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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 17 November 2026 / Tuesday
Time : 11.00 am
Via Online : www.heritageauctioneers.my

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Cammy Siew : 012-254 4463



PROPERTY AUCTION

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

03-7452 1318 | ambank.com.my

AmBank AmBank Islamic

HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

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

Will Sell The Property Described Below By

PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 17TH DAY OF NOVEMBER, 2026, AT 11.00 A.M,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

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

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

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

Lot 1
MARKET PRICE RM800,000.00
RESERVE PRICE **RM800,000.00**



A Double Storey Stratified Corner Lot Terrace House
317 sq. metres (3,412 sq. ft.)

No. 1, Jalan Eko Tropika 1/19, Taman Kota Masai, 81700 Pasir Gudang, Johor Darul Takzim.

Assignor(s): Noor Syuhaida Bt Safhee & Mohamad Asyraf Bin Saringat
Solicitors: M/S Ibrahim Nik Junainah & Associates (JB)
Our ref: HASB/4383/AMBBi/26
AMBANK ISLAMIC BERHAD — BUMIPUTERA LOT

PASIR GUDANG

Lot 2
MARKET PRICE RM600,000.00
RESERVE PRICE **RM600,000.00**



A Three Storey Intermediate Terrace House
117 sq. metres (1,259 sq. ft.)

No. 14, Jalan Pulai Mutiara 2/8, Taman Pulai Mutiara, 81300 Johor Bahru, Johor Darul Takzim.

Assignor(s): Lee Yi Cai
Solicitors: M/S Ibrahim Nik Junainah & Associates (JB)
Our ref: HASB/4396/AMBB/26

JOHOR BAHRU

Lot 3
MARKET PRICE RM480,000.00
RESERVE PRICE **RM480,000.00**



A Service Apartment Unit
127.00 sq. metres (1,367 sq. ft.)

No. 22-17, Blok A, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor.

Assignor(s): Chin Kok Chuan & Wong Siok Choo
Solicitors: M/S Ibrahim Nik Junainah & Associates (JB)
Our ref: HASB/4380/AMBB/26

JOHOR BAHRU

Lot 4
MARKET PRICE RM440,000.00
RESERVE PRICE **RM440,000.00**



An Intermediate 4-Bedroom Condominium
120.00 sq. metres (1,292 sq. ft.)

No. B-24-06, Block B, Residensi Topaz, Jalan Mutiara 2, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan.

Assignor(s): Aqiela Shazwani Binti Abdullah Sani & Zulhilmi Bin Zulhizan
Solicitors: M/S Goh & Partners
Our ref: HASB/4394/AMBBi/26
Note: Bumiputra Lot
AMBANK ISLAMIC BERHAD

KAJANG

Lot 5
MARKET PRICE RM400,000.00
RESERVE PRICE **RM400,000.00**



A Three-Bedroom Serviced Apartment Unit
111 sq. metres (1,195 sq. ft.)

B-16-06, Blok B, Pangsapuri Larkin Idaman (Larkin Heights Apartment), Jalan Idaman 1, Taman Larkin Idaman, 80350 Johor Bahru, Johor Darul Takzim.

Assignor(s): Lim Chia Teck & Kho Peih Ying
Solicitors: M/S Ibrahim Nik Junainah & Associates (JB)
Our ref: HASB/4382/AMBB/26
Note: Bumiputera Lot

JOHOR BAHRU

Lot 6
MARKET PRICE RM400,000.00
RESERVE PRICE **RM400,000.00**



A Service Apartment
130 sq. metres (1,399 sq. ft.)

Unit No. A-08-07, Blok A, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.

Assignor(s): Parthipan A/L Govindasamy
Solicitors: M/S Ibrahim Nik Junainah & Associates (JB)
Our ref: HASB/4384/AMBB/26

JOHOR BAHRU

Lot 7
MARKET PRICE RM380,000.00
RESERVE PRICE **RM380,000.00**



A Stratified Office Lot
206 sq.metres (2,217 sq.ft.)

No. 2-20-3, Space U8, No. 6, Persiaran Pasak Bumi, Taman Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor Darul Ehsan.

Assignor(s): Nor Azman Bin Jais & Mohamad Zafran Bin Hanapiah
Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HASB/4399/AMBB/26

SHAH ALAM

Lot 8
MARKET PRICE RM000,000.00
RESERVE PRICE **RM320,000.00**

CALLED OFF

ULU TIRAM

Lot 9
MARKET PRICE RM310,000.00
RESERVE PRICE **RM310,000.00**



A One-Bedroom Serviced Apartment Unit
61 sq. metres (657 sq. ft.)

#22-08, Menara D, Residensi KSL Kangkar Tebrau (also known as KSL Residences 2 @ Kangkar Tebrau), Jalan Kesum, 81100 Johor Bahru, Johor Darul Takzim.

Assignor(s): Chee Kiam Ming
Solicitors: M/S Ibrahim Nik Junainah & Associates (JB)
Our ref: HASB/4379/AMBB/26

JOHOR BAHRU

Lot 10
MARKET PRICE RM300,000.00
RESERVE PRICE **RM300,000.00**



A Service Apartment Unit
61.00. sq. metres (657 sq. ft.)

No. 24-02, Menara D, Residensi KSL Kangkar Tebrau, Jalan Kesum, Taman Istimewa, 81100 Johor Bahru, Johor.

Assignor(s): Ng Wei Zheng
Solicitors: M/S Ibrahim Nik Junainah & Associates (JB)
Our ref: HASB/4397/AMBBi/26
AMBANK ISLAMIC BERHAD

JOHOR BAHRU

Lot 11
MARKET PRICE RM270,000.00
RESERVE PRICE **RM270,000.00**



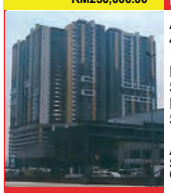
A Three-Bedroom Medium Low-Cost Apartment Unit
79 sq. metres (850 sq. ft.)

#01-18, Blok B, Pangsapuri Flora Damai, Jalan Ekoflora 6, Taman Ekoflora, 81100 Johor Bahru, Johor Darul Takzim.

Assignor(s): Rahimi Haikal Bin Abdul Rahim
Solicitors: M/S A. Rahim & Co. (JB)
Our ref: HASB/4385/AMBBi/26
AMBANK ISLAMIC BERHAD

JOHOR BAHRU

Lot 12
MARKET PRICE RM250,000.00
RESERVE PRICE **RM250,000.00**



A Small Office Home Office (SOHO)
44 sq. metres (474 sq. ft.)

No. L21-23A, (on-site is No. 21-23A), Silk Sky, Jalan KB 2/15, Kampung Baharu Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan.

Assignor(s): Siow Leong Fook & Kee Pei Teng
Solicitors: M/S A Rahim & Co. (KL)
Our ref: HASB/4389/AMBB/26

SERI KEMBANGAN

AmBank — AmBank Islamic

HERITAGE eBid Auction @ www.heritageauctioneers.my

Lot 13 | MARKET PRICE RM240,000.00 | RESERVE PRICE **RM240,000.00**



A One-Bedroom Small Office Home Office (SOHO) Unit.
42.00 sq. metres (452 sq. ft.)

Unit No. D-05-13, 5th Floor, Block D, Horizon Suite, Bandar Sunsuria, 43900 Sepang, Selangor Darul Ehsan.

Assignor(s): Suginthiran A/L Chandaran
Solicitors: M/S Azhar & Wong
Our ref: HASB/4398/AMBBi/26

SEPANG

AMBANK ISLAMIC BERHAD

Lot 14 | MARKET PRICE RM290,000.00 | RESERVE PRICE **RM232,000.00**



A 2+1-Bedroom Serviced Apartment Unit
74.00 sq. metres (797 sq. ft.)

Unit No. A-8-7, 8th Floor, Block A, KR7, Jalan TPP 5, Taman Mas Langat, 47130 Puchong, Selangor Darul Ehsan.

Assignor(s): Nor Izzarul Anis Binti Nor Ramli & Ibrahim Bin Yusof
Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HASB/4367/AMBB/26

PUCHONG

Lot 15 | MARKET PRICE RM350,000.00 | RESERVE PRICE **RM226,800.00**



A Small Office Home Office (Soho) Unit
57 sq. metres (614 sq. ft.)

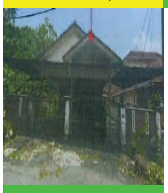
Unit No. A1-36-12, Block A1, I-Soho @ I-City, No.2, Persiaran Multimedia Section 7, 40000 Shah Alam, Selangor Darul Ehsan.

Assignor(s): Mohd Syazmer Ikhwan Bin Mohamed Taufik
Solicitors: M/S Vas & Co.
Our ref: HASB/4390/AMBBi/26

SHAH ALAM

AMBANK ISLAMIC BERHAD

Lot 16 | MARKET PRICE RM300,000.00 | RESERVE PRICE **RM216,000.00**



A Single Storey Detached House
394.84 sq. metres (4,250 sq. ft.)

No.12, Jalan Kenari 1F, Desa Kenari, Kalumpang, 44100 Kerling, Selangor Darul Ehsan.

Assignor(s): Muhammad Azizul Bin Ab.Aziz
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/4392/AMBBi/26
Note: Successful bidder has to pay an outstanding sum of RM2,360 & RM18,140 due to Developer under the Principal Sale and Purchase Agreement.

KERLING

AMBANK ISLAMIC BERHAD

Lot 17 | MARKET PRICE RM320,000.00 | RESERVE PRICE **RM210,600.00**



An End Condominium Unit
112.00 sq. metres (1,206 sq. ft.)

Unit No. A03-12, Block A, Magna Ville Selayang, Lebuhraya Selayang - Kepong, 68100 Batu Caves, Selangor Darul Ehsan.

Assignor(s): Ungku Mohd Farizal Bin Ungku Abd Kadir
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/3998/AMBBi/25
Note: Bumiputera Unit

BATU CAVES

AMBANK ISLAMIC BERHAD

Lot 18 | MARKET PRICE RM210,000.00 | RESERVE PRICE **RM210,000.00**



A Shop Lot
27.10 sq. metres (291.7 sq. ft.)

#03-198, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor Darul Takzim.

Assignor(s): Chia Yiew Nee
Solicitors: M/S Nor Ding & Co.
Our ref: HASB/4386/AMBB/26

JOHOR BAHRU

Lot 19 | MARKET PRICE RM190,000.00 | RESERVE PRICE **RM190,000.00**



A 3-Bedroom Medium-Cost Apartment
92.16 sq. metres (992 sq. ft.)

No. 2-14-14, Pangsapuri Lagoon Perdana, Jalan PJS 9/1, 47500 Subang Jaya, Selangor Darul Ehsan.

Assignor(s): Azli Azufi Bin Abdul Aziz
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/4395/AMBBi/26

SUBANG JAYA

AMBANK ISLAMIC BERHAD

Lot 20 | MARKET PRICE RM260,000.00 | RESERVE PRICE **RM189,000.00**



A Small Office Home Office (SOHO)
45 sq. metres (484 sq. ft.)

Unit No.B-21-19, Tower B, Horizon Suites, Jalan Horizon, Bandar Sunsuria, 43900 Sepang, Selangor Darul Ehsan.

Assignor(s): Syed Mohd Faiz Bin Syed Mohd Fuzi
Solicitors: M/S Vas & Co
Our ref: HASB/4393/AMBBi/26

SEPANG

AMBANK ISLAMIC BERHAD

Lot 21 | MARKET PRICE RM210,000.00 | RESERVE PRICE **RM168,000.00**



A Stratified 3-Bedroom Townhouse
102 sq. metres (1,099 sq. ft.)

No. 68-1, Block 68, Level 1, The Residence @ Kampar, Persiaran Residensi, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.

Assignor(s): Kee Liang Aik
Solicitors: M/S Lalchand & Nawawi
Our ref: HASB/4374/AMBB/26

KAMPAR

Lot 22 | MARKET PRICE RM120,000.00 | RESERVE PRICE **RM120,000.00**



A Three Room Low-Cost Apartment
62 sq. metres (667 sq. ft.)

No. 8-4-23, Pangsapuri Utarid Subang, No. 1, Jalan Utarid U5/2, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan.

Assignor(s): Rosmizan Bin Mohamed Ani
Solicitors: M/S B.H. Gan, Nor & Kim
Our ref: HAH/3590/AMBB/23
Note: Bumiputera Unit.

SHAH ALAM

Lot 23 | MARKET PRICE RM130,000.00 | RESERVE PRICE **RM104,000.00**



A Three-Bedroom Low-Cost Apartment Unit
60.39 sq. metres (650 sq. ft.)

Unit No. B1-18-12, 18th Floor, Block B1, Rumah Pangsa Sri Ara, Jalan Kenanga, Kampung Sg Kayu Ara, 47400 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Ganesan A/L Kolantha Veeran & Kalontha Verran @ Batumalai
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/4251/AMBB/26

PETALING JAYA

Lot 24 | MARKET PRICE RM130,000.00 | RESERVE PRICE **RM100,000.00**



An Intermediate 3-Bedroom Walk-Up Apartment
65.03 sq. metres (700 sq. ft.)

No. P-G-17, Block P, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor Darul Ehsan.

Assignor(s): Nur Adilah Binti Yusof
Solicitors: M/S A. Rahim & Co.
Our ref: HASB/4365/AMBB/26
Note: Successful bidder has to pay an outstanding sum of RM1,812.50 due to Developer under the Principal Sale and Purchase Agreement.

RAWANG

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

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

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

For online bidders please refer to the Terms & Conditions on www.heritageauctioneers.my on the manner of payment of the deposit.
FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee herein or the undermentioned Auctioneer.

HERITAGE AUCTIONEERS SDN. BHD. [200701033225 (791253-V)]
[formerly known as Heritage Auction House Enterprise (001269594-A)]
Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.
Tel: 03 7890 0501
Whatsapp Hotline: 011 5585 1442
Email: hauctionhouse@gmail.com
Website: **www.heritageauctioneers.my**
Facebook : heritageauctioneersMY

HERITAGE eBid Auction LIVE

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Heritage Est. 2000 Auctioneers Sdn Bhd ebid Experts 791253-V

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

Property Auction House Sdn Bhd
ONLINE AUCTION

Date/Day : 17 November 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



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

03-7452 1318 | ambank.com.my

AmBank AmBank Islamic

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 17th DAY OF NOVEMBER, 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
lv) 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: RM640,000.00 — Dengkil



Description: Double storey terraced house (BUMI LOT)
Address: No. 21, Jalan Ruby 6, Taman Ruby, 43800 Dengkil, Selangor Darul Ehsan.
Area: approx 256 sq metres (2,756 sq feet)
Customer(s): Ahmad Farid Bin Ariffin
Solicitor: M/S B.H. Gan, Nor & Kim
Our Ref: PAH42411
AMBANK ISLAMIC BERHAD

2 — RESERVE PRICE: RM260,000.00 — Sepang



Description: Serviced apartment
Address: Unit No. 14-29, Tengerine Suites, Persiaran Sunsuria, Bandar Sunsuria, 43900 Sepang, Selangor Darul Ehsan.
Area: approx 65 sq metres (700 sq feet)
Customer(s): Alif Amirul Bin Azmi & Nor Azizah Binti Ismail
Solicitor: M/S Zain Megat & Murad
Our Ref: PAH42409
AMBANK ISLAMIC BERHAD

3 — RESERVE PRICE: RM190,000.00 — Ampang



Description: SOHO
Address: No. S-12-17, Block S, Astrum Ampang, Jalan Enggang 4, Taman Keramat, 68000 Ampang, Selangor Darul Ehsan.
Area: approx 26 sq metres (280 sq feet)
Customer(s): Ameer Asyraaf Bin Mohd Farid
Solicitor: M/S Zain Megat & Murad
Our Ref: PAH42410
AMBANK ISLAMIC BERHAD

4 — RESERVE PRICE: RM152,000.00 — Sungai Buloh



Description: 3 bedroom apartment
Address: Unit No. F-504, 4th Floor, Block F, Iris Apartment, Persiaran Saujana 4, Taman Saujana Utama, 47000 Sungai Buloh, Selangor
Area: approx 70.00 sq metres (753 sq feet)
Assignor(s): Hasnita Binti Othman
Solicitor: M/S B.H. Gan, Nor & Kim
Our Ref: PAH42321(2)

5 — RESERVE PRICE: RM50,000.00 — Klang



Description: Apartment
Address: Unit No. 38-2-A, Jalan Bendahara 55, Taman Saujana Jati, 41000 Klang, Selangor Darul Ehsan
Area: approx 64 sq metres (689 sq feet)
Assignor(s): Adnan Bin Husain
Solicitor: M/S Zain Megat & Murad
Our Ref: PAH42408

J1 — RESERVE PRICE: RM480,000.00 — Masai



Description: service apartment
Address: Unit No. #17-15, Blok C, Pangsapuri Ikatan Flora, Jalan Permas 2, Bandar Baru Permas Jaya, 81750 Masai, Johor.
Assignor(s): Alice Pang Siew Ling
Solicitor: M/S A. Rahim & Co (JB)
Our Ref: PAHJ/8063(1)/11/2026(LA)

J2 — RESERVE PRICE: RM480,000.00 — Batu Pahat



Description: Double storey terrace house
Area: 153 sq metres (1,647 sq feet)
Address: No. 13, Jalan Putera Indah 9/3, Taman Putera Indah, 83010 Batu Pahat, Johor
Assignor(s): Ashshaherza Binti Alias.
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/6973(2)/11/2026(LA)-01
Ambank Islamic Berhad

J3 — RESERVE PRICE: RM440,000.00 — Masai



Description: 2 bedroom service apartment
Area: 107 sq metres (1,512 sq feet)
Address: Unit No. C-23A-03, Block C, Kota Lindungan Hijau Jalan Mersawa 16, Taman Cahaya Kota Puteri, 81750 Masai Johor
Assignor(s): Jaimie Johann Hashim
Solicitor: M/S A. Rahim & Co (Kluang)
Our Ref: PAHJ/7978(2)/11/2026(LA)

J4 — RESERVE PRICE: RM430,000.00 — Masai



Description: service apartment
Area: 103 sq metres (1,109 sq feet)
Address: Unit No. 07-08, Block C, Kota Lindungan Hijau, Jalan Mersawa 16, Taman Cahaya Kota Puteri, 81750 Masai Johor.
Assignor(s): Chan Yoou Zong
Solicitor: M/S A. Rahim & Co (Kluang)
Our Ref: PAHJ/8061(1)/11/2026(LA)

J5 — RESERVE PRICE: RM440,000.00 — Johor Bahru



Description: 2 bedroom service apartment
Area: 87 sq metres (937 sq feet)
Address: #25-01, Block A, Pangsapuri Dwi Aliff, Jalan Tampoi, 81200 Johor Bahru, Johor.
Assignor(s): Farah Fazulah Binti Abdullah
Solicitor: M/S A. Rahim & Co (Kluang)
Our Ref: PAHJ/8062(1)/11/2026(LA)

J6 — RESERVE PRICE: RM370,000.00 — Puchong



Description: corner 3 bedroom condominium
Area: 97.00 sq metres (1,044 sq feet)
Address: Block C-16-05, Pangsapuri Puncak Mutiara, Jalan Mutiara 2, Taman Mutiara Indah, 47100 Puchong, Selangor Darul Ehsan.
Assignor(s): Woo Mun Chung
Solicitor: M/S Vas & Co
Our Ref: PAHJ/8030(2)/11/2026(LA)

J7 — RESERVE PRICE: RM368,000.00 — Johor Bahru



Description: Luxurious apartment
Area: 114 sq metres (1,227 sq feet)
Address: Unit No. 06-07, Blok C, Kondominium Mutiara, Jalan Larkin Perdana 2, Taman Larkin Perdana, 80350 Johor Bahru, Johor
Assignor(s): Shanmuganath A/L K. Ganasan
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/8039(2)/11/2026(LA)

J8 — RESERVE PRICE: RM336,000.00 — Johor Bahru



Description: 2 bedroom service apartment
Area: 91 sq metres (980 sq feet)
Address: #22-06, Blok C, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor
Assignor(s): Thuan Kit Wee
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/8036(2)/11/2026(LA)

J9 — RESERVE PRICE: RM390,000.00 — Pengerang



Description: stratified double storey terrace house intermediate lot
Area: 143 sq metres (about 1,540 sq feet)
Address: No. 18, Jalan Gunung Panti 16, Bukit Pelali @ Pengerang, 81600 Pengerang, Johor
Assignor(s): Lim Jin Hui
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/8051(1)/10/2026(LA)-03

J10 — RESERVE PRICE: RM248,000.00 — Kuala Lumpur



Description: (3) bedroom service apartment
Area: 89 sq metres (958 sq feet)
Address: No. E3-7-8, Block E3, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.
Assignor(s): Kajesh A/L S Lazaroo
Solicitor: M/S Azhar & Wong
Our Ref: PAHJ/7973(2)/11/2026(LA)

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J11 | **RESERVE PRICE: RM220,000.00** | **Semenyih**



Description: Service apartment
Area: 80 sq metres (about 861 sq feet)
Address: No. A-25-16, Blok A, Kiara Plaza, Jalan Semenyih 43500 Semenyih, Selangor
Assignor(s): Hooi Sai Yee & Pua Mui Yee
Solicitor: M/S Azhar & Wong
Our Ref: PAHJ/7974(2)/11/2026(LA)

J12 | **RESERVE PRICE: RM192,000.00** | **Kuala Lumpur**



Description: Office suite
Area: 43 sq metres (463 sq feet)
Address: No. T1-08-10, Arte + @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.
Assignor(s): Lim Yee May
Solicitor: M/S Azhar & Wong
Our Ref: PAHJ/8034(2)/11/2026(LA)

J13 | **RESERVE PRICE: RM160,000.00** | **Batu Pahat**



Description: Double storey medium low cost terrace house
Area: 81.758 sq metres (880 sq feet)
Address: No. 24, Jalan Putera Indah 12/9, Taman Putera Indah, 83010 Batu Pahat, Johor.
Assignor(s): Jurif Bin Dawam
Solicitor: M/S A. Rahim & Co (JB)
Our Ref: PAHJ/7100(2)/11/2026(LA)-01

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

DEPOSIT: All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%) of the reserve price or a minimum of RM2,000.00 whichever is higher** by **Bank Draft** or **Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad for the a/c of (Assignor/Borrower) or remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.**

Online bidders are further subject to the Terms and Conditions on ebid.auctions.com.my.

HOW TO JOIN OUR ONLINE E-BIDDING AUCTION?

1. View page: ebid.auctions.com.my
2. Click "SIGNUP" Button
3. Complete All Fields, Attached With Supporting Documents
4. Click "SUBMIT" Button To Register Your Account
5. Register Successful!
6. Placement of "Auction Deposit" To Participate In Live Auction
7. Bid From Your Own Place With Internet On The Auction Day
8. Successful Bidder - Congratulations!
   Unsuccessful Bidder - Refund Deposit

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

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

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

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

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 18 November 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



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

03-7452 1318 | ambank.com.my

AmBank AmBank Islamic

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**.

Bid Online

DATE : WEDNESDAY,THE 18TH OF NOVEMBER 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 : RM375,000.00



ISLAMIC

Description	: Single storey terraced intermediate
Land Area	: Approx. 162.4 sqm. / 1,748.059 sqft.
Built-up Area	: Approx. 118.950 sqm. / 1,280.368 sqft.
Our Ref.	: AMB-2025-0147
Assignee	: AmBank Islamic Berhad
Bank Ref	: 88820004308174
Solicitors	: S.K. Ling & Tan Advocates (Kch)

Lot 12402, Desa Senadin Phase 8, Off Jalan Lutong-Kuala Baram, 98100 Miri, Sarawak

LOT 2 — KOTA SAMARAHAN — RESERVE PRICE : RM350,000.00



Description	: Single storey terraced intermediate
Land Area	: Approx. 180.90 sqm. / 1,947.21 sqft.
Built-up Area	: Approx. 77.00 sqm. / 828.83 sqft.
Our Ref.	: AMB-2024-0122
Assignee	: AmBank (M) Berhad
Bank Ref	: 88820003586459
Solicitors	: S.K. Ling & Tan Advocates (Kch)

No. 14 (Survey Lot 9474), Lorong Samarindah Baru 15D4, Taman Samarindah Baru, Off Jalan Datuk Mohammad Musa / Kuching Outer Ring Road, 94300 Kota Samarahan, Sarawak

LOT 3 — KUCHING — RESERVE PRICE : RM460,000.00



Description	: Single storey terraced corner
Land Area	: Approx. 286.10 sqm. / 3,079.58 sqft.
Built-up Area	: Approx. 66.00 sqm. / 710.42 sqft..
Our Ref.	: AMB-2024-0106
Assignee	: AmBank (M) Berhad
Bank Ref	: 1150200040101
Solicitors	: S.K. Ling & Tan Advocates (Kch)

No. 543, Lot 1738 (S/L 102), Lorong High Park 2D1A, Country View Estate (Taman High Park), Batu 11½, Off Jalan Kuching-Serian, 93250 Kuching, Sarawak (Bumiputra Reserved Lot)

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
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DISCLAIMER: The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Propective 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 whatsover and neither the Auctioneer, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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(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.

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2. Log in as member, select your interested property.
3. Bidder Registration
   a) register as an online bidder ;
   b) complete the online registration; and
   c) upload all requisite documents (e.g,copies of NRIC, bank draft/EFT slip as proof of deposit payment, authority letter etc)
4. Approval SMS and/or e-mail will be sent to your registered mobile number and/or email address upon approval.
5. E-Bidding notification SMS and/or e-mail which contains:-
   a) Bidder Number
   b) e-Bidding Pin will be sent on the auction day prior to the auction.

ONLINE BIDDING STEPS

1. Log in to your member account at https://praisemillion. com.my
2. Select :-
   (a) Approved Lot List
   (b) e-Bidding Login
   (c) key in the given Bidder Number and PIN Number
3. You will be directed to the bidding screen of the approved lot upon Auctioneer start the auction of that lot.
4. YOU ARE READY TO PLACE BIDS!!!

◊ 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)

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