMA, BUKIT CHANGGANG, 42700 BANTING SELANGOR		

AA24	RESERVE PRICE : RM 100,000.00	BANTING
	DESCRIPTION : A WALK UP LOW-COST APARTMENT UNIT FLOOR AREA : 620.00 SQUARE FEET ASSIGNOR(S) / CUSTOMER(S) : SYAKIRAH BINTI SAMSUDIN SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL) REFERENCE : AASB3223/AMBB (P)/318/009/26-M01(BK-1) LOT ID : 85539 NOTE : BUMIPUTERA LOT	
UNIT NO. H-5-1, 5TH FLOOR, BLOCK H, SEPANG UTAMA APARTMENT, JALAN PRAMUGARA, PANGSAPURI LANGAT UTAMA, TAMAN LANGAT UTAMA, 42700 BANTING SELANGOR		

DEPOSIT :
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DEPOSIT :

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RESERVE PRICE :

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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:

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