

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

**Date/Day : 06 October 2026 / Tuesday
Time : 11.00 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 (196901000166/851-S-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 : 06 OCTOBER 2026 / TUESDAY

TIME : 11.00 A.M.

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



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

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

EZ 1 RESERVE PRICE: RM518,400.00 KUALA LUMPUR



CALL OFF

EZ 2 RESERVE PRICE: RM151,200.00 SEPANG



Type : Three Bedroom Apartment
Area : Approx. 816 sqft (75 sqm)
Assignor(s) : Muhamad Azuan Bin Harat
Solicitor : M/S Zain Mogat & Murad
(Tel: 83-62079331)

Unit No. E-3-11, 3rd Floor, Block E, Elite Apartment,
Jalan Pirogiran Mee 2, Taman Mee Sepang,
43300 Sepang, Selangor

EZ 3 RESERVE PRICE: RM130,000.00 KLANG



CALL OFF

EZ 4 RESERVE PRICE: RM780,000.00 DENGKIL



Type : Double Storey Link House
Area : Approx. 3,294 sqft (306 sqm)
Assignor(s) : Sugamran A/L Veerasamy & Chitra Valli AP Kallappen
Solicitor : M/S Azhar & Wong
(Tel: 03-26023898)

No. 42, Jalan CW 112A, Casa Wood,
CyberSouth, 43800 Dengkil, Selangor

EZ 5 RESERVE PRICE: RM420,000.00 JOHOR BAHRU



Type : Service Apartment
Area : Approx. 83.61 sqm (903 sqft)
Assignor(s) : Wilson Liew Wei Syn
Solicitor : M/S A. Rahim & Co.
(Tel: 87-7717888)

No. #29-13, Blok A, Residential ARC,
Jalan Bagu 36, Taman Daya,
81100 Johor Bahru, Johor

EZ 6 RESERVE PRICE: RM630,000.00 BAYAN LEPAS



Type : Three Bedroom Condominium
Area : Approx. 111.48 sqm (1,206 sqft)
Assignor(s) : Chew Kok Jing
Solicitor : M/S Zaid Ibrahim & Co.
(Tel: 84-3753185)

No. 3A-28-83, The Amara,
Jalan Sungai Tiara 6,
11900 Bayan Lepas, Pulau Pinang

 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.J.K)
LICENSED AUCTIONEER

ESZAM AUCTIONEER SDN. BHD.
(200701002904/760902-H)
NO. 14, 1ST FLOOR,
JALAN DATO' LEE FONG YEE,
70000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

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

✉ eszamauctioneer@yahoo.com

🌐 www.eszamauctioneer.com

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

Property Auction House Sdn Bhd ONLINE AUCTION

Date/Day : 6 October 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 6TH DAY OF OCTOBER, 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: RM750,000.00	Pulau Pinang	 Description: Service suite Address: Unit No. 3A-2-30, Straits Quay, Jalan Seri Tanjung Pinang, 10470 Pulau Pinang Area: approx 94.01 sq metres (1,012 sq feet) Assignor(s): Tan Siew Sin Solicitor: M/S Zaid Ibrahim & Co Our Ref: PAH42200	2	RESERVE PRICE: RM360,000.00	Selangor	 Description: Serviced apartment Address: Unit No. A-12-09, Residensi Arena 1, Jalan Arena 1, Arena Warisan Puteri, Kota Warisan, 43900 Sepang, Selangor Darul Ehsan. Area: approx 82 sq metres (883 sq feet) Customer(s): Nurul Asma Binti Mohd Radzi & Mohd Azhari Bin Mohd Said Solicitor: M/S Azhar & Wong Our Ref: PAH40088(2) Ambank Islamic Berhad	3	RESERVE PRICE: RM310,000.00	Jenjarom	 Description: Serviced apartment Address: Unit No. A-15-05, 15th Floor, Block A, BSP 21, Persiaran Saujana Putra Utama, 42610 Bandar Saujana Putra, Jenjarom, Selangor Darul Ehsan. Area: approx 97.00 sq metres (1,044 sq feet) Assignor(s): Ravindran A/L Ramachendran Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH42166
4	RESERVE PRICE: RM128,304.00	Melaka	 Description: Apartment Address: Unit No. D-11-25, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka. Area: approx 64 sq metres (689 sq feet) Customer(s): Muhammad Shafiq Bin Zulkifli Lim & Amalia Binti Jamaludin Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAH42201 Ambank Islamic Berhad	J1	RESERVE PRICE: RM980,000.00	Johor Bahru	 Description: Stratified double storey terrace house (BUMI LOT) Address: No. 16, Jalan Ekoflora 3/6, Taman Ekoflora, 81100 Johor Bahru, Johor Area: approx 167 sq metres (1,798 sq feet) Assignor(s): Ramlah Beebi Binti Hamzah Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7956(1)/9/2026(LA)	J2	RESERVE PRICE: RM850,000.00	Kuala Lumpur	 Description: Serviced apartment Address: Unit No. A-15-13, Block A, G Residence, Jalan Desa Pandan, Desa Pandan, 55100 Kuala Lumpur Area: approx 127 sq metres (1,367 sq feet) Assignor(s): Low Teng Hui Solicitor: M/S Goh & Partners Our Ref: PAHJ/7949(1)/9/2026(LA)
J3	RESERVE PRICE: RM550,000.00	Kuala Lumpur	 Description: 3 bedroom apartment Address: Unit No. 1-37-12, 37th Floor, Tower 1, Residensi Bintang Bukit Jalil, Jalan Jalil Impian, Bukit Jalil, 57000 Kuala Lumpur Area: approx 94 sq metres (1,012 sq feet) Assignor(s): Tan Chun Ming Solicitor: M/S A.Rahim & Co (KL) Our Ref: PAHJ/7948(1)/9/2026(LA)	J4	RESERVE PRICE:	WITHDRAWN	J5	RESERVE PRICE:	WITHDRAWN		
J6	RESERVE PRICE:	WITHDRAWN	J7	RESERVE PRICE:	WITHDRAWN	J8	RESERVE PRICE: RM424,000.00	Petaling Jaya	 Description: 3 bedroom serviced apartment Address: Unit No. A-29-02, 29th Floor, Block A, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor Area: approx 97 sq metres (1,044 sq feet) Assignor(s): Er Jean Wei Solicitor: M/S Azhar & Wong Our Ref: PAHJ/7883(2)/9/2026(LA)		
J9	RESERVE PRICE:	WITHDRAWN	J10	RESERVE PRICE: RM400,000.00	Petaling Jaya	 Description: Office-suite (Pent-office) Address: No. 16-01, Menara Infinity, No. 28, Jalan SS 6/3, Kelana Jaya, 47301 Petaling Jaya, Selangor. Area: approx 78 sq metres (840 sq feet) Assignor(s): Leow Li Hwa Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAHJ/7870(2)/9/2026(LA)	J11	RESERVE PRICE: RM394,200.00	Bandar Puncak Alam	 Description: Intermediate double storey terrace house (BUMI LOT) Address: No. 31, Jalan Ritma 2/7, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Area: approx 111.48 sq metres (1,200 sq feet) Customer(s): Muhairiah Binti Ujang & Mohd Nor Azam Bin Shepun Rizin Solicitor: M/S Goh & Partners Our Ref: PAHJ/7962(1)/8/2026(LA)-03 Ambank Islamic Berhad	

J12 RESERVE PRICE: RM360,000.00 Johor Bahru



Description: 3 bedroom service apartment
Address: No. 14-10, Tower A, Residensi KSL, Jalan Delima 3/2, 81100 Johor Bahru, Johor
Area: approx 102 sq metres (1,098 sq feet)
Assignor(s): Chan Thai Ern
Solicitor: M/S A. Rahim & Co (JB)
Our Ref: PAHJ/7872(2)/9/2026(LA)

J13 RESERVE PRICE:

WITHDRAWN

J14 RESERVE PRICE: RM330,000.00 Johor Bahru



Description: 3 bedroom service apartment
Address: #30-15, Menara C, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor
Area: approx 82 sq metres (883 sq feet)
Assignor(s): Chua Lai Aik & Chua Jia Fa
Solicitor: M/S A. Rahim & Co. (Kluang)
Our Ref: PAHJ/7865(2)/9/2026(LA)

J15 RESERVE PRICE: RM320,000.00 Ampang



Description: 1 bedroom serviced apartment
Address: No. A-9-12, The Mark @ Cheras, Jalan Cheras Hartamas, Taman Bukit Segar, 68000 Ampang, Selangor
Area: approx 57.41 sq metres (618 sq feet)
Assignor(s): Koh Sheng Foo
Solicitor: M/S Goh & Partners
Our Ref: PAHJ/7951(1)/9/2026(LA)

J16 RESERVE PRICE: RM296,000.00 Bandar Penawar



Description: Service apartment
(BUMI LOT)
Address: Unit No B-10-16, Pangsapuri Desaru Utama, Jalan Kempas 5, Taman Desaru Utama, 81930 Bandar Penawar, Johor
Area: approx 86 sq metres (926 sq feet)
Customer(s): Mohd Abdul Rahman Bin Saham
Solicitor: M/S A. Rahim & Co
Our Ref: PAHJ/7540(4)/10/2026(LA)-02
AmBank Islamic Berhad

J17 RESERVE PRICE: RM261,000.00 Nilai



Description: Condominium
Address: No. A-08-08, Block A, Residensi Lili, Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan
Area: approx 800 sq feet
Assignor(s): Thoon Mee Ting
Solicitor: M/S Darshan Chong & Co
Our Ref: PAHJ/7965(1)/9/2026(LA)-03

J18 RESERVE PRICE: RM180,792.00 Kajang



Description: 3 bedroom apartment
(BUMI LOT)
Address: No. B-G-05, Ground Floor, Block B, Jalan Sabha Impian 3, Taman Sabha Impian, 43000 Kajang, Selangor
Area: approx 83.71 sq metres (901 sq feet)
Customer(s): Nur Amirah Binti Mazlan
Solicitor: M/S Vas & Co
Our Ref: PAHJ/7964(1)/9/2026(LA) - 05
AmBank Islamic Berhad

J19 RESERVE PRICE: RM160,000.00 Petaling Jaya



Description: 3 bedroom low cost apartment
Address: Unit No. A-6-01, Block A, Desa Perangsang, No. 1, Jalan PJS 3/52, 46150 Petaling Jaya, Selangor
Area: approx 60 sq metres (645.83 sq feet)
Assignor(s): Suppamah @ Suppamah A/P Chattiwan
Borrower(s): Suppamah @ Suppamah A/P Chattiwan & Radha A/P Samuthiram
Solicitor: M/S Goh & Partners
Our Ref: PAHJ/7953(1)/9/2026(LA)

J20 RESERVE PRICE: RM129,600.00 Shah Alam



Description: Apartment
Address: Unit No. 8-406, Block 8, Pangsapuri Daisy, Jalan Dinar U3/1, Taman Subang Perdana, Section U3, 40150 Shah Alam, Selangor
Area: approx 83 sq metres (896 sq feet)
Assignor(s): Natrah Binti Saari
Solicitor: M/S Goh & Partners
Our Ref: PAHJ/7963(1)/9/2026(LA)-04

J21 RESERVE PRICE: RM109,489.00 Johor Bahru



Description: a shop lot
Address: Unit No. #03-164, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor
Area: approx 26.04 sq metres (280.3 sq feet)
Assignor(s): Ng Yan But & Lee Seok Yan Catherine Irene
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/6623(4)/9/2026(LA)-05

J22 RESERVE PRICE: RM105,000.00 Petaling Jaya



Description: low cost apartment
Address: Unit No. Q-101, Blok Q, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor
Area: approx 60.38 sq metres (650 sq feet)
Assignor(s): Jamuna A/P Munusamy
Solicitor: M/S Nik Hisham, Fakhiah & Co
Our Ref: PAHJ/7882(2)/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.

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 Successfull
- 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 : 07 October 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 07TH OF OCTOBER 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 : RM246,000.00	LOT 2	SIBU	RESERVE PRICE : RM342,000.00
	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. 158.60 sqm. / 1,707.16 sqft. Built-up Area : Approx. 103.80 sqm. / 1,111 Our Ref. : AMB-2026-0186 Assignee : AmBank (M) Berhad Bank Ref : 88820010317125 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

No. 3D, Lorong Sibu Jaya Utara 3A, 96000 Sibu, Sarawak

LOT 3	SIBU	RESERVE PRICE : RM326,000.00
	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. 7F, Lorong Amber 15, 96000 Sibu, 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.



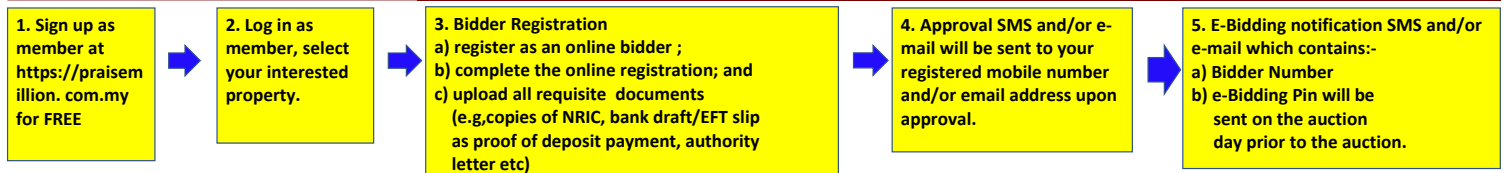
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

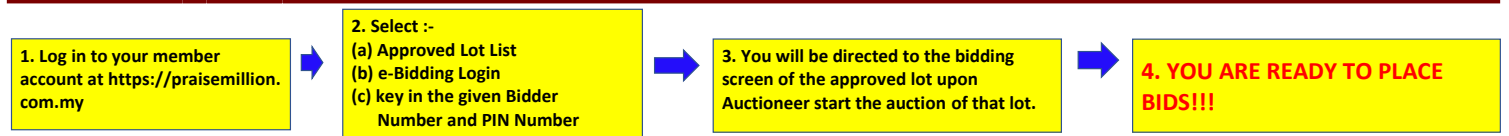


HOW TO REGISTER AND BID ONLINE?

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 : 8TH OCTOBER 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 [106001000168 (8515-D)] / AMBank ISLAMIC BERHAD [109040100897 (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 8TH OCTOBER 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 736,000.00 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. AMBank ISLAMIC BERHAD MIA/AMI0728	LOT 2 RESERVE PRICE: RM 500,000.00 PUTRAJAYA Type : A Serviced Apartment Unit Area : 957 sq. ft. Assignor : Chung Mun Kong Solicitor : Azhar & Wong Address : Unit No. CND-08-10, Block D, Conezion Residences, Persiaran IRC 3, IOI Resort City, Putrajaya, 62505 Selangor. FINA/AMB7157	LOT 3 RESERVE PRICE: RM 454,896.00 KAJANG Type : A Four-Bedroom Serviced Apartment Unit Area : 1,550 sq. ft. Assignor : Lim Kok Wah Solicitor : Vas & Co. Address : Unit No. 08-01, Level 8, Louvre Residence, Persiaran Hamidah, Bandar Country Height, 43000 Kajang, Selangor WAWA/AMB7159
LOT 4 RESERVE PRICE: RM 437,400.00 RAWANG Type : A 2-Storey Cluster House Corner Area : 2,943 sq. ft. Assignor : Nik Mohamed Ghazali Adib Bin Ya'akob & Hamidah Binti Bahari Solicitor : Zain Megat & Murad (KL) Address : No. 20, Jalan MR 2/4, Taman M-Residensi 2, 48020 Rawang, Selangor. AMBank ISLAMIC BERHAD MIA/AMI0687	LOT 5 RESERVE PRICE: RM 400,000.00 SERI KEMBANGAN Type : A Three-Bedroom Service Apartment Unit Area : 1,270 sq. ft. Assignor : Muritharan A/L Gobi Solicitor : Goh & Partners Address : Unit No. A-18-16, 18th Floor, Tower A, Amerin Residence, Persiaran Impian Indah, 43300 Seri Kembangan, Selangor FINA/AMB7156	LOT 6 RESERVE PRICE: RM 340,000.00 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 Darul Ehsan. BUMI LOT AMBank ISLAMIC BERHAD MIA/AMI0732
LOT 7 RESERVE PRICE: RM 340,000.00 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. MIA/AMB7153	LOT 8 RESERVE PRICE: RM 340,000.00 KAJANG Type : 3-Bedroom Apartment Unit Area : 904 sq. ft. Assignor : Monica A/P Gunasegaran Solicitor : Goh & Partners Address : No. 3-18, Residensi Bukit Idaman, Jalan Idaman 2, Taman Cheras Idaman, 43000 Kajang, Selangor. MIA/AMB6958	LOT 9 RESERVE PRICE: RM 320,000.00 DENGKIL Type : A Corner 3-Bedroom Serviced Apartment Area : 915 sq. ft. Assignor : Mohammad Hafiz Bin Ariffin & Nur Shaqhirin Binti Marsidi Solicitor : Goh & Partners Address : Unit No. B-08-13, Tower B, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor AMBank ISLAMIC BERHAD FINA/AMI0736
LOT 10 RESERVE PRICE: RM 309,600.00 PETALING JAYA Type : A 3+1 Bedroom Duplex Condominium Area : 1,645 sq. ft. Assignor : Tan Kwan Ho Solicitor : Azhar & Wong Address : No. B-5-15, Block B, Armanee Condominium, Jalan PJU 10/1C 47830 Petaling Jaya, Selangor. WAWA/AMB7158	LOT 11 RESERVE PRICE: RM 288,000.00 NILAI Type : A Condominium Unit Area : 893 sq. ft. Assignor : Suhana Binti Sulong & Azura Binti Abdullah Solicitor : Ibrahim Nik Junainah & Associates Address : No. A-01-01, Block A, Residensi Lili, Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan Darul Khusus. AMBank ISLAMIC BERHAD ALIN/AMI0738	LOT 12 RESERVE PRICE: RM 280,000.00 SHAH ALAM Type : A Small Office Home Office (SOHO) Area : 452 sq. ft. Assignor : Irma Elanie Binti Mohd Ghazali Solicitor : Goh & Partners Address : Unit No. SS-11-03, Soho Suites Sunsuria Forum, Jalan Setia Dagang AL U13/AL, Setia Alam, 40170 Shah Alam, Selangor. AMBank ISLAMIC BERHAD FINA/AMI0737
LOT 13 RESERVE PRICE: RM 260,000.00 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 AMBank ISLAMIC BERHAD MIA/AMI0735	LOT 14 RESERVE PRICE: RM 250,000.00 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 7/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan AMBank ISLAMIC BERHAD MIA/AMI0731	LOT 15 RESERVE PRICE: RM 248,000.00 PUCHONG Type : A Three Bedroom Serviced Apartment Unit Area : 850 sq. ft. Assignor : Shahruil Hafiz Bin Muhamad 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. MIA/AMB7142
LOT 16 RESERVE PRICE: RM 232,000.00 SEPAANG 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. MIA/AMB7152	LOT 17 RESERVE PRICE: RM 226,800.00 MELAKA Type : An Apartment Unit Area : 1,087 sq. ft. Assignor : Nurul Qisthienna 'Aisy Binti Mohamad Faizal Solicitor : Ibrahim Nik Junainah & Associates (Melaka) Address : Unit No. C-03-07, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka. AMBank ISLAMIC BERHAD ALIN/AMI0739	LOT 18 RESERVE PRICE: RM 225,000.00 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 AMBank ISLAMIC BERHAD MIA/AMI0729
LOT 19 RESERVE PRICE: RM 194,400.00 KAJANG Type : A Three-Bedroom Apartment Unit Area : 1,001 sq. ft. Assignor : Mohd Fathi Bin Kassim Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : 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. ALIN/AMB7160	LOT 20 RESERVE PRICE: RM 180,000.00 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. AMBank ISLAMIC BERHAD MIA/AMI0709	LOT 21 RESERVE PRICE: RM 140,000.00 PETALING JAYA Type : A 3-Bedroom Low-Cost Apartment Unit Area : 650 sq. ft. Assignor : Dhevandran A/L Krishnan Solicitor : Goh & Partners Address : No. B-12-18, Blok B, Lestari Apartment, No. 1, Jalan PJU 10/B, Damansara Damai, 47830 Petaling Jaya, Selangor MIA/AMB6681

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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



LOT 22	RESERVE PRICE: RM 128,000.00	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.	
AMBANK ISLAMIC BERHAD		MIA/AMI0733

WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 8TH OCTOBER 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 338,256.00	IPOH
Type	: A 3-Bedroom Condominium Unit	
Area	: 1,163 sq. ft.	
Assignor	: Ku Swee Chee & Chiang Yoke Heong	
Solicitor	: Lalchand & Nawawi	
Address	: Unit No. A-4-8, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.	
		MIA/AMB7097

WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 8TH OCTOBER 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 396,000.00	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.	
		MIA/AMB7103

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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at www.ehsanauctioneers.com
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!

You will be notified once your registration has been approved.

"REMINDER'S TO ALL ONLINE BIDDERS"

1. Please refresh the bidding screen 5 minute before auction start.
2. Not to press back button on your device when bidding started.
3. For unsuccessful online bidder, payment will be refunded within 3 working days.
4. For successful online bidder, top-up & stamping fees have to be paid.

HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to www.ehsanauctioneers.com.
2. Login using registered email with registered password.
3. Click "Profile" and slide right to find "View Bid Screen" button, and click it.
4. "Standby" will appear on the screen & bidders are advised to enable the sound.
5. "Next Bid" button will enable once auction has started, user is to click "Next Bid" button in order to bid.
6. Bidders can make their bid on 1st, 2nd & final calling. No bids taken at the "No More Bids"
7. An auto pop-up message will be displayed to successful & unsuccessful bidders.

"REMINDER'S TO ALL ONLINE BIDDERS"

1. Please refresh the bidding screen 5 minute before auction start.
2. Not to press back button on your device when bidding started.
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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.
Tel : 03 - 2161 6649 / 03-2162 6649 HP No.: 016 2161 047 / 010 2161 147
hema@ehsanauctioneers.com
www.ehsanauctioneers.com



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN
(Licensed Auctioneers)

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 08 October 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 | Klang



Reserved Price **RM 310,000**

 A 3-Bedroom Apartment  904 sq.ft.

No. C-07-13, Pangsapuri Trifolia 1, Jalan Samarinda 19A/KS07, Taman Saga, Kampung Jawa, 41000 Klang, Selangor.

ASSIGNOR / BORROWER :

Thanesh Kumar A/L Perianan

SOLICITOR :

Nik Hisham Fakhiah & Co Tel: 03-41012399

LOT 02 | Melaka



Reserved Price **RM 229,000**

 A 2-Bedroom Service Apartment  688 sq.ft.

A-01-11, Level 1, Block A, Pangsapuri Gadong Harmoni @ Ambience Residence, 75200 Melaka.

ASSIGNOR / BORROWER :

Thanesh A/L M Eswaran & Shaila Soon Qi Mien

SOLICITOR :

Ibrahim Nik Junainah & Associates (Melaka)
Tel: 06-521 6272

LOT 03 | Kajang



Reserved Price **RM 420,000**

 A 3-Bedroom Condominium  1,302 sq.ft.

Unit No. 12-09, 12th Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :

Kong Hoo Kit

SOLICITOR :

Azhar & Wong (KL)
Tel: 03-2602 3898

 = AmBank (M) Berhad

 = AmBank Islamic Berhad



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>

LOT 04 | Dengkil



Reserved Price **RM 120,000**

A Service Apartment Unit 602 sq.ft.

No. KSA-20-07, Block A, Pangsapuri Kita Sejati, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :

Muhammad Amirul Fahmi
Bin Shamshuddin

SOLICITOR :

Azhar & Wong (KL)
Tel: 03-2602 3898

LOT 05 | Kuala Lumpur



Reserved Price **RM 208,000**

A 3-Bedroom Apartment 895.5 sq.ft.

No. 18-09-06, Block 18, Desa View Towers, Jalan 1/4A, Off Jalan Genting Klang, 53300 Kuala Lumpur.

ASSIGNOR / BORROWER :

Junita Bt Jaafar

SOLICITOR :

Azhar & Wong (KL)
Tel: 03-2602 3898

LOT 06 | Petaling Jaya



Reserved Price **RM 160,000**

Small Office Home Office (SOHO) 350 sq.ft.

No. P-13-32, Menara Kayangan Damai (Paxtonz), Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor.

ASSIGNOR / BORROWER :

Hon Ye Won

SOLICITOR :

Azhar & Wong (KL)
Tel: 03-2602 3898

LOT 07 | Batu Caves



Reserved Price **RM 117,000**

An Apartment Unit 657 sq.ft.

No. B-06-21, Block Teratai (B), Jalan SM 1/1, Taman Selayang Mulia, 68100 Batu Caves, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :

Vagan A/L Rajandran &
R Rajeswari A/P Rajandiran

SOLICITOR :

Azhar & Wong (KL)
Tel: 03-2602 3898

LOT 08 | Simpang Ampat



Reserved Price **RM 40,824**

A 3-Bedroom Apartment 904 sq.ft.

No. 3-2-06, Lakefront Villas, Blok 3, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

ASSIGNOR / BORROWER :

Rahimi Bin Md Sharip

SOLICITOR :

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

= AmBank (M) Berhad

= AmBank Islamic Berhad



RESERVED PRICE

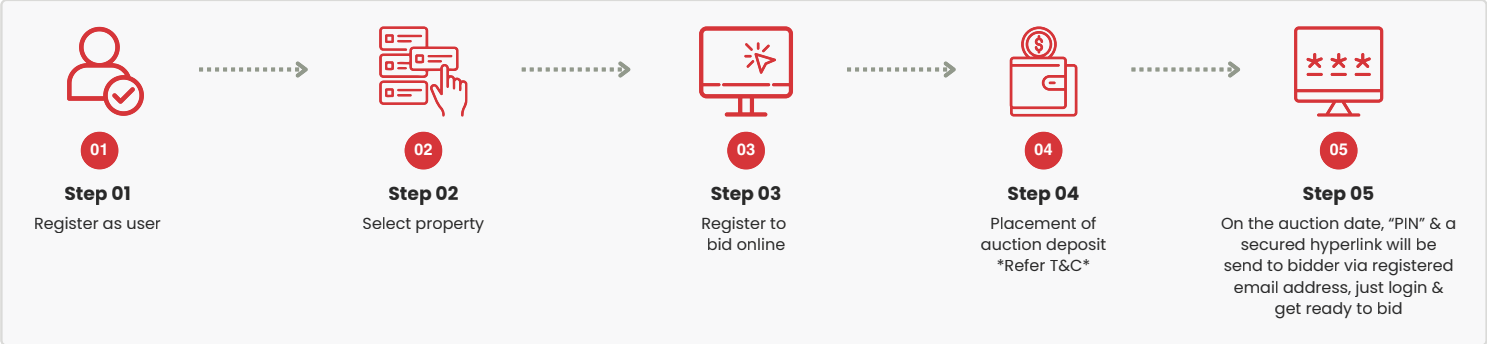
The subject properties will be sold on an "as is where is" basis and subject to the reserve price as mentioned above and the Conditions of Sale and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.



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

SCAN TO VISIT OUR WEBSITE

NOTE : _____

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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 09 October 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

9 OCTOBER 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 700,000.00

TAWAU



DESCRIPTION : A DOUBLE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,058.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ABDUL KADIR BIN TALIB @ TALIP
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3255/AMBB (S)/211/001/26-N01(BK-1)
LOT ID : 86784
NOTE : NON - BUMIPUTERA LOT

TB 4670, LOT 02, TAMAN SURIA, ALONG JALAN SALLEH, 91000 TAWAU SABAH

AA02 | RESERVE PRICE : RM 530,000.00

PENAMPANG

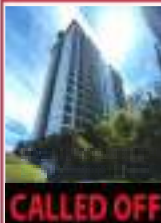


DESCRIPTION : 3-STOREY INTERMEDIATE TOWNHOUSE
FLOOR AREA : 1,830.75 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : HILARY SIA PIK LEUNG & ARRIANITA BINTI MUSIDI
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3261/AMBB (S)/215/005/26-M01(BK-1)
LOT ID : 86790

UNIT NO. P-10, LOT NO. 110, BLOCK P, LORONG GANANG VILLA 4, PHASE 1, GANANG VILLA, OFF JALAN LINTAS, KEPAYAN, 88200 PENAMPANG SABAH

AA03 | RESERVE PRICE : RM 485,000.00

PUTATAN



DESCRIPTION : A CONDOMINIUM UNIT (BUMIPUTERA LOT)
FLOOR AREA : 1,065.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD HAFEZ BIN AMRE & ONG SET LEN @ SELYZA
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3256/AMBB (S)/212/002/26-M01(BK-1)
LOT ID : 86785
NOTE : BUMIPUTERA LOT

LOT NO. C-01-03A, BLOCK C, LEVEL 1, TYPE A, KINGFISHER PUTATAN CONDOMINIUM (PHASE 2B), 88200 PUTATAN SABAH

AA04 | RESERVE PRICE : RM 485,000.00

PUTATAN



DESCRIPTION : A LEVEL 12 CONDOMINIUM UNIT
FLOOR AREA : 1,009.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : HERMAN BIN IDRIS
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3258/AMBB (S)/214/004/26-101(BK-1)
LOT ID : 86787

LOT NO. A-12-06, BLOCK 1, LEVEL 12 (TYPE B), KINGFISHER PUTATAN CONDOMINIUM, PHASE 1B, 88200 PUTATAN SABAH

AA05 | RESERVE PRICE : RM 375,000.00

TAWAU



DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 2,157.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : DIRIS BIN KABE
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3257/AMBB (S)/213/003/26-101(BK-1)
LOT ID : 86786

LOT 192, TB 13266, BANDAR SRI INDAH, PHASE 1, OFF KM 16, JALAN APAS, 91000 TAWAU SABAH

AA06 | RESERVE PRICE : RM 350,000.00

TAWAU



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,799.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : AZLINA BINTI JOE
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3263/AMBB (S)/216/006/26-M01(BK-1)
LOT ID : 86793

LOT 360, TB 13434, BANDAR SRI INDAH, PHASE 1, OFF KM 16, JALAN APAS, 91000 TAWAU SABAH

AA07 | RESERVE PRICE : RM 350,000.00

SANDAKAN



DESCRIPTION : A THREE STOREY INTERMEDIATE TERRACED HOUSE
LAND AREA : 882.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SUHAIL BIN AHMAD & AHMAD BIN MOKMIN & SUHAIMAY BIN AHMAD
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3265/AMBB (S)/217/007/26-M01(BK-1)
LOT ID : 86795
NOTE : BUMIPUTERA LOT

LOT NO 102, TAMAN BERSATU, MILE 7, AIRPORT ROAD, 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 (031401918251 / 930237 X)

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H/P : 012-327 5047

EMAIL : aasb@arenauctioneers.com
WEBSITE : arenauctioneers.com

PROCLAMATION OF SALE

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

PUBLIC AUCTION VIA ONLINE BIDDING
9 OCTOBER 2026, FRIDAY, 11:30 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 520,000.00

**JOHOR
BAHRU**



DESCRIPTION : A SERVICE APARTMENT UNIT
FLOOR AREA : 1,593.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : SURENTHAR A/L VASU
SOLICITOR : MESSRS A RAHIM & CO (JB)
REFERENCE : AASB3266/AMBB (P)/339/005/26-N01(BK-1)
LOT ID : 86794

NO. 11-01, BLOK C, PANGSAPURI AUSTIN PERDANA, JALAN AUSTIN PERDANA UTAMA, TAMAN AUSTIN PERDANA, 81100 JOHOR BAHRU JOHOR

AA02 | RESERVE PRICE : RM 520,000.00

**SIMPANG
AMPAT**



DESCRIPTION : A CORNER UNIT OF THREE (3) BEDROOMS APARTMENT
FLOOR AREA : 1,109.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : YEOH CHIN SENG
SOLICITOR : MESSRS ZAID IBRAHIM & CO (PENANG)
REFERENCE : AASB3267/AMBB (P)/340/006/26-N01(BK-1)
LOT ID : 86796

NO. 33-05, PANGSAPURI ECO BLOOM, TINGKAT ECO MEADOWS 1, 14100 SIMPANG AMPAT PULAU PINANG

AA03 | RESERVE PRICE : RM 500,000.00

**BALIK
PULAU**



DESCRIPTION : A THREE STOREY INTERMEDIATE CLUSTER HOUSE LOCATED WITHIN A GATED AND GUARDED HOUSING SCHEME
BUILTUP AREA : 880.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ZAIYUSRI BIN IBRAHIM & SURIATI BINTI OMAR
SOLICITOR : MESSRS ZAID IBRAHIM & CO (PENANG)
REFERENCE : AASB3259/AMBB (P)/335/001/26-N01(BK-1)
LOT ID : 86788

NO. 18, LORONG PUNCAK PINANG, SIERRA PINANG, 11010 BALIK PULAU PULAU PINANG

AA04 | RESERVE PRICE : RM 480,000.00

KLANG



DESCRIPTION : A TWO-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LOHGESAA A/L PUSPAKRISHNAN
SOLICITOR : MESSRS VAS & CO (KLG)
REFERENCE : AASB3269/AMBB (P)/341/007/26-M01(BK-1)
LOT ID : 86798

C-27-07, PANGSAPURI BERKELEY AVENUE (A), JALAN TAMPIN 1/KU1, OFF JALAN GOH HOCK HUAT, 41400 KLANG SELANGOR

AA05 | RESERVE PRICE : RM 430,000.00

KAJANG



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 1,098.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LAI KAM CHUAN @ LAI PUI CHUAN
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
REFERENCE : AASB3270/AMBB (P)/342/008/26-M01(BK-1)
LOT ID : 86799

NO. A-17-08, LANDMARK RESIDENCE 1, JALAN LANDMARK RESIDENCE, 43000 KAJANG SELANGOR

AA06 RESERVE PRICE : RM 400,000.00

**BUKIT
MERTA JAM**



DESCRIPTION : AN INTERMEDIATE UNIT OF THREE (3) BEDROOMS SERVICE SUITE
FLOOR AREA : 1,163.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : WONG SING SOON
SOLICITOR : MESSRS ZAID IBRAHIM & CO (PENANG)
REFERENCE : AASB3264/AMBB (P)/338/004/26-N01(BK-1)
LOT ID : 86792

NO. D-7-07, MENARA MAHKOTA IMPIAN, PUSAT PERNIAGAAN MAHKOTA IMPIAN, 14000 BUKIT MERTA JAM PULAU PINANG

AA07 RESERVE PRICE : RM 390,000.00

**ISKANDAR
PUTERI**



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 1,130.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LAI CHIN SOON & LOH CHAI HUNG
SOLICITOR : MESSRS A RAHIM & CO (JB)
REFERENCE : AASB3260/AMBB (P)/336/002/26-N01(BK-1)
LOT ID : 86789

UNIT NO. C-01-04, APARTMENT VILLA BESTARI, JALAN NB2 10/2, TAMAN NUSA BESTARI 2, 79150 ISKANDAR PUTERI JOHOR

AA08 RESERVE PRICE : RM 252,000.00

NILAI



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 721.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LIM KANG SHENG
SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
REFERENCE : AASB3273/AMBB (P)/345/011/26-N01(BK-3)
LOT ID : 86802
NOTE : **NON - BUMIPUTERA LOT**

B-16-09, BLOCK B, RESIDENSI LILI, TAMAN BUCIDA HIJAUAN, 71800 NILAI NEGERI SEMBILAN

AA09 RESERVE PRICE : RM 194,400.00

KAJANG



DESCRIPTION : A SMALL OFFICE HOME OFFICE (SOHO) UNIT
FLOOR AREA : 474.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : LIM KEE SOON
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL)
REFERENCE : AASB3274/AMBB (P)/346/012/26-N01(BK-3)
LOT ID : 86803
NOTE : **NON - BUMIPUTERA LOT**

UNIT NO. B-27-13A, LANDMARK RESIDENCE 2, JALAN LANDMARK RESIDENCES, 43000 KAJANG SELANGOR

AA10 RESERVE PRICE : RM 72,000.00

**SERI
KEMBANGAN**



DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT UNIT
FLOOR AREA : 650.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD JUHAIRI BIN MUDA
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB3275/AMBB (P)/347/013/26-N01(BK-3)
LOT ID : 86804

NO. 23-5-6, BLOCK 23, PANGSAPURI SRI INDAH, PERSIARAN LESTARI PERDANA, TAMAN LESTARI PERDANA, 43300 SERI KEMBANGAN SELANGOR

AA11 RESERVE PRICE : RM 30,000.00

**SIMPANG
AMPAT
SEMANGGOL**



DESCRIPTION : A STUDIO APARTMENT UNIT
FLOOR AREA : 315.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NIZAM BIN ABDUL TALIP & SITI SALMAH BINTI MAT KARIM
SOLICITOR : MESSRS JAYADEVA & KAMAL (ALOR SETAR)
REFERENCE : AASB3262/AMBB (P)/337/003/26-N01(BK-1)
LOT ID : 86791

B-10-1012 (ALSO KNOWN ON SITE AS UNIT NO. 8915), SL BLOK B, BUKIT MERAH LAKETOWN, 34400 SIMPANG AMPAT SEMANGGOL PERAK

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-JC]

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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

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