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

ARENA AUCTIONEERS SDN BHD
ONLINE AUCTION

Date/Day : 11 November 2026 / Wednesday
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

AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)

AmBank AmBank Islamic

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

11 NOVEMBER 2026, WEDNESDAY, 10:30 AM

at arenaauctioneers.com

Register • Bid • Win
FULLY ONLINE EBIDDING ONLY

(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 848,000.00 | KOTA KINABALU



DESCRIPTION	:	A DOUBLE STOREY CORNER TERRACED HOUSE
LAND AREA	:	2,635.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	JESTER BIN AWING
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3378/AMBB (S)/267/015/26-M01(BK-1)
LOT ID	:	93579
NOTE	:	BUMIPUTERA LOT

LOT NO. 229, TYPE C1 (DBKK HOUSE NO. 62, LORONG CERAH 10), TAMAN CERAH, PHASE 5B, JALAN TUARAN BYPASS, 88450 KOTA KINABALU SABAH

AA02 | RESERVE PRICE : RM 550,000.00 | KOTA KINABALU



DESCRIPTION	:	AN APARTMENT UNIT
FLOOR AREA	:	1,007.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	YAP PUI YEE
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3384/AMBB (S)/273/021/26-M01(BK-1)
LOT ID	:	93585
NOTE	:	NON - BUMIPUTERA LOT

LOT NO. E-20-05, BLOCK E, 20TH FLOOR, BUKIT BANTAYAN, PHASE 1A, 88450 KOTA KINABALU SABAH

AA03 | RESERVE PRICE : RM 495,000.00 | PUTATAN



DESCRIPTION	:	A CONDOMINIUM UNIT
FLOOR AREA	:	1,065.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	AMY WONG ANN NEE
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3376/AMBB (S)/265/013/26-M01(BK-1)
LOT ID	:	93577
NOTE	:	NON - BUMIPUTERA LOT

LOT NO. A-8-05, BLOCK A, LEVEL 8, TYPE A, KINGFISHER PUTATAN CONDOMINIUM PHASE 1B, 88200 PUTATAN SABAH

AA04 | RESERVE PRICE : RM 490,000.00 | LAHAD DATU



DESCRIPTION	:	DOUBLE STOREY SEMI-DETACHED HOUSE (TYPE 1)
LAND AREA	:	3,194.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	SANUDIN BIN SAKKA & MARIATI BINTI ABDUL LATIF
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3369/AMBB (S)/263/011/26-M02(BK-2)
LOT ID	:	93575
NOTE	:	BUMIPUTERA LOT

TITLED LOT B79, MDLD 10639, TAMAN PALM HEIGHTS, PHASE 4, JALAN DAM, 91100 LAHAD DATU SABAH

AA05 | RESERVE PRICE : RM 405,000.00 | TAWAU



DESCRIPTION	:	DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA	:	1,569.39 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MOHD NIEZAM BIN ZULKIPLI
SOLICITOR	:	MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE	:	AASB3350/AMBB (S)/255/003/26-M01(BK-1)
LOT ID	:	92492
NOTE	:	NON - BUMIPUTERA LOT

TB 16997, LOT B17, TAMAN SEMARAK INDAH PHASE IIIA, OFF KM 6, JALAN KUHARA, NORTH OF TAWAU MUNICIPAL CENTRE, 91000 TAWAU SABAH

AA06 | RESERVE PRICE : RM 405,000.00 | 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	:	AASB3353/AMBB (S)/257/005/26-M03(BK-3)
LOT ID	:	92495
NOTE	:	BUMIPUTERA LOT

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

AA07 | RESERVE PRICE : RM 390,000.00 | TAWAU



DESCRIPTION	:	DOUBLE STOREY INTERMEDIATE TERRACE HOUSE (TYPE C3)
LAND AREA	:	1,353.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MUHAMMAD KHAIR BIN ROSDIANSA & RASSEDI BIN LIARON
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3380/AMBB (S)/269/017/26-M01(BK-1)
LOT ID	:	93581
NOTE	:	BUMIPUTERA LOT

LOT 1798, HOUSE NO. 417, BANDAR SRI INDAH, PHASE 5I, OFF KM 16, JALAN APAS, 91000 TAWAU SABAH

AA08 | RESERVE PRICE : RM 390,000.00 | SANDAKAN



DESCRIPTION	:	DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA	:	1,350.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	WOO CHI LIP & JOSEPHINA BINTI JOANES
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3383/AMBB (S)/272/020/26-M01(BK-1)
LOT ID	:	93584
NOTE	:	NON - BUMIPUTERA LOT

LOT B209, BLOCK B28, TAMAN SEJATI UJANA, PHASE 4, MILE 7 ½, AIRPORT ROAD, 90000 SANDAKAN SABAH

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AA09 | RESERVE PRICE : RM 365,000.00 | KENINGAU



DESCRIPTION	:	A DOUBLE STOREY CORNER TERRACED HOUSE
LAND AREA	:	1,482.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	FARHANA HAJWANI BINTI AMIR HUSSIN & MOHD ZAKRI BIN MOKHTAR
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3377/AMBB (S)/266/014/26-M01(BK-1)
LOT ID	:	93578
NOTE	:	NON - BUMIPUTERA LOT

LOT NO. 57, JALAN VILA PALMA 2, TAMAN VILA PALMA 2, 89000 KENINGAU SABAH

AA10 | RESERVE PRICE : RM 320,000.00 | TUARAN



DESCRIPTION	:	AN INTERMEDIATE APARTMENT UNIT (TYPE B)
FLOOR AREA	:	1,029.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	STEPHANIE AMMIE LO & ANTONIO EBBIE BEIN
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3382/AMBB (S)/271/019/26-M01(BK-1)
LOT ID	:	93583
NOTE	:	NON - BUMIPUTERA LOT

UNIT NO. G-3A-6, BLOCK G, LEVEL 3A, TYPE B, E RESIDENCE @ TELIPOK PHASE 1, KAMPUNG LENGKIBING, 89200 TUARAN SABAH

AA11 | RESERVE PRICE : RM 300,000.00 | PUTATAN



DESCRIPTION	:	AN APARTMENT UNIT
FLOOR AREA	:	850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	CHAN SHU CHEE
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3357/AMBB (S)/259/007/26-M01(BK-1)
LOT ID	:	92499
NOTE	:	BUMIPUTERA LOT

LOT NO. D17-7, 7TH FLOOR, BLOCK D, PUTATAN PLATINUM APARTMENT, OFF JALAN PUTATAN, 89500 PUTATAN SABAH

AA12 | RESERVE PRICE : RM 270,000.00 | KOTA KINABALU



DESCRIPTION	:	A SECOND FLOOR INTERMEDIATE APARTMENT UNIT
FLOOR AREA	:	750.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MURSALIM BIN LAHAMING
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3355/AMBB (S)/258/006/26-M01(BK-1)
LOT ID	:	92498

UNIT NO. W5-2 (DBKK W-2-5), 2ND FLOOR, BLOCK W, PHASE 1, UNIVERSITY APARTMENTS; JALAN UMS, 89200 KOTA KINABALU SABAH

AA13 | RESERVE PRICE : RM 262,000.00 | SANDAKAN



DESCRIPTION	:	A THREE STOREY INTERMEDIATE TERRACED HOUSE
LAND AREA	:	882.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	SUHAILI BIN AHMAD & AHMAD BIN MOKMIN & SUHAIMAY BIN AHMAD
SOLICITOR	:	MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE	:	AASB3361/AMBB (S)/260/008/26-M02(BK-2)
LOT ID	:	92503
NOTE	:	BUMIPUTERA LOT

LOT NO 102, TAMAN BERSATU, MILE 7, AIRPORT ROAD, 90000 SANDAKAN SABAH

AA14 | RESERVE PRICE : RM 250,000.00 | KOTA KINABALU



DESCRIPTION	:	AN APARTMENT UNIT
FLOOR AREA	:	750.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MAURICE ROBERT JUNIOR
SOLICITOR	:	MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE	:	AASB3379/AMBB (S)/268/016/26-M01(BK-1)
LOT ID	:	93580
NOTE	:	NON - BUMIPUTERA LOT

UNIT NO. F8-3, THIRD FLOOR, BLOCK F, UNIVERSITY APARTMENT 2, 88450 KOTA KINABALU SABAH

AA15 | RESERVE PRICE : RM 230,000.00 | LAHAD DATU



DESCRIPTION	:	SINGLE STOREY INTERMEDIATE AFFORDABLE TERRACE HOUSE- TYPE C
LAND AREA	:	1,613.62 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	RAZIMAH BINTI DARI & BASRI BIN LAKSAWAN
SOLICITOR	:	MESSRS WONG & SHIM (KK)
REFERENCE	:	AASB3381/AMBB (S)/270/018/26-M01(BK-1)
LOT ID	:	93582

MDLD 10173, LOT C063-06, TAMAN KHAZANAH INDAH PHASE 1E, KM12, JALAN TUNGKU, 91100 LAHAD DATU SABAH

AA16 | RESERVE PRICE : RM 200,000.00 | TAWAU



DESCRIPTION	:	A 3-ROOM WALK-UP APARTMENT UNIT – TYPE A
FLOOR AREA	:	850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	JANI & MOHD ZULHAMYZAN BIN ALI
SOLICITOR	:	MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE	:	AASB3371/AMBB (S)/262/010/26-M02(BK-2)
LOT ID	:	93570
NOTE	:	NON - BUMIPUTERA LOT

LOT NO. K–04–08, APARTMEN VILLA SRI INDAH PHASE 3, MILE 10, JALAN APAS, 91000 TAWAU SABAH

AA17 | RESERVE PRICE : RM 195,000.00 | KOTA KINABALU



DESCRIPTION	:	A FIRST-FLOOR CORNER APARTMENT UNIT
FLOOR AREA	:	1,164.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	ALISIA BINTI BIDDIMO
SOLICITOR	:	MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE	:	AASB3370/AMBB (S)/261/009/26-M02(BK-2)
LOT ID	:	93569

UNIT NO. G16-1, BLOCK G, FIRST FLOOR, TAMAN WANGSA PHASE 1, 88450 KOTA KINABALU SABAH

AA18 | RESERVE PRICE : RM 162,000.00 | KOTA KINABALU



DESCRIPTION	:	A CONDOMINIUM UNIT
FLOOR AREA	:	690.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	PHANG SAW SHIN
SOLICITOR	:	MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE	:	AASB3346/AMBB (S)/253/001/26-M04(BK-4)
LOT ID	:	91764
NOTE	:	NON - BUMIPUTERA LOT

LOT NO. P-3-6, LORONG UNIVERSITI UTAMA 1/5, THIRD FLOOR, BLOCK P, UNIVERSITY UTAMA CONDOMINIUM PHASE 1; TELIPOK, OFF JALAN TUARAN, 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.

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047
H/P : 012-327 5047

EMAIL : aasb@arenaauctioneers.com
WEBSITE : arenaauctioneers.com

AmBank

AmBank Islamic

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

11 NOVEMBER 2026, WEDNESDAY, 11:30 AM

at arenaauctioneers.com

Register • Bid • Win
FULLY ONLINE EBIDDING ONLY

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AmBank (M) Berhad | AmBank Islamic Berhad

AA01 | RESERVE PRICE : RM 700,000.00 | PASIR GUDANG



DESCRIPTION	:	STRATIFIED DOUBLE STOREY TERRACE HOUSE, END LOT
LAND AREA	:	1,948.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	CHAN SOOK FONG
SOLICITOR	:	MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
REFERENCE	:	AASB3348/AMBB (P)/370/002/26-M01(BK-1)
LOT ID	:	92490

NO. 63, JALAN JED SADU 6, BANDAR SERI ALAM, 81750 PASIR GUDANG JOHOR

AA02 | RESERVE PRICE : RM 520,000.00 | CHERAS



DESCRIPTION	:	A SERVICED APARTMENT UNIT WITH TWO CAR PARK BAYS
FLOOR AREA	:	1,302.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	NOR HAFIZAH BINTI DALI
SOLICITOR	:	MESSRS AZHAR & WONG (KL)
REFERENCE	:	AASB3372/AMBB (P)/386/018/26-M02(BK-2)
LOT ID	:	93574

UNIT NO. D-12-1, TOWER D, EMERALD 9 CHERAS, PERSIARAN AWANA, 43200 CHERAS SELANGOR

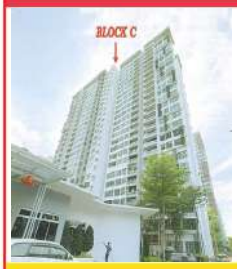
AA03 | RESERVE PRICE : RM 420,000.00 | SIMPANG AMPAT



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	:	AASB3364/AMBB (P)/379/011/26-M02(BK-2)
LOT ID	:	92506

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

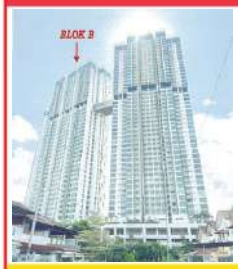
AA04 | RESERVE PRICE : RM 410,000.00 | JOHOR BAHRU



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	:	AASB3362/AMBB (P)/377/009/26-M02(BK-2)
LOT ID	:	92504

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

AA05 | RESERVE PRICE : RM 390,000.00 | MASAI



DESCRIPTION	:	A SERVICE APARTMENT UNIT
FLOOR AREA	:	710.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	REMY CHONG TSHUN KIAT
SOLICITOR	:	MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
REFERENCE	:	AASB3365/AMBB (P)/380/012/26-N01(BK-1)
LOT ID	:	93566

NO. B-35-07, KOTA LINDUNGAN HIJAU, JALAN MERSAWA 16, TAMAN CAHAYA KOTA PUTERI, 81750 MASAI JOHOR

AA06 | RESERVE PRICE : RM 376,000.00 | PASIR GUDANG

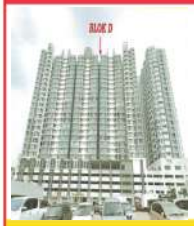


DESCRIPTION	:	AN EXTENDED DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA	:	1,173.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MUGILAN A/L BOOBALAN
SOLICITOR	:	MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
REFERENCE	:	AASB3373/AMBB (P)/385/017/26-M02(BK-2)
LOT ID	:	93573

NO. 28, JALAN LILI 1/6, BANDAR BESTARI PERDANA, 81700 PASIR GUDANG JOHOR

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AA07 | RESERVE PRICE : RM 370,000.00 — SKUDAI



DESCRIPTION	:	A SERVICE APARTMENT UNIT
FLOOR AREA	:	769.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	SUGUNTAM A/P MANOGRAN
SOLICITOR	:	MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
REFERENCE	:	AASB3366/AMBB (P)/381/013/26-M01(BK-1)
LOT ID	:	93567

NO. D-19-16, BLOK D, RESIDENSI ANJUNG HIJAUAN, JALAN MUTIARA 1/15, TAMAN MUTIARA MAS, 81300 SKUDAI JOHOR

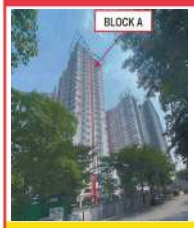
AA08 | RESERVE PRICE : RM 320,000.00 — BUKIT MERTAJAM



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	:	AASB3363/AMBB (P)/378/010/26-M02(BK-2)
LOT ID	:	92505

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

AA09 | RESERVE PRICE : RM 300,000.00 — PUCHONG



DESCRIPTION	:	A SERVICED CONDOMINIUM UNIT
FLOOR AREA	:	1,152.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	LEE ZHI QIN
SOLICITOR	:	MESSRS VAS & CO (KLG)
REFERENCE	:	AASB3374/AMBB (P)/384/016/26-M02(BK-2)
LOT ID	:	93572

UNIT NO. A-12-10, BLOCK A, KOI KINRARA SUITE, JALAN PIPIT, BUKIT TANDANG, 47190 PUCHONG SELANGOR

AA10 | RESERVE PRICE : RM 290,000.00 — JOHOR BAHRU



DESCRIPTION	:	A SERVICE APARTMENT UNIT
FLOOR AREA	:	657.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	TAI SIN TING
SOLICITOR	:	MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
REFERENCE	:	AASB3367/AMBB (P)/382/014/26-M01(BK-1)
LOT ID	:	93568

UNIT NO. E11-05, MENARA E, RESIDENSI KSL KANGKAR TEBRAU, JALAN KESUM, 81100 JOHOR BAHRU JOHOR

AA11 | RESERVE PRICE : RM 270,000.00 — MELAKA



DESCRIPTION	:	A THREE BEDROOM APARTMENT UNIT
FLOOR AREA	:	882.64 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MUHAMMAD SYAFIQ ANAS BIN ASMAS SALEHUDIN
SOLICITOR	:	MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
REFERENCE	:	AASB3356/AMBB (P)/373/005/26-M01(BK-1)
LOT ID	:	92497

UNIT NO. E-13-08, BLOCK E, RESIDENSI SERI SERINDIT, JALAN TAMAN BANDARAYA, 75400 MELAKA

AA12 | RESERVE PRICE : RM 243,000.00 — KOTA TINGGI



DESCRIPTION	:	A DOUBLE STOREY TERRACE HOUSE
LAND AREA	:	1,399.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	LAM CHUN SONG & LIOW YOA YIEN
SOLICITOR	:	MESSRS NOR DING & CO (JOHOR BAHRU)
REFERENCE	:	AASB3347/AMBB (P)/369/001/26-M01(BK-4)
LOT ID	:	92489

NO. 3, JALAN PUNCAK WARISAN 1/8, TAMAN PUNCAK WARISAN, 81900 KOTA TINGGI JOHOR

AA13 | RESERVE PRICE : RM 174,960.00 — 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	:	AASB3359/AMBB (P)/375/007/26-S02(BK-4)
LOT ID	:	92501
NOTE	:	NON - BUMIPUTERA LOT

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

AA14 | RESERVE PRICE : RM 108,000.00 — PETALING JAYA



DESCRIPTION	:	A LOW-COST APARTMENT UNIT
FLOOR AREA	:	646.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	SATHIASILAN A/L KERESHNAN
SOLICITOR	:	MESSRS AZHAR & WONG
REFERENCE	:	AASB3352/AMBB (P)/371/003/26-M01(BK-3)
LOT ID	:	92494

NO. B-21-06, BLOCK B, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA SELANGOR

AA15 | RESERVE PRICE : RM 99,000.00 — 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	:	AASB3354/AMBB (P)/372/004/26-M03(BK-3)
LOT ID	:	92496

NO. 19, TINGKAT 4, B-737, TAMAN LANGAT UTAMA, BUKIT CHANGGANG, 42700 BANTING SELANGOR

AA16 | RESERVE PRICE : RM 94,500.00 — PETALING JAYA



DESCRIPTION	:	AN END LOW COST APARTMENT UNIT
FLOOR AREA	:	650.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	JAMUNA A/P MUNUSAMY
SOLICITOR	:	MESSRS NIK HISHAM, FAKIHAH & CO (KL)
REFERENCE	:	AASB3358/AMBB (P)/374/006/26-M01(BK-3)
LOT ID	:	92500

Q-101, BLOCK Q, APARTMENT HARMONI, NO.55, JALAN PJU 10/4C, DAMANSARA DAMAI, 47830 PETALING JAYA SELANGOR

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)
TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047
H/P : 012-327 5047
EMAIL : aasb@arenaauctioneers.com
WEBSITE : arenaauctioneers.com

AmBank AmBank Islamic

ARENA AUCTIONEERS SDN BHD 201401016251 (1092337-X)

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 identicatian registration purposes.
      - Correspondence address.
      - Telephone no.
   b. Corporate Company / Firm Purchaser
      - A certified true copy of the Company's Memorandom and Articles of Association (M&A).
      - Form 44, 24 and 49 / Form 17, 14 and 58.
      - Board of Director's Resolution.
   c. Agent / Representative of the Purchaser
      - Letter of Authority from Intending Purchaser.
      - A photocopy of the Intending Purchaser's NRIC card.
3. Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
4. A person who has not reached the age of the 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

ORGANISED BY:
ARENA AUCTIONEERS SDN. BHD. [201401016251 / 1092337 - X]
No. 20-2, Jalan Matahari, AB U5/AB, Seksyen U5, Bandar Pinggiran Subang, 40150 Shah Alam, Selangor
TEL : 03 - 7845 5890 / 03 - 7842 2137 / 03 - 7832 4047
H/P : 012 - 327 5047
EMAIL : aasb@arenaauctioneers.com
WEBSITE : arenaauctioneers.com

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 12TH NOVEMBER 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



03-7452 1318 | ambank.com.my

AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)

AmBank AmBank Islamic

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [196901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401009897 (295576-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 12TH NOVEMBER 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

EHSAN Online AUCTION

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 414,000.00 — SHAH ALAM

Type : **An End Serviced Apartment Unit**
Area : 990 sq. ft.
Assignor : Ang Ken Long & Tan Shi Ying
Solicitor : Zain Megat & Murad (KL)
Address : Unit No. B-32-08, Block B, Residensi Sini (D'Sini Residences), No. 2, Jalan Setia Perdana AZ U13/AZ, Section U13, Setia Alam, 40170 Shah Alam, Selangor Darul Ehsan



WAWA/AMB7183

LOT 2 — RESERVE PRICE: RM 306,000.00 — 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.



AMBANK ISLAMIC BERHAD
MIA/AMI0726

LOT 3 — RESERVE PRICE: RM 259,200.00 — 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
MIA/AMI0738

LOT 4 — RESERVE PRICE: RM 252,000.00 — SEMENYIH

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.



MIA/AMB7132

LOT 5 — RESERVE PRICE: RM 225,000.00 — 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.



AMBANK ISLAMIC BERHAD
MIA/AMI0719

LOT 6 — RESERVE PRICE: RM 223,200.00 — PUCHONG

Type : **A Three Bedroom Serviced Apartment Unit**
Area : 850 sq. ft.
Assignor : Shahrul Hafizal 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 7 — RESERVE PRICE: RM 220,000.00 — KLANG

Type : **A Two Bedroom Condominium Unit**
Area : 879 sq. ft.
Assignor : Lau May Yoong & Yap Wei Shen
Solicitor : Vas & Co.
Address : Unit No. SW3A-15, 4th Floor, Kondominium Menara Regensi, Jalan Pelangi, 41300 Klang, Selangor Darul Ehsan.



WAWA/AMB7181

LOT 8 — RESERVE PRICE: RM 216,000.00 — 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.



MIA/AMB7120

LOT 9 — RESERVE PRICE: RM 189,000.00 — 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.



MIA/AMB7121

LOT 10 — RESERVE PRICE: RM 117,000.00 — SHAH ALAM

Type : **A 3 Bedroom Low Cost Cost Apartment**
Area : 657sq. ft.
Assignor : Ahmad Bin H Hashim & Norazawaty Binti Mohd Yusof
Solicitor : Azhar & Wong
Address : No. A-02-06, Pangsapuri Rimba, No. 5, Jalan Lengkuas 16/19, Seksyen 16, 40200 Shah Alam, Selangor Darul Ehsan.



WAWA/AMB7182

LOT 11 — RESERVE PRICE: RM 56,700.00 — SUNGAI BULOH

Type : **A 3- Bedroom Low-Cost Apartment**
Area : 657 sq. ft.
Assignor : Mamat Nazri Bin Kostor & Rolizan Binti Kadir
Solicitor : B.H. Gan, Nor & Kim
Address : No. K7-L4-8, Rumah Pangsa Seri Kristana 7, Persiaran Seri Pristana 1, Seri Pristana, 47000 Sungai Buloh, Selangor



WAWA/AMB7184

LOT 12 — RESERVE PRICE: RM 43,740.00 — 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



MIA/AMB7141

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON THURSDAY, THE 12TH NOVEMBER 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

EHSAN Online AUCTION

LOT 1 — RESERVE PRICE: RM 116,917.00 — SITIAWAN

Type : **A One And A Half Storey Townhouse Unit Situated On The Lower Floor**
Area : 1,270 sq. ft.
Assignor : Kesavan A/L Thangaraj
Solicitor : Lalchand & Nawawi
Address : Unit No. 73, Jalan Permatang Maju 3, Taman Permatang Maju Kampung China (Rumah Bandar), 32000 Sitiawan, Perak Darul Ridzuan.



MIA/AMB7116

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

AmBank

AmBank Islamic

WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 12TH NOVEMBER 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.

EHSAN Online AUCTION

LOT 1 — RESERVE PRICE: RM 550,000.00 — PASIR GUDANG

Type : **A Double Storey Terrace House, Intermediate Lot**
Area : 1,195 sq. ft.
Assignor : Ooi Wai Kit, Ooi Wai Kuan & Ooi Ching Lim
Solicitor : Ibrahim Nik Junainah & Associates
Address : No. 17, Jalan Ceria 2, Taman Nusa Damai, 81700 Pasir Gudang, Johor.

Successful bidder has to pay an outstanding sum of RM14,125 due to Developer under the Principal Sale and Purchase Agreement



WAWA/AMB7185

LOT 2 — RESERVE PRICE: RM 460,000.00 — MASAI

Type : **A Three Bedroom Serviced Apartment**
Area : 1,022 sq. ft.
Assignor : Lee Seng Loong
Solicitor : Nor Ding & Co
Address : #20-11, Pangsapuri Rinting Indah, Jalan Rinting, Taman Rinting, 81750 Masai, Johor Darul Takzim.



MIA/AMB6971

LOT 3 — RESERVE PRICE: RM 324,000.00 — JOHOR BAHRU

Type : **A Three Bedroom Serviced Apartment Unit**
Area : 1,055 sq. ft.
Assignor : Chan Thai Ern
Solicitor : A Rahim & Co.
Address : #14-10, Tower A, Residensi KSL, Jalan Delima 3/2, 81100 Johor Bahru, Johor Darul Takzim.



WAWA/AMB7186

LOT 4 — RESERVE PRICE: RM 270,000.00 — SENAI

Type : **A Service Apartment Unit**
Area : 715 sq. ft.
Assignor : Mastura Adibbah Binti Kalam
Solicitor : Ibrahim Nik Junainah & Associates
Address : No. B-2-01, Blok B, Pangsapuri Impian Senai, Jalan Impian Senai Utama, Taman Impian Senai, 81400 Senai, Johor.



AMBANK ISLAMIC BERHAD — WAWA/AMI0750

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

AmBank AmBank Islamic

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.
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.

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
coordinator@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

AmBank AmBank Islamic

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 12 November 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



AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)

AmBank

DATE / DAY
12 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.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 | Simpang Ampat



Reserved Price **RM 22,500**

Serviced Apartment Unit | 452 sq.ft.

Unit No. A-5-536, (Room No. 7409), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

ASSIGNOR / BORROWER :
Rashidi Bin Zinol

SOLICITOR :
Lalchand & Nawawi
Tel: 05-7820009

LOT 02 | Kuala Lumpur



Reserved Price **RM 650,000**

Condominium Unit | 1,196 sq.ft.

Unit No. 03-13-02, 13th Floor, Block 03, Residensi Setiawangsa (Kaleidoscope Condominium) Jalan 1/56, Taman Setiawangsa, 54200 Kuala Lumpur.

ASSIGNOR / BORROWER :
Emma Rossa Erdani Binti Abu Bakar

SOLICITOR :
B.H.Gan, Nor & Kim
Tel: 03 21429393

LOT 03 | Kuala Lumpur



Reserved Price **RM 187,200**

An Apartment Unit | 895.5 sq.ft.

Unit No. 18-09-06, Desa View Towers, Blok 18, Jalan 1/4A, Off Jalan Genting Klang, 53100 Kuala Lumpur.

ASSIGNOR / BORROWER :
Junita Binti Jaafar

SOLICITOR :
Azhar & Wong
Tel: 03-26023898

= 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) beingh 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

AmBank AmBank Islamic

AmBank

DATE / DAY
12 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.my

LOT 04 | Kuala Lumpur



Reserved Price **RM 700,000**

Condominium Unit | 1,938 sq.ft.

Unit No. H-04-05, Block H (Lanai IV), Seri Maya, Jalan Jelatek, Dato Keramat Hujung, 54200 Kuala Lumpur.

ASSIGNOR / BORROWER :
Shabri Bin Sulong

SOLICITOR :
Zain Megat & Murad
Tel: 03-6207 9331

LOT 05 | Bandar Puncak Alam



Reserved Price **RM 500,000**

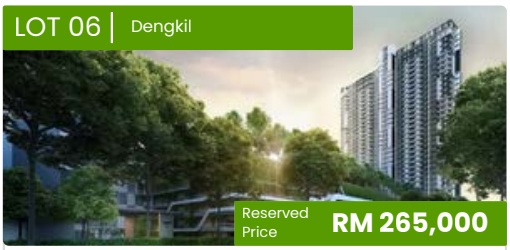
2 Storey Terrace House Unit | 1,400 sq.ft.

Unit No. 35, Jalan Ritma 2/11, Ritma Perdana, Lbs Alam Perdana, 42300 Bandar Puncak Alam, Selangor.

ASSIGNOR / BORROWER :
Immanuel Morris A/L Saravanaku Mara

SOLICITOR :
Nik Hisham Fakihah & Co (KL)

LOT 06 | Dengkil



Reserved Price **RM 265,000**

Serviced Apartment Unit | 893 sq.ft.

Unit No. B-16-11, Tower B, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Rosman Bin Mokhtar

SOLICITOR :
Zain Megat & Murad
Tel: 03-6207 9331

LOT 07 | Dengkil



Reserved Price **RM 220,000**

Serviced Apartment Unit | 850 sq.ft.

Unit No. KSA-02-10, Pangsapuri Kita Sejati, Persiaran Cybersouth Perdana, Cybersouth 43800 Dengkil Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Muhammad Zulhilmi Bin Norhalim

SOLICITOR :
A.Rahim & Co
Tel: 03-22824922

LOT 08 | Jenjarom



Reserved Price **RM 490,000**

2 Storey Terrace House Unit | 1,173 sq.ft.

Unit No. 61, Jalan SB 2/7, Taman Scientex Kuala Langat, 42600 Jenjarom, Selangor.

ASSIGNOR / BORROWER :
Devika A/P Genesan

SOLICITOR :
Zain Megat & Murad
Tel: 03-6207 9331

LOT 09 | Semenyih



Reserved Price **RM 280,000**

Serviced Apartment Unit | 980 sq.ft.

Unit No. B-20-02, Block B, Ascotte Boulevard, Jalan Bandar Rinching 6/1 Bandar Rinching 43500 Semenyih, Selangor.

ASSIGNOR / BORROWER :
Ja'far Sadik Bin Kamarudeen

SOLICITOR :
B.H.Gan, Nor & Kim
Tel: 03 21429393

LOT 10 | Kajang



Reserved Price **RM 336,000**

Condominium Unit | 1,302 sq.ft.

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

ASSIGNOR / BORROWER :
Kong Hoo Kit &
Yun Mai Sang

SOLICITOR :
Azhar & Wong
Tel: 03-26023898

LOT 11 | Rawang



Reserved Price **RM 380,000**

1 Storey Terrace House Unit | 1,300 sq.ft.

Unit No. 2A, Jalan TPP 1/2, Taman Pinggiran Pelangi, 48000 Rawang Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
B Santhiran A/L Balakrishnan

SOLICITOR :
Zain Megat & Murad
Tel: 03-6207 9331

LOT 12 | Seri Kembangan



Reserved Price **RM 370,000**

Serviced Apartment Unit | 893 sq.ft.

Unit No. A-20-15, 20th Floor, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Chan Wai Yee

SOLICITOR :
Nik Hisham Fakihah & Co (KL)
Tel: 03-41012399

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

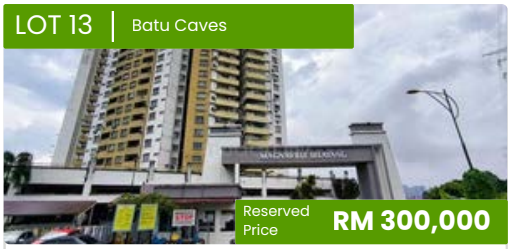
AmBank

DATE / DAY
12 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.my

LOT 13 | Batu Caves



Reserved Price **RM 300,000**

Condominium Unit | 893 sq.ft.

Unit No. 22-11, Blok A Magna Ville, 68100 Batu Caves, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Fatin Nur Hidayah Binti Mohd Saleh

SOLICITOR :
Azhar & Wong
Tel: 03-26023898

LOT 14 | Dengkil



Reserved Price **RM 250,000**

Serviced Apartment Unit | 904 sq.ft.

Unit No. KR-18-34, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, Cybersouth 43800, Dengkil Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Nor Aini Binti Yusof

SOLICITOR :
Nik Hisham Fakihah & Co (KL)
Tel: 03-41012399

LOT 15 | Kajang



Reserved Price **RM 210,600**

Serviced Apartment Unit | 900 sq.ft.

Unit No. A-13-16, Blok A, Jalan Zamrud Utama, Residensi Zamrud, Sungai Tangkas, 43000, Kajang, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Benny Lim Yung Kong & Pang Ka Wang

SOLICITOR :
A.Rahim & Co
Tel: 03-22824922

LOT 16 | Ampang



Reserved Price **RM 260,000**

Serviced Apartment Unit | 850 sq.ft.

Unit No. A-12-09, Tingkat 12, Residensi Bistaria, Taman Ukay Bistari, 68000 Ampang, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Ahmad Rizal Bin Mohamad

SOLICITOR :
Goh & Partners
Tel: 03-21668300

LOT 17 | Seri Kembangan



Reserved Price **RM 93,600**

An Apartment Unit | 667 sq.ft.

Unit No. B-5-02, Level 5, Blok B, Pangsapuri Putra, Persiaran Putra Permai Selesa Pusat Bandar Putra Permai 43300 Seri Kembangan Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Ramli Bin Akin & Hasiah Binti Mahfidz

SOLICITOR :
Sidek Teoh Wong & Dennis
Tel: 03-2692 3000

LOT 18 | Petaling Jaya



Reserved Price **RM 140,000**

An Apartment Unit | 657 sq.ft.

Unit No. C-1-17, Block C, Rumah Pangsa Rampai Idaman, Jalan PJU, 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor.

ASSIGNOR / BORROWER :
Norarfendi Bin Arzemi

SOLICITOR :
Zain Megat & Murad
Tel: 03-6207 9331

LOT 19 | Rawang



Reserved Price **RM 120,000**

An Apartment Unit | 720 sq.ft.

Unit No. F-2-08, Block F, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung 48300, Rawang Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Wan Hamiduddin Bin Wan Mohd Razali

SOLICITOR :
A.Rahim & Co
Tel: 03-22824922

LOT 20 | Puchong



Reserved **RM 180,000**

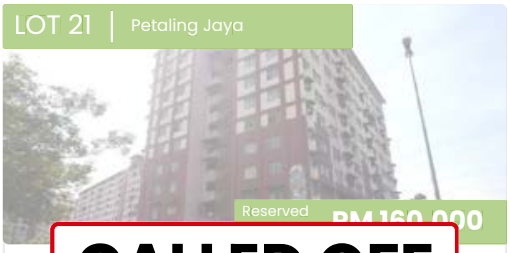
CALLED OFF

Unit No. 03-G-05, Raveria Villa Apartment, Taman Putra Perdana, 47130, Puchong Selangor.

ASSIGNOR / BORROWER :
Shahidzir Bin Ahmad Shah

SOLICITOR :
Azhar & Wong
Tel: 03-26023898

LOT 21 | Petaling Jaya



Reserved **RM 160,000**

CALLED OFF

Unit No. B8-9-06, 9th Floor, Block B, Jalan PJS 5/4A, Desa Mentari, 46150 Petaling Jaya, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Esah Binti Yahaya

SOLICITOR :
Zain Megat & Murad
Tel: 03-6207 9331

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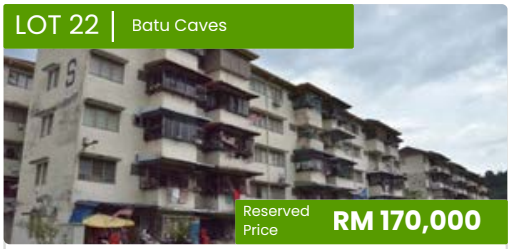
AmBank

DATE / DAY
12 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.my

LOT 22 | Batu Caves



Reserved Price **RM 170,000**

An Apartment Unit | 720 sq.ft.

Unit No. FF-206, Block FF, Jalan Pinggiran Batu Caves, 68100 Batu Caves Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Nurfarah Shazwani Binti Azmi

SOLICITOR :
A.Rahim & Co
Tel: 03-22824922

LOT 23 | Klang



Reserved Price **RM 70,000**

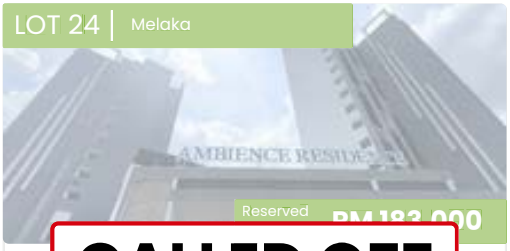
An Apartment Unit | 722 sq.ft.

Unit No. 38-3B, 3rd Floor, Lorong Bendahara 20B, Taman Sentosa Utama 41000 Klang Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Narayamoorthy A/L Sonny @ Veeran

SOLICITOR :
B.H.Gan, Nor & Kim
Tel: 03 21429393

LOT 24 | Melaka



Reserved RM 183,000

CALLED OFF

Unit No. A-01-11, Menara A, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong 75200 Melaka.

ASSIGNOR / BORROWER :
Thanesh A/L M Eswaran & Shaila Soon Qi Mien

SOLICITOR :
Ibrahim Nik Junainah
Tel: 06-5216272

LOT 25 | Senai



Reserved RM 480,000

CALLED OFF

Unit No. 1334, Jalan Scientex Jaya 25, Taman Scientex, 81400 Senai Johor Darul Takzim.

ASSIGNOR / BORROWER :
Pavithran A/L Sangkar & Sangkar A/L Raman

SOLICITOR :
Ibrahim Nik Junainah & Associates
Tel: 07-2268272

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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) beingh 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

01
Step 01
Register as user

02
Step 02
Select property

03
Step 03
Register to bid online

04
Step 04
Placement of auction deposit *Refer T&C*

05
Step 05
On the auction date, "PIN" & a secured hyperlink will be send to bidder via registered email address, just login & get ready to bid

DEVICE TIPS DURING AUCTION PROPERTY ONLINE

BEFORE AUCTION

TIPS 01
Make sure your device is in good running condition

TIPS 02
Make sure your device has sufficient power

TIPS 03
Make sure your internet connection is stable with strong signal

TIPS 04
Disable the screensaver of your device

TIPS 05
Use latest version of internet browser (Chrome, Firefox, Safari & IE)

TIPS 06
Test your audio and visual compatibility on https://palma.bidnow.my

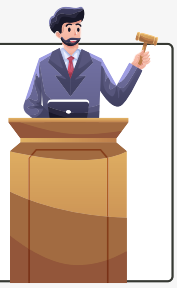
BEFORE AUCTION

TIPS 01
Don't use your device for other apps that consume internet bandwidth

TIPS 02
Don't press back button of your browser when auction started

WHY SHOULD I BID ONLINE

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



CONTACT US

Suite 5.02, Parcel D, MBF Tower, 53, Jalan Sultan Ahmad Shah, 10050 George Town, Penang

04-2299777 / 018-4005117

https://palma.bidnow.my

palmaauctioneers@gmail.com

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SCAN TO VISIT OUR WEBSITE

NOTE :

AmBank AmBank Islamic

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

NG CHAN MAU & CO SDN BHD
ONLINE AUCTION

Date/Day : 13th November 2026 / Friday

Time : 3.00 pm

Via Online : www.ngchanmau.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



AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)



NCM Co™

PROCLAMATION OF SALE

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

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

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

Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via **www.ngchanmau.com.**

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Friday, 13th November 2026, 3.00 p.m. at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) 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.)

Reserve Price : RM 540,000 — LOT 1 MANDARINA DAMAI

END CONDOMINIUM UNIT
1,227 SQ. FT. / 114 SQ.MTR.

A-20-01, Kondominium Riana Selatan, No. 2, Jalan Mandarina Damai 1, 56000 Kuala Lumpur.
Assignors : Foong Lip Onn & Tan Li Hwa
Borrower : Foong Lip Onn
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)



KUALA LUMPUR

Reserve Price : RM 528,000 — LOT 2 JALAN SEMBILANG

3 BEDROOM SERVICED APARTMENT
1,227 SQ. FT. / 114 SQ.MTR.

No. B-38-03, Apartmen Servis J Dupion, Jalan Sembilang, 56000 Kuala Lumpur.
Assignor/Borrower : Vanessa Wee Mei Yin
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
(Tel : 03-2698 7533)



KUALA LUMPUR

Reserve Price : RM 432,000 — LOT 3 JOHOR BAHRU

SERVICE APARTMENT
1,088 SQ. FT. / 101 SQ.MTR.

Unit No. A-18-12, Residensi Bora, Jalan Danga 1/1, Teluk Danga, 80200 Johor Bahru, Johor.
Assignor/Customer : Tan Liang Swee
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)

*AMBANK ISLAMIC BERHAD



JOHOR

Reserve Price : RM 432,000 — LOT 4 JOHOR BAHRU

SERVICED APARTMENT
1,088 SQ. FT. / 101 SQ.MTR.

Unit No. A-18-03A, Residensi Bora, Jalan Danga 1/1, Teluk Danga, 80200 Johor Bahru, Johor.
Assignor/Customer : Tan Liang Swee
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)

*AMBANK ISLAMIC BERHAD



JOHOR

Reserve Price : RM 420,000 — LOT 5 PASIR GUDANG

STRATA 2 STOREY TERRACE HOUSE
1,399 SQ. FT. / 130 SQ.MTR.

No. 17, Jalan Eko Tropika 2/13, Taman Kota Masai, 81700 Pasir Gudang, Johor.
Assignor/Borrower : Tan Peng Kiang
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 07-226 8272)



JOHOR

Reserve Price : RM 400,000 — LOT 6 TAMAN WAHYU

3 BEDROOM APARTMENT SUITE
872 SQ. FT. / 81 SQ.MTR.

No. A-18-02, Residensi Baron, 106, Jalan Sibu, Taman Wahyu, 68100 Kuala Lumpur.
Assignors/Borrowers :
Ong Wee Long & Tan Lee Peng
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)



KUALA LUMPUR

Reserve Price : RM 376,000 — LOT 7 BAYAN LEPAS

3 BEDROOM CONDOMINIUM UNIT
1,001 SQ. FT. / 93 SQ.MTR.

Unit No. A-17-12, Cangkat Bukit Belah 4, D'Starlingtton, 11920 Bayan Lepas, Pulau Pinang.
Assignor/Borrower : Chong Hang Shen
Solicitor : M/S Zaid Ibrahim & Co
(Tel : 04-375 3100)

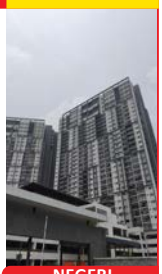


PENANG

Reserve Price : RM 348,000 — LOT 8 NILAI

CONDOMINIUM UNIT
1,485 SQ. FT. / 138 SQ.MTR.

No. B-GF-06, Block B, Residensi Lili @ Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan.
Assignor/Borrower : Chong Kait Choon
Solicitor : M/S Darshan Chong & Co
(Tel : 03-9284 4694)



NEGERI SEMBILAN

Reserve Price : RM 336,000 — LOT 9 BUKIT MERTAJAM

3 BEDROOM SERVICED APARTMENT UNIT
1,163 SQ. FT. / 108 SQ.MTR.

Unit No. C-9-05, Menara Mahkota Impian, Persiaran Seri Impian, Pusat Perniagaan Mahkota Impian, 14000 Bukit Mertajam, Pulau Pinang.
Assignors : Heng Jih Khang & Yung Yam Hoay
Borrower : Heng Jih Khang
Solicitor : M/S Zaid Ibrahim & Co
(Tel : 04-375 3100)



PENANG

AmBank — AmBank Islamic

Reserve Price : **RM 310,000**

LOT 10
JOHOR BAHRU

SERVICE APARTMENT UNIT
883 SQ. FT. / 82 SQ.MTR.

Unit No. #15-15, Menara A, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor.
Assignor/Borrower : Joe Harry
Solicitor : M/S A. Rahim & Co.
(Tel : 07-771 7888)



JOHOR

Reserve Price : **RM 300,000**

LOT 11
SHAH ALAM

3 BEDROOM SERVICED APARTMENT UNIT
926 SQ. FT. / 86 SQ.MTR.

Unit No. 05-06, Level 5, Pangsapuri Persanda 3, No. 1, Jalan Boling Padang 13/64, Seksyen 13, 40100 Shah Alam, Selangor.
Assignor :
Muhamad Zunaidy Bin Zainal Abidin
Borrowers :
Muhamad Zunaidy Bin Zainal Abidin & Siti Eshah Binti Awang
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)



BUMI LOT

SELANGOR

Reserve Price : **RM 280,000**

LOT 12
JALAN GOMBAK

2-BEDROOM SERVICED APARTMENT
657 SQ. FT. / 61 SQ.MTR.

Unit No. C-11-06, Mercu Kenwingston, No. 81, Jalan Gombak, 53000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.
Assignor/Customer : Zahar Bin Atan
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

*AMBANK ISLAMIC BERHAD



KUALA LUMPUR

Reserve Price : **RM 244,800**

LOT 13
KAJANG

3-BEDROOM APARTMENT
904 SQ. FT. / 84 SQ.MTR.

No. 3-18, Residensi Bukit Idaman, Jalan Idaman 2, Taman Cheras Idaman, 43000 Kajang, Selangor.
Assignor/Borrower :
Monica A/P Gunasegaran
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)



SELANGOR

Reserve Price : **RM 240,000**

LOT 14
CYBERJAYA

ONE-BEDROOM CONDOMINIUM UNIT
700 SQ. FT. / 65 SQ.MTR.

No. 02-32-08, Verdi Residence Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor. BUMI QUOTA.
Assignor/Customer : Hasliza Binti Hussin
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

*AMBANK ISLAMIC BERHAD



BUMI QUOTA

SELANGOR

Reserve Price : **RM 220,000**

LOT 15
SUBANG JAYA

SOHO (SMALL OFFICE HOME OFFICE)
452 SQ. FT. / 42 SQ.MTR.

20-01, Armani SOHO, Jalan TP 3,Taman Perindustrian UEP, 47500 Subang Jaya, Selangor.
Assignor/Customer : Alnasif Bin Sahibul
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

*AMBANK ISLAMIC BERHAD



SELANGOR

Reserve Price : **RM 210,000**

LOT 16
PETALING JAYA

3-BEDROOM MEDIUM COST APARTMENT UNIT
850 SQ. FT. / 79 SQ.MTR.

Unit No. H-05-23, 5th Floor, Block H, Flora Damansara, No. 1,Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.
Assignor/Customer : Muhammad Iskandar Aiman Bin Mohamad Azehar
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

*AMBANK ISLAMIC BERHAD



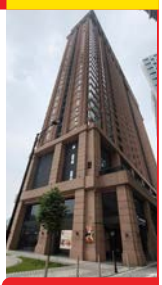
SELANGOR

Reserve Price : **RM 176,000**

LOT 17
PETALING JAYA

SMALL OFFICE HOME OFFICE (SOHO)
342 SQ. FT. / 32 SQ.MTR.

No. Q-08-29, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor.
Assignor/Borrower : Chang Chia Siang
Solicitor : M/S Nik Hisham, Fakihah & Co
(Tel : 03-4101 2399)



SELANGOR

Reserve Price : **RM 170,000**

LOT 18
SHAH ALAM

SMALL OFFICE FLEXIBLE OFFICE (SOFO)
689 SQ. FT. / 64 SQ.MTR.

Unit No. 19-25, Avenue Crest, Jalan Jubli Perak 22/1 , Section 22, 40300 Shah Alam, Selangor.
Assignor/Borrower : Law Seong Heng
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)



SELANGOR

Reserve Price : **RM 135,000**

LOT 19
BANDAR PUNCAK ALAM

3 BEDROOM APARTMENT
721 SQ. FT. / 67 SQ.MTR.

No. Lili Mutiara 4-28, Jalan Residensi Warnasari 13/1, Residensi Warnasari 3, Seksyen 13, 42300 Bandar Puncak Alam, Selangor.
Assignor/Customer : Darry Lucas
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03 21429393)

*AMBANK ISLAMIC BERHAD



SELANGOR

Reserve Price : **RM 92,000**

LOT 20
SERI KEMBANGAN

3-BEDROOM LOW-COST APARTMENT
739 SQ. FT. / 69 SQ.MTR.

Unit No. 9-7, Blok D, Jalan SP 5/5, Taman Serdang Perdana, Seksyen 5, 43300 Seri Kembangan, Selangor.
Assignor/Customer :
Mohd Faizul Bin Mohamad
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

*AMBANK ISLAMIC BERHAD



SELANGOR

Reserve Price : **RM 80,000**

LOT 21
PUCHONG

APARTMENT UNIT
606 SQ. FT. / 56 SQ.MTR.

Unit No. 06-4-08, Block 6, Rista Villa Apartment, Jalan Putra Perdana 12, Taman Putra Perdana, 47130 Puchong, Selangor.
Assignor/Customer :
Nurul Farhana Binti Mohd Ridzuan
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

*AMBANK ISLAMIC BERHAD



SELANGOR

Reserve Price : **RM 30,400**

LOT 22
SPG AMPAT SEMANGGOL

2 BEDROOM APARTMENT
478 SQ. FT. / 44 SQ.MTR.

Unit No. F-2-208 (also known on site as Unit No. 6185), LS Blok F, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak
Assignor : Ruslan Bin Ramli
Customers :
Ruslan Bin Ramli & Hendon Bte Lehar
Solicitor : M/S Lalchand & Nawawi
(Tel : 05-2494 600)

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**Publication as dated 2nd November 2026.*

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