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

ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION

Date/Day : 24 November 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

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

PROCLAMATION OF SALE

IN EXCERCISE OF THE RIGHTS AND POWER CONFERRED UPON AMBANK (M) BERHAD (196901000166/8515-D) / AMBANK ISLAMIC BERHAD (199401009897/295576-U) AND THE ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER WILL SELL THE PROPERTIES DESCRIBED BELOW BY:-

PUBLIC AUCTION

VIA ONLINE BIDDING eZ2Bid

DATE : 24 NOVEMBER 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 successfulbidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and /or the relevant authorities.

EZ 1 — RESERVE PRICE: RM140,000.00 — KUALA LUMPUR



Type : 2 Bedroom Low Cost Flat
Area : Approx. 608 sqft (56.51 sqmt)
Assignor(s): Muhd Fairuz Bin Mohd Arof & Qurairatu Aisyah Binti Zul Azari
Solicitor : M/S Vas & Co. (Tel: 03-33245050) **ISLAMIC**

No. 61, Block RP2, Jalan Maju Utama, Taman Lembah Maju, 56100 Kuala Lumpur.

EZ 2 — RESERVE PRICE: RM157,464.00 — KAJANG



Type : 3 Bedroom Apartment
Area : Approx. 1,001 sqft (93 sqmt)
Assignor(s) : Mohd Fathi Bin Kassim
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-26987533)

P11-C-03A-06, Sri Lavender Apartment, Jalan Sepakat Indah 2/2, Taman Sepakat Indah II, Sungai Chua, 43000 Kajang, Selangor.

EZ 3 — RESERVE PRICE: RM160,000.00 — PETALING JAYA



Type : 3 Bedroom Low Cost Apartment
Area : Approx. 657 sqft (61 sqmt)
Assignor(s) : Anuar Bin Jusoh
Solicitor : M/S Vas & Co. (Tel: 03-33245050)
Note : BUMIPUTRA UNIT

A-7-06, Block A (Melur), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor.

EZ 4 — RESERVE PRICE: RM170,000.00 — SHAH ALAM



Type : Stratified Office Lot
Area: Approx. 527 sqft (49 sqmt)
Assignor(s) : Yung Soon Fook & Lim Kim Yin
Solicitor : M/S B.H. Gan, Nor & Kim (Tel: 03-21429393)

No. 22-16, Avenue Crest, No. 2A, Jalan Jubli Perak 22/1, Seksyen 22, 40300 Shah Alam Selangor.

EZ 5 — RESERVE PRICE: RM200,000.00 — SUBANG JAYA



Type : 2 Bedroom Serviced Apartment
Area : Approx. 581 sqft (54 sqmt)
Assignor(s) : Ng Chee Keong
Solicitor : M/S A Rahim & Co (Tel: 03-22824922)

No. C29-01, (on site is Block C), Rhythm Avenue, Persiaran Kewajipan, USJ 19, 47630 Subang Jaya, Selangor.

EZ 6 — RESERVE PRICE: RM310,000.00 — KLANG



Type : 3 Bedroom Apartment
Area : Approx. 904 sqft (84 sqmt)
Assignor(s) : Thanesh Kumar A/L Periana
Solicitor : M/S Nik Hisham Fakihah & Co (Tel: 03-41012399)

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

EZ 7 — RESERVE PRICE: RM152,280.00 — MELAKA



Type : 2 Bedroom Service Aparment
Area : Approx. 688 sqft (64 sqmt)
Assignor(s) : Wong Boon Jie
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)

D-08-33A, Menara D, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.

EZ 8 — RESERVE PRICE: RM310,000.00 — JOHOR BAHRU



Type : 1 Bedroom Serviced Apartment
Area : Approx. 657 sqft (61 sqmt)
Assignor(s) : Woon Wee Sheng
Solicitor : M/S A Rahim & Co (Tel: 07-2440001)

E28-07, Menara E, Residensi KSL Kangkar Tebrau (Also Known As KSL Residences 2), Jalan Kesum, 81100 Johor Bahru, Johor.

EZ 9 — RESERVE PRICE: RM240,000.00 — JOHOR BAHRU



Type : Serviced Apartment
Area : Approx. 603 sqft (56 sqmt)
Assignor(s) : Tan Say Ghee
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 07-2268272)

No. 17-3A, Block C1, Pangsapuri Mayland Austin, Jalan Mutiara Emas 9/23, Taman Mount Austin, 81100 Johor Bahru, Johor.

AmBank (M) Berhad AmBank Islamic Berhad

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

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

ESZAM AUCTIONEER SDN. BHD.
(200701002904/760902-H)
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

AmBank AmBank Islamic

EZ 10 RESERVE PRICE : **RM380,000.00** JOHOR BAHRU



Type : Serviced Apartment
Area : Approx. 850 sqft (78.98 sqmt)
Assignor(s) : Logeswary A/P Gopal
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 07-2268272)

Unit No. 21-14, Menara A, Residensi Mutiara Indah, Jalan Indah, Kawasan Perniagaan Indah, 81200 Johor Bahru, Johor.

EZ 11 RESERVE PRICE : **RM250,000.00** SKUDAI



Type : Studio Serviced Apartment
Area : Approx. 452 sqft (42 sqmt)
Assignor(s) : Lim Yee May
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 07-2268272)

B-09-10, Inspira Bestari (also known as D'Inspire Residences), Jalan Bestari 15/2, Taman Nusa Bestari, 81300 Skudai, Johor.

EZ 12 RESERVE PRICE : **RM380,000.00** ISKANDAR PUTERI



Type : Serviced Apartment
Area : Approx. 871 sqft (80.93 sqmt)
Assignor(s) : Sim Chun Sin
Solicitor : M/S Nor Ding & Co. (Tel: 07-3311252)

ISLAMIC

No. 17-09, Menara A, Residensi Idaman Ria, Jalan Susur Idaman, Nusa Idaman, 79100 Iskandar Puteri, Johor.

ONLINE BIDDING STEP

eZ2Bid

www.eszamauctioneer.com



Scan Me
Eszam Auctioneer
www.eszamauctioneer.com

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

RESERVE PRICE: THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, SEPARATELY, TO THE RESPECTIVE RESERVED PRICE AS MENTIONED ABOVE AND TO THE PROCLAMATION OF SALE AND CONDITION OF SALE AND SUBJECT TO CONSENT (IF APPLICABLE) BEING OBTAINED BY THE PURCHASER FROM THE DEVELOPER / PROPRIETOR AND OTHER RELEVANTS AUTHORITIES.

DEPOSIT: ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT WITH THE AUCTIONEER, PRIOR TO THE AUCTION SALE, **TEN PERCENT (10%) OF THE FIXED RESERVE PRICE OR MINIMUM OF RM2,000.00** WHICHEVER IS HIGHER BY **BANK DRAFT OR CASHIER'S ORDER ONLY IN FAVOUR OF AMBANK (M) BERHAD/ AMBANK ISLAMIC BERHAD FOR THE ACCOUNT OF (ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S) NAME) OR REMIT THE SAME THROUGH ONLINE BANKING TRANSFER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE. FOR ONLINE BIDDERS, PLEASE REFER TO THE TERMS AND CONDITIONS ON www.eszamauctioneer.com FOR MANNER OF PAYMENT OF THE DEPOSIT.** THE BALANCE OF THE PURCHASE MONEY TO BE SETTLED WITHIN NINETY **(90) DAYS** FROM THE DATE OF AUCTION SALE.

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

MOHD NIZAM BIN MOHD SHARIF (P.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

AmBank AmBank Islamic

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

ARENA AUCTIONEERS SDN BHD
ONLINE AUCTION

Date/Day : 25 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
25 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 4 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 870,000.00 | KOTA KINABALU



DESCRIPTION : A DOUBLE STOREY CORNER TERRACED HOUSE
LAND AREA : 2,635.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ERICH BIN NICHOLAS
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 94201
NOTE : NON - BUMIPUTERA LOT

HOUSE NO. 62, LOT NO. 147, LORONG CERAH 9, TAMAN CERAH, PHASE 4B, JALAN TUARAN BYPASS, 88450 KOTA KINABALU SABAH

AA02 | RESERVE PRICE : RM 650,000.00 | LAHAD DATU



DESCRIPTION : A DOUBLE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,798.58 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD RAPI BIN TAMRING & RASNA BINTI MOHAMMAD RAPI
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3425/AMBB (S)/301/028/26-M01(BK-1)
LOT ID : 94220

LOT NO. 210, BANDAR SRI PERDANA, PHASE 4A, JALAN SILAM, 91100 LAHAD DATU SABAH

AA03 | RESERVE PRICE : RM 650,000.00 | KOTA KINABALU



DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,468.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NG HONG KIAT & ESSAYANTI BINTI BUHAMIN
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3495/AMBB (S)/309/036/26-M01(BK-1)
LOT ID : 97675
NOTE : NON - BUMIPUTERA LOT

LOT NO. 149, LORONG RIMBA 8, TAMAN RIMBA PHASE 3, 88450 KOTA KINABALU SABAH

AA04 | RESERVE PRICE : RM 615,000.00 | LAHAD DATU



DESCRIPTION : DOUBLE STOREY SEMI-DETACHED (TYPE 1)
LAND AREA : 3,237.77 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MUHAMMAD YUSRI BIN LANORI
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3391/AMBB (S)/279/006/26-N01(BK-1)
LOT ID : 93592
NOTE : NON - BUMIPUTERA LOT

TITLE LOT B25, MDLD 10585, TAMAN PALM HEIGHTS, PHASE 4, JALAN DAM, 91100 LAHAD DATU SABAH

AA05 | RESERVE PRICE : RM 600,000.00 | LAHAD DATU



DESCRIPTION : A DOUBLE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,018.20 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MANSOR BIN MALIK & NURHAIDAH BINTI KANDALANG
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3424/AMBB (S)/300/027/26-M01(BK-1)
LOT ID : 94219
NOTE : BUMIPUTERA LOT

LOT 45, PALM HEIGHTS, PHASE 4, JALAN DAM, 91100 LAHAD DATU SABAH

AmBank | AmBank Islamic

AA06 | RESERVE PRICE : RM 550,000.00 | TAWAU



DESCRIPTION : A SINGLE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,349.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : WONG VUI LUN & LAU CHUI YEE
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 93603
NOTE : NON - BUMIPUTERA LOT

TB 19517, LOT NO. 473, BANDAR SRI INDAH PHASE 5G, [INDAH REGENCY II], MILE 10, JALAN APAS, 91000 TAWAU SABAH

AA07 | RESERVE PRICE : RM 550,000.00 | KOTA KINABALU



DESCRIPTION : AN INTERMEDIATE DOUBLE STOREY TERRACED HOUSE
LAND AREA : 1,526.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : JOHARI BIN UMAR BAKI & SITI MAIMUNAH BINTI SUKARNO
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
LOT ID : 94202
NOTE : BUMIPUTERA LOT

LOT NO. 203 (DBKK HOUSE NO. 10, LORONG CERAH 10), TAMAN CERAH, PHASE 5A, TYPE B1, MENGGATAL, OFF JALAN TUARAN BYPASS, 88450 KOTA KINABALU SABAH

AA08 | RESERVE PRICE : RM 530,000.00 | TAWAU



DESCRIPTION : DOUBLE STOREY CORNER TERRACE HOUSE
LAND AREA : 3,044.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : JUALIANA BINTI JALI & PATHANSASAH @ ZAKARIA BIN PANGLIE & MOHD HUSYAIMI BIN ARMI
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 94216
NOTE : BUMIPUTERA LOT

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

AA09 | RESERVE PRICE : RM 450,000.00 | SANDAKAN



DESCRIPTION : INTERMEDIATE DOUBLE STOREY TERRACE HOUSE
LAND AREA : 1,710.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MUHAMMAD AMIN BIN PUIDIN
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 97677
NOTE : NON - BUMIPUTERA LOT

LOT 300, ASTANA HEIGHTS PHASE 5A, JALAN LALANG, MILE 1.5, JALAN UTARA, 90000 SANDAKAN SABAH

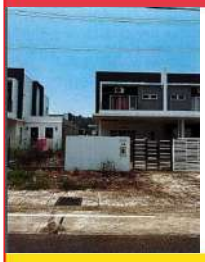
AA10 | RESERVE PRICE : RM 425,000.00 | PENAMPANG



DESCRIPTION : A CORNER APARTMENT UNIT SITUATED ON THE THIRD FLOOR WITHIN A 4-STOREY WALK-UP APARTMENT BLOCK
FLOOR AREA : 1,340.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : HO CHEW YUN @ JENNY HO
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 94217
NOTE : BUMIPUTERA LOT

LOT NO. F5-3, BLOCK F, THIRD FLOOR, TYPE E, DELTA HEIGHTS PHASE 1, OFF JALAN DUTA BUNDUSAN, 88300 PENAMPANG SABAH

AA11 | RESERVE PRICE : RM 400,000.00 | TAWAU



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE CORNER TERRACED HOUSE – TYPE C3
LAND AREA : 2,276.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD IRWAN BIN MOHD SIDIK
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
LOT ID : 94205
NOTE : BUMIPUTERA LOT

TB 435, LOT NO. 1816, BANDAR SRI INDAH PHASE 5I, KM 16 (MILE 10), JALAN APAS, 91000 TAWAU SABAH

AA12 | RESERVE PRICE : RM 395,000.00 | PENAMPANG



DESCRIPTION : AN INTERMEDIATE APARTMENT UNIT SITUATED ON THE FIRST FLOOR WITHIN 4-STOREY WALK-UP APARTMENTS
FLOOR AREA : 1,054.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : KONG CHEUK YEH @ CLEMENT KONG
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
LOT ID : 94203

LOT NO. 5 (MDP NO. C5-1), BLOCK C, FIRST FLOOR, TAMAN LEMBAH SHANTUNG, OFF JALAN PENAMPANG LAMA, 88300 PENAMPANG SABAH

AA13 | RESERVE PRICE : RM 390,000.00 | TAWAU



DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,800.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : RUDY BIN ROMEO
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 93601
NOTE : NON - BUMIPUTERA LOT

LOT 1063, TB 18215, BANDAR SRI INDAH, PHASE 5B, OFF KM 16, JALAN APAS, 91000 TAWAU SABAH

AA14 | RESERVE PRICE : RM 380,000.00 | TAWAU



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE
LAND AREA : 1,353.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MOHD RAZIS BIN MOKHTAR & NOOR HANI BINTI MOKTAR
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 94222
NOTE : BUMIPUTERA LOT

TB 278, LOT 1659, BANDAR SRI INDAH, PHASE 5H, KM 16 (MILE 10), JALAN APAS, 91000 TAWAU SABAH

AA15 | RESERVE PRICE : RM 370,000.00 | PAPAR



DESCRIPTION : A 3-BEDROOM CONDOMINIUM WITH COMMON LIFTS FACILITY
FLOOR AREA : 1,060.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : FUNG FUH SHUNG
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 93602
NOTE : NON - BUMIPUTERA LOT

LOT NO. D-G-3A, GROUND FLOOR, BLOCK D, TAMAN KONDOMINIUM PALMA, KINARUT PHASE 1, 89600 PAPAR SABAH

AmBank AmBank Islamic

AA16 | RESERVE PRICE : RM 340,000.00 | TAWAU



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE-CORNER TERRACED HOUSE - TYPE C2
LAND AREA : 2,276.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NUR ASYIKIN BINTI SIDDEK & KHAIRUL NIZAM BIN BINIT
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 94223

TB 274, LOT NO. 1655, BANDAR SRI INDAH PHASE 5H, KM 16 (MILE 10), JALAN APAS, 91000 TAWAU SABAH

AA17 | RESERVE PRICE : RM 325,000.00 | KOTA KINABALU



DESCRIPTION : A CORNER "LEVEL G" APARTMENT UNIT SITUATED WITHIN A 4-STOREY APARTMENT BLOCK WITH LIFT FACILITIES
FLOOR AREA : 808.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : RAJ MOHAR PILLAI
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 97676
NOTE : BUMIPUTERA LOT

LOT NO. AC/C/G/08, BLOCK C, LEVEL G, TYPE A, RESIDENSI ACACIA PHASE 1, MENGGATAL, OFF JALAN TUARAN, 88450 KOTA KINABALU SABAH

AA18 | RESERVE PRICE : RM 320,000.00 | TUARAN



DESCRIPTION : A CORNER APARTMENT UNIT (TYPE B)
FLOOR AREA : 1,029.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NORMAH BINTI MAMMAD @ MAMAU
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 93593
NOTE : NON - BUMIPUTERA LOT

UNIT NO. C-2-3A, BLOCK C, 2ND FLOOR, TYPE B, E RESIDENCE @ TELIPOK PHASE 1, KAMPUNG LENGKIBING, 89200 TUARAN SABAH

AA19 | RESERVE PRICE : RM 310,000.00 | KOTA KINABALU



DESCRIPTION : AN INTERMEDIATE "LEVEL 03" APARTMENT UNIT SITUATED WITHIN A 4-STOREY APARTMENT BLOCK WITH LIFT FACILITIES
FLOOR AREA : 796.50 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : ELDY BIN LINUS & LINUS BIN SATING
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 96217
NOTE : BUMIPUTERA LOT

LOT NO. AC/H/03/13A, BLOCK H, LEVEL 03, TYPE B, RESIDENSI ACACIA PHASE 2, MENGGATAL, OFF JALAN TUARAN, 88450 KOTA KINABALU SABAH

AA20 | RESERVE PRICE : RM 310,000.00 | TUARAN



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE
LAND AREA : 840.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : HALIMAH BINTI SIDUM & GANTI BINTI SIDUM
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
LOT ID : 97679

LOT NO. 100, TAMAN PRIMA VILLA, 89257 TUARAN SABAH

AA21 | RESERVE PRICE : RM 300,000.00 | KOTA KINABALU



DESCRIPTION : AN INTERMEDIATE FOURTH FLOOR APARTMENT UNIT
FLOOR AREA : 871.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : AJIT BIN MATZAE
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 93587
NOTE : NON - BUMIPUTERA LOT

LOT NO. L-4F-8, BLOCK L, 4TH FLOOR, UNIT NO. 8, APARTMEN ANGKASA PHASE 2; KAMPUNG DARAU, RAMPAYAN, MANGGATAL, 88450 KOTA KINABALU SABAH

AA22 | RESERVE PRICE : RM 300,000.00 | KOTA KINABALU



DESCRIPTION : A CORNER APARTMENT UNIT
FLOOR AREA : 725.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : CHUNG VUI ONN & VOO YUN LI @ GLACE
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 97682
NOTE : NON - BUMIPUTERA LOT

LOT NO. C-1-2, BLOCK C, LEVEL FIRST (TYPE A), CORNER UNIT, TAMAN RESIDENSI MILENIUM, 88450 KOTA KINABALU SABAH

AA23 | RESERVE PRICE : RM 295,000.00 | TUARAN



DESCRIPTION : AN INTERMEDIATE APARTMENT UNIT SITUATED ON THE THIRD FLOOR OF A 5-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)
FLOOR AREA : 1,029.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : JALALUDDIN BIN MASAUD
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 94214
NOTE : NON - BUMIPUTERA LOT

UNIT NO. I-3-6, BLOCK I, LEVEL 3, TYPE B, E RESIDENCE @ TELIPOK PHASE 2A, OFF JALAN TUARAN, 89200 TUARAN SABAH

AA24 | RESERVE PRICE : RM 280,000.00 | KENINGAU



DESCRIPTION : SINGLE STOREY INTERMEDIATE TERRACED HOUSE
LAND AREA : 1,820.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : HELBERTH BIN NASIP & FLORENCE DANIUS
SOLICITOR : MESSRS WONG & SHIM (KK)
LOT ID : 93590

LOT NO. 107, BLOCK NO. 3, TAMAN HARMONY VILLA, PHASE 1, OFF JALAN BINGKOR BYPASS, 89000 KENINGAU SABAH

AA25 | RESERVE PRICE : RM 280,000.00 | KOTA KINABALU



DESCRIPTION : A SECOND FLOOR INTERMEDIATE APARTMENT UNIT WITHIN A 9-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)
FLOOR AREA : 871.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : DELISA BINTI KAMALUL & DALWINAH BINTI KAMALUL
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
LOT ID : 94200
NOTE : NON - BUMIPUTERA LOT

LOT NO. L-2F-6, BLOCK L, SECOND FLOOR, APARTMENT ANGKASA, PHASE 2, KG DARAU, RAMPAYAN, MENGGATAL, OFF JALAN TUARAN BYPASS, 88450 KOTA KINABALU SABAH

AmBank AmBank Islamic

AA26 | RESERVE PRICE : RM 280,000.00 | KOTA KINABALU



DESCRIPTION	:	A FIFTH FLOOR CORNER APARTMENT UNIT WITHIN A 8-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)
FLOOR AREA	:	850.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	EMMANEUL KITH MARCELLUS
SOLICITOR	:	MESSRS WONG & SHIM (KK)
LOT ID	:	96220

LOT NO. 16, BLOCK B, 5TH FLOOR (DBKK NO. B-5F-16), APARTMENT ANGKASA, KG DARAU, RAMPAYAN, MENGGATAL, OFF JALAN TUARAN BYPASS, 88450 KOTA KINABALU SABAH

AA27 | RESERVE PRICE : RM 280,000.00 | KOTA KINABALU



DESCRIPTION	:	A SIXTH FLOOR INTERMEDIATE APARTMENT UNIT WITHIN A 9-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)
FLOOR AREA	:	871.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MOHAMMAD NIZAM BIN JANIA
SOLICITOR	:	MESSRS WONG & SHIM (KK)
LOT ID	:	96223

LOT NO. K-6F-10, BLOCK K, 6TH FLOOR, APARTMEN ANGKASA, PHASE 2, KG DARAU, RAMPAYAN, MENGGATAL, OFF JALAN TUARAN BYPASS, 88450 KOTA KINABALU SABAH

AA28 | RESERVE PRICE : RM 250,000.00 | KOTA KINABALU



DESCRIPTION	:	A CORNER THIRD FLOOR APARTMENT UNIT
FLOOR AREA	:	714.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MOHD TARMIZI BIN A RAHMAN
SOLICITOR	:	MESSRS DR. YEE, TAN & ASSOCIATES
LOT ID	:	93591
NOTE	:	NON - BUMIPUTERA LOT

UNIT NO. E2-3 (DBKK E-3-2), THIRD FLOOR, BLOCK E, LORONG KONDO APARTMENT UNIVERSITY 6, UNIVERSITY CONDO APARTMENT; JALAN UMS, 89200 KOTA KINABALU SABAH

AA29 | RESERVE PRICE : RM 245,000.00 | KOTA KINABALU



DESCRIPTION	:	A CORNER APARTMENT UNIT SITUATED ON THE FIRST FLOOR OF A 4-STOREY WALK-UP APARTMENT BLOCK (TYPE A3A)
FLOOR AREA	:	729.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	BONNY FREDOLIN
SOLICITOR	:	MESSRS WONG & SHIM (KK)
LOT ID	:	94215
NOTE	:	NON - BUMIPUTERA LOT

UNIT NO. E7-1 (DBKK NO. E-1-7, LORONG KONDO APARTMENT UNIVERSITY 5) FIRST FLOOR, BLOCK E, UNIVERSITY CONDO APARTMENT, OFF JALAN UMS, 88450 KOTA KINABALU SABAH

AA30 | RESERVE PRICE : RM 200,000.00 | PUTATAN



DESCRIPTION	:	A FIRST FLOOR CORNER APARTMENT UNIT
FLOOR AREA	:	631.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	PAULINE BT ALEXANDER LAWRENCE SUNGI
SOLICITOR	:	MESSRS WONG & SHIM (KK)
LOT ID	:	93594

UNIT NO. B11, FIRST FLOOR, BLOCK LC, TAMAN KETIAU, JALAN KETIAU TOMBOVO, 88200 PUTATAN SABAH

AA31 | RESERVE PRICE : RM 200,000.00 | TUARAN



DESCRIPTION	:	AN APARTMENT UNIT SITUATED ON THE SECOND FLOOR OF A 4-STOREY APARTMENT BUILDING (A LOW MEDIUM COST APARTMENT UNIT)
FLOOR AREA	:	750.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	FELICIA ANN SAKONG BINTI AKUAN
SOLICITOR	:	MESSRS DR. YEE, TAN & ASSOCIATES
LOT ID	:	93605

LOT NO. T-2F-1, BLOCK T, SECOND FLOOR, LORONG TUARAN IMPIAN 18, APARTMENT TUARAN IMPIAN FASA 2A, 89200 TUARAN SABAH

AA32 | RESERVE PRICE : RM 195,000.00 | PUTATAN



DESCRIPTION	:	AN INTERMEDIATE FIRST FLOOR APARTMENT UNIT
FLOOR AREA	:	650.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	ASMIN BIN RASMUN & CHELSEA ANNE BINTI THIEN SHIN
SOLICITOR	:	MESSRS WONG & SHIM (KK)
LOT ID	:	95495

UNIT NO. D-1-03, BLOCK D, FIRST FLOOR, TAMAN PASIR PUTIH, PHASE 3B, OFF JALAN PUTATAN, 88200 PUTATAN SABAH

AA33 | RESERVE PRICE : RM 186,300.00 | TUARAN



DESCRIPTION	:	AN INTERMEDIATE APARTMENT UNIT SITUATED ON THE FIRST FLOOR OF A 5-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)
FLOOR AREA	:	1,029.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MOHD KHAIRUL ANUAR BIN MUHAMAD KASIM
SOLICITOR	:	MESSRS DR. YEE, TAN & ASSOCIATES
LOT ID	:	93597
NOTE	:	NON - BUMIPUTERA LOT

UNIT NO. H-1-10, BLOCK H, LEVEL 1, TYPE C, E RESIDENCE @ TELIPOK PHASE 2A, OFF JALAN TUARAN, 89200 TUARAN SABAH

AA34 | RESERVE PRICE : RM 170,000.00 | KOTA KINABALU



DESCRIPTION	:	AN INTERMEDIATE APARTMENT UNIT SITUATED ON THE SECOND FLOOR OF A 5-STOREY WALK-UP APARTMENT UNIT
FLOOR AREA	:	647.29 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MASTHOWELL BIN MUSAH
SOLICITOR	:	MESSRS WONG & SHIM (KK)
LOT ID	:	93589

UNIT NO. C19, BLOCK LG, SECOND FLOOR, SERAYA APARTMENT (DBKK NO. 4-2-19, BLOCK SERAYA G, LORONG PUTERA JAYA 11F), PUTERA JAYA, OFF KM 21, JALAN TUARAN, TELIPOK, 88450 KOTA KINABALU SABAH

AA35 | RESERVE PRICE : RM 170,000.00 | TAWAU



DESCRIPTION	:	A DOUBLE STOREY INTERMEDIATE TERRAED HOUSE
LAND AREA	:	809.15 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	AIDIL BIN ABD JALIL
SOLICITOR	:	MESSRS WONG & SHIM (KK)
LOT ID	:	97674

TB 14622, LOT A303, TAMAN SEMARAK JAYA [BAL 3], PHASE A3, MILE 4, JALAN KUHARA, 91000 TAWAU SABAH

AmBank AmBank Islamic

AA36 | RESERVE PRICE : RM 145,000.00 | SANDAKAN



DESCRIPTION : LEVEL 17 APARTMENT UNIT INTERMEDIATE
FLOOR AREA : 668.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : NORTINA BINTI AZMAN & ZUL AMIRUL BIN ZULKIFLI
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3414/AMBB (S)/295/022/26-N01(BK-1)
LOT ID : 94208
NOTE : BUMIPUTERA LOT

UNIT NO. 7, BLOCK A, LEVEL 17, TYPE E(M), PR1MA @ BORNEO COVE, BULI SIM-SIM ROAD, 90000 SANDAKAN SABAH

AA37 | RESERVE PRICE : RM 133,200.00 | KOTA KINABALU



DESCRIPTION : A FIRST-FLOOR INTERMEDIATE APARTMENT UNIT
FLOOR AREA : 605.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : MENIKA BINTI SADINGKI @ JOSEPH & GEORGE JOSEPH
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3395/AMBB (S)/283/010/26-M03(BK-3)
LOT ID : 93596

LOT NO. 9 (11-2-10), 1ST FLOOR, BLOCK B211, SERI MAJU APARTMENT, OFF JALAN SEPANGAR, KUALA MENGGATAL, 88450 KOTA KINABALU SABAH

AA38 | RESERVE PRICE : RM 121,500.00 | TAWAU



DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,613.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : HADIJAH BINTI USMAN
SOLICITOR : MESSRS WONG & SHIM (KK)
REFERENCE : AASB3394/AMBB (S)/282/009/26-M04(BK-4)
LOT ID : 93595

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

AA39 | RESERVE PRICE : RM 81,000.00 | KOTA KINABALU



DESCRIPTION : A LEVEL 5 (5TH FLOOR) STUDIO APARTMENT UNIT
FLOOR AREA : 257.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S) : TERENCE KHIN WAH CHIN @ TERENCE CHIN & KONG YEE LIN @ IRENE KONG
SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES
REFERENCE : AASB3397/AMBB (S)/285/012/26-M03(BK-3)
LOT ID : 93598
NOTE : BUMIPUTERA LOT

LOT NO. 26 (DBKK NO. D-5-26), BLOCK D, 5TH FLOOR, TAMAN NELLY PHASE 8D, OFF JALAN NOUNTUN, KOLOMBONG, 88450 KOTA KINABALU SABAH

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

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

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

25 NOVEMBER 2026, WEDNESDAY, 11:30 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 700,000.00 | BAYAN LEPAS



DESCRIPTION	:	A FOUR BEDROOM SERVICE SUITE UNIT
FLOOR AREA	:	1,647.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	TAN KHAY JOON & TAN ENG THIAM
SOLICITOR	:	MESSRS ZAID IBRAHIM & CO (PENANG)
REFERENCE	:	AASB3430/AMBB (P)/402/016/26-M01(BK-1)
LOT ID	:	94225

UNIT NO. 1A-17-5, JALAN MAYANG PASIR 3, ELIT HEIGHTS, 11950 BAYAN LEPAS PULAU PINANG

AA02 | RESERVE PRICE : RM 580,000.00 | ISKANDAR PUTERI



DESCRIPTION	:	A SINGLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA	:	1,432.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	LOH KIM SEN & CHONG LI KIAN
SOLICITOR	:	MESSRS NOR DING & CO (JOHOR BAHRU)
REFERENCE	:	AASB3423/AMBB (P)/399/013/26-M01(BK-1)
LOT ID	:	94218

NO. 56, JALAN INDAH 28/6, TAMAN BUKIT INDAH, 79100 ISKANDAR PUTERI JOHOR

AA03 | RESERVE PRICE : RM 446,400.00 | JOHOR BAHRU



DESCRIPTION	:	A THREE-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA	:	1,249.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	PREM SINGH A/L MHINDER SINGH & SUNDER SINGH A/L MHINDER SINGH
SOLICITOR	:	MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
REFERENCE	:	AASB3399/AMBB (P)/389/003/26-M01(BK-3)
LOT ID	:	93600

#20-09, BLOK B, PANGSAPURI RIMBA KOTA, JALAN ABDUL SAMAD, KAMPUNG BARU, 80100 JOHOR BAHRU JOHOR

AA04 | RESERVE PRICE : RM 437,400.00 | SEMENYIH



DESCRIPTION	:	AN END LOT DOUBLE STOREY TERRACED HOUSE
LAND AREA	:	1,432.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	LOSHINI A/P KAWIDAS
SOLICITOR	:	MESSRS B H GAN, NOR & KIM (KL)
REFERENCE	:	AASB3499/AMBB (P)/404/018/26-M01(BK-4)
LOT ID	:	97678

NO. 12, JALAN IDAMAN 5, TAMAN SEMENYIH IDAMAN, 43500 SEMENYIH SELANGOR

AA05 | RESERVE PRICE : RM 390,000.00 | PASIR GUDANG



DESCRIPTION	:	DOUBLE STOREY TERRACE HOUSE
LAND AREA	:	958.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	RAFFIZZ BIN RAHIM & NOR RINA BINTI RAHIM
SOLICITOR	:	MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
REFERENCE	:	AASB3502/AMBB (P)/405/019/26-M01(BK-1)
LOT ID	:	97680
NOTE	:	BUMIPUTERA LOT

NO. 68, JALAN KELISA 3, TAMAN SCIENTEX, 81700 PASIR GUDANG JOHOR

AA06 | RESERVE PRICE : RM 390,000.00 | JOHOR BAHRU



DESCRIPTION	:	A SERVICE APARTMENT UNIT
FLOOR AREA	:	883.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	TIEW HOCK HENG
SOLICITOR	:	MESSRS A RAHIM & CO (JB)
REFERENCE	:	AASB3479/AMBB (P)/403/017/26-N01(BK-1)
LOT ID	:	94992

UNIT NO. D17-15, MENARA D, RESIDENSI KSL KANGKAR TEBRAU, JALAN KESUM, 81100 JOHOR BAHRU JOHOR

AA07 | RESERVE PRICE : RM 350,000.00 | KAJANG



DESCRIPTION	:	A 3-BEDROOM CONDOMINIUM
FLOOR AREA	:	1,119.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	NG KOK KEAT & NG KIAT HWA
SOLICITOR	:	MESSRS ZAIN MEGAT & MURAD
REFERENCE	:	AASB3412/AMBB (P)/393/007/26-N01(BK-1)
LOT ID	:	94206

NO. A-09-15, BLOCK A, SUTERA PINES, JALAN SUTERA PINES,, 43000 KAJANG SELANGOR

AA08 | RESERVE PRICE : RM 340,000.00 | PETALING JAYA



DESCRIPTION	:	A CORNER 2+1-BEDROOM CONDOMINIUM
FLOOR AREA	:	996.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	NOOR MUHAMMAD BIN HUSSIN & NOOR SAADIAH BINTI HUSSIN
SOLICITOR	:	MESSRS AZHAR & WONG (KL)
REFERENCE	:	AASB3413/AMBB (P)/394/008/26-N01(BK-1)
LOT ID	:	94207

NO. F-1601, BLOK F, PERDANA KONDOMINIUM, NO. 15, JALAN PJU 8/1, DAMANSARA PERDANA, 47820 PETALING JAYA SELANGOR

AmBank | AmBank Islamic

AA09 | RESERVE PRICE : RM 290,000.00 | RAWANG



DESCRIPTION	:	A 2-STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA	:	1,076.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	YAZID BIN AHMAD
SOLICITOR	:	MESSRS VAS & CO (KLG)
REFERENCE	:	AASB3418/AMBB (P)/398/012/26-M01(BK-1)
LOT ID	:	94213

NO. 5, JALAN ANGGERIK 3B/1, SEKSYEN BS7, BUKIT SENTOSA, 48300 RAWANG SELANGOR

AA10 | RESERVE PRICE : RM 280,000.00 | BUTTERWORTH



DESCRIPTION	:	A 1-BEDROOM SERVICED APARTMENT
FLOOR AREA	:	549.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	SITI HAJAR BINTI SHAIK OTHMAN & SHAIK OTHMAN BIN ABDUL HAMID & RAHAMAH BINTI MOHD ABU SALLEH
SOLICITOR	:	MESSRS ZAID IBRAHIM & CO (PENANG)
REFERENCE	:	AASB3501/AMBB (P)/406/020/26-M01(BK-1)
LOT ID	:	97681

NO. B-38-07, WOODSBURY SUITES @ HARBOUR PLACE, JALAN CHAIN FERRY, 12100 BUTTERWORTH PULAU PINANG

AA11 | RESERVE PRICE : RM 270,000.00 | SHAH ALAM



DESCRIPTION	:	A SERVICED APARTMENT UNIT
FLOOR AREA	:	570.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	YONG YEOW FATT
SOLICITOR	:	MESSRS ZAIN MEGAT & MURAD
REFERENCE	:	AASB3417/AMBB (P)/397/011/26-N01(BK-1)
LOT ID	:	94211

B-23-07, DENAI 128, NO. 17, PERSIARAN METAFASA DENAI ALAM, SEKSYEN U16, 40170 SHAH ALAM SELANGOR

AA12 | RESERVE PRICE : RM 260,000.00 | BANDAR BARU BANGI



DESCRIPTION	:	A THREE-BEDROOM WALK-UP MEDIUM COST APARTMENT UNIT
FLOOR AREA	:	847.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	NURFADHILLAH BINTI ISA
SOLICITOR	:	MESSRS VAS & CO (KLG)
REFERENCE	:	AASB3415/AMBB (P)/395/009/26-N01(BK-1)
LOT ID	:	94209

NO. 4-1-7, INTANA RIA 1, JALAN 7/1E, SEKSYEN 7, 43650 BANDAR BARU BANGI SELANGOR

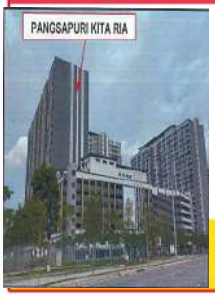
AA13 | RESERVE PRICE : RM 260,000.00 | JOHOR BAHRU



DESCRIPTION	:	A THREE-BEDROOM APARTMENT UNIT
FLOOR AREA	:	926.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MUHAMMAD FAKHRI IZZAT BIN MOHD SALLEH
SOLICITOR	:	MESSRS A. RAHIM & CO (KLUANG)
REFERENCE	:	AASB3426/AMBB (P)/400/014/26-N01(BK-1)
LOT ID	:	94221

#01-05, BLOK 6, JALAN DESA KEMPAS 1, TAMAN DESA KEMPAS, 81200 JOHOR BAHRU JOHOR

AA14 | RESERVE PRICE : RM 250,000.00 | DENGKIL



DESCRIPTION	:	A SERVICED APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AS ACCESSORY PARCELS
FLOOR AREA	:	904.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	SITI NUR HASYIMAH BINTI MD KHUDRI & SITI NUR ZULAIKHA BINTI MD KHUDRI
SOLICITOR	:	MESSRS AZHAR & WONG
REFERENCE	:	AASB3398/AMBB (P)/388/002/26-M01(BK-1)
LOT ID	:	93599
NOTE	:	MALAY RESERVE AREA

UNIT NO. KR-10-28, PANGSAPURI KITA RIA, PERSIARAN CYBERSOUTH PERDANA, CYBERSOUTH, 43800 DENGKIL SELANGOR

AA15 | RESERVE PRICE : RM 234,000.00 | DENGKIL



DESCRIPTION	:	A CORNER 3-BEDROOM SERVICED APARTMENT
FLOOR AREA	:	915.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	MOHAMMAD HAFIZ BIN ARIFFIN & NUR SHAQHIRIN BINTI MARSIDI
SOLICITOR	:	MESSRS GOH & PARTNERS (KL)
REFERENCE	:	AASB3387/AMBB (P)/387/001/26-N01(BK-3)
LOT ID	:	93588

NO. B-08-13, TOWER B, SENSORY RESIDENCE, JALAN SOUTHVILLE 1, SOUTHVILLE CITY, 43800 DENGKIL SELANGOR

AA16 | RESERVE PRICE : RM 170,000.00 | PUCHONG



DESCRIPTION	:	A 3-BEDROOM LOW-COST APARTMENT UNIT
FLOOR AREA	:	678.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	KRISHNAMMA A/P RAMASAMY
SOLICITOR	:	MESSRS VAS & CO (KLG)
REFERENCE	:	AASB3411/AMBB (P)/392/006/26-M01(BK-1)
LOT ID	:	94204

NO. F-9-8, PANGSAPURI ENGGANG, JALAN KINRARA 6F, BANDAR KINRARA, 47180 PUCHONG SELANGOR

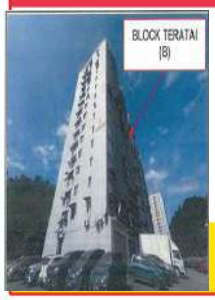
AA17 | RESERVE PRICE : RM 130,000.00 | RAWANG



DESCRIPTION	:	AN INTERMEDIATE 3-BEDROOM WALK-UP APARTMENT UNIT
FLOOR AREA	:	700.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	AZIZAN BIN SATAR
SOLICITOR	:	MESSRS NIK HISHAM, FAKIHAH & CO (KL)
REFERENCE	:	AASB3403/AMBB (P)/390/004/26-M01(BK-1)
LOT ID	:	93604

NO. L-G-21, BLOCK L, APARTMENT DAHLIA, JALAN BUNGA RAYA 1, TAMAN BUNGA RAYA, BUKIT BERUNTUNG, 48300 RAWANG SELANGOR

AA18 | RESERVE PRICE : RM 94,770.00 | BATU CAVES



DESCRIPTION	:	AN APARTMENT UNIT
FLOOR AREA	:	657.00 SQUARE FEET
ASSIGNOR(S) / CUSTOMER(S)	:	VAGAN A/L RAJANDRAN & R RAJESWARI A/P RAJANDIRAN
SOLICITOR	:	MESSRS AZHAR & WONG
REFERENCE	:	AASB3405/AMBB (P)/391/005/26-M03(BK-5)
LOT ID	:	93606
NOTE	:	NON - BUMIPUTERA LOT

NO. B-06-21, BLOCK TERATAI (B), RUMAH PANGSA KOS RENDAH, JALAN SM 1/1, SELAYANG MULIA, 68100 BATU CAVES 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

1 USER REGISTRATION

1. Go to **arenaauctioneers.com**
2. Click on the "**Login**" tab
3. Then click "**Register**" link at the bottom of the login box & fill up the form
4. Once registered, check your email INBOX or SPAM to click "**Activate your Account**" button

2 LOGIN

5. Click on the "**Login**" tab
6. Enter your email address & password

3 CHOOSE PROPERTY

7. Once login, select bank name & auction date, then click "**SEARCH**" button
8. Choose lot & click "**VIEW DETAILS**" button

4 BIDDING REGISTRATION

9. Next, click on the "**REGISTER**" button to proceed with the registration
10. Fill up the form & submit

5 BID NOW

11. Click on the "**My Account**" and select "**My eAuction**"
12. Click "**OPEN BID PLATFORM**" button
13. Wait until a countdown of five and you can start bidding by clicking on the "**BID**" button when the auction is running.

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

AmBank AmBank Islamic

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

EHSAN AUCTIONEERS SDN BHD
ONLINE AUCTION

Date/Day : 25TH NOVEMBER 2026 / WEDNESDAY

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 WEDNESDAY, THE 25TH 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 Dual-Bid 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 830,000.00 — SIMPANG AMPAT

Type : **A Double Storey Zero Lot Bungalow**
Area : 2,788 sq. ft.
Assignor : Chang Peng Keat
Solicitor : Zaid Ibrahim & Co.
Address : No. 26, Lorong Lembah Indah 9, Taman Lembah Indah, 14100 Simpang Ampat, Pulau Pinang.



FINA/AMB7224

LOT 2 — RESERVE PRICE: RM 650,000.00 — JOHOR BAHRU

Type : **A Double Storey Intermediate Terrace House Within A Gated And Guarded Scheme**
Area : 1,302 sq. ft.
Assignor : Ari Chandran A/L Chandra Sekharan, Chandra Sekharan A/L Cereangan & Gobalan A/L Chandra Sekharan
Solicitor : Nor Ding & Co.
Address : No. 8, Jalan Setia Tropika 2/10, Taman Setia Tropika, 81200 Johor Bahru, Johor Darul Takzim.



FINA/AMB7200

LOT 3 — RESERVE PRICE: RM 640,000.00 — KUALA LUMPUR

Type : **A Serviced Apartment Unit**
Area : 753 sq. ft.
Assignor : Bhupalan Clemens Vivekananda & Diana Shalini David
Solicitor : Azhar & Wong
Address : Unit No. 11-03A, Pangsapuri TTDI Ascencia, Jalan Damansara, Taman Tun Dr Ismail, 60000 Kuala Lumpur.



MIA/AMB7161

LOT 4 — RESERVE PRICE: RM 630,000.00 — RAWANG

Type : **A 2 Storey Intermediate Terrace House**
Area : 1,650 sq. ft.
Assignor : Sumati A/P Rajandran & Kunasegaran A/L Rajandran
Solicitor : Azhar & Wong
Address : No. 16, Jalan KE 5/8, Kota Emerald, 48000 Rawang, Selangor.



WAWA/AMB7222

LOT 5 — RESERVE PRICE: RM 620,000.00 — KUALA LUMPUR

Type : **A 3+1 Bedroom Condominium Unit**
Area : 1,302 sq. ft.
Assignor : Syed Marzuki Bin Syed Abu
Solicitor : Azhar & Wong
Address : Unit No. 13A-2, 14th Floor, Kondominium The Orion, Jalan Tun Razak, 50400 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.



WAWA/AMB7198

LOT 6 — RESERVE PRICE: RM 555,061.00 — KUALA LUMPUR

Type : **A Commercial Lot**
Area : 688 sq. ft.
Assignor : Bong Tze Phin & Yap Ah Nee
Solicitor : Sidek Teoh Wong & Dennis
Address : Unit No. LG-69, Kenanga Wholesale City, Jalan Gelugor, 55200 Kuala Lumpur.



MIA/AMB6961

LOT 7 — RESERVE PRICE: RM 550,000.00 — RAWANG

Type : **A Stratified Double Storey Mid Terraced House**
Area : 1,560 sq. ft.
Assignor : Nurshafiqah Binti Muhammad Fahmi Baskaran
Solicitor : Zain Megat & Murad (KL)
Address : Premises No. 41, Jalan M-Panora 1/5, Taman M-Residensi, 48020 Rawang, Selangor Darul Ehsan.



AMBANK ISLAMIC BERHAD
FINA/AMI0762

LOT 8 — RESERVE PRICE: RM 490,000.00 — SERI KEMBANGAN

Type : **A 3-Bedroom Serviced Apartment**
Area : 893 sq. ft.
Assignor : Huan Chin Siang
Solicitor : Zain Megat & Murad (KL)
Address : No. B-18-02, One Equine Residency, Persiaran Akademi Perdana, Taman Equine, 43300 Seri Kembangan, Selangor.



AMB7227

LOT 9 — RESERVE PRICE: RM 470,000.00 — KUALA LUMPUR

Type : **A Service Apartment Unit**
Area : 1044.09 sq. ft.
Assignor : Lim Hou Li
Solicitor : Vas & Co.
Address : of Unit No. B-19-17, Central Residence @ Suria Sg Besi, Block B, Jalan Sg Besi, 57100 WP Kuala Lumpur.



WAWA/AMB7187

LOT 10 — RESERVE PRICE: RM 450,000.00 — KUALA LUMPUR

Type : **A 3-Bedroom Suite Apartment**
Area : 904 sq. ft.
Assignor : Syakireen Binti Abdul Razak & Mohd Nazrin Bin Mohd Nordin
Solicitor : Vas & Co.
Address : No. 02-09, Residensi Legasi, No. 26, Jalan 1/42, Off Jalan Kuching, 51200 Kuala Lumpur.



AMBANK ISLAMIC BERHAD
FINA/AMI0757

LOT 11 — RESERVE PRICE: RM 450,000.00 — KUALA LUMPUR

Type : **A 1-Bedroom Serviced Apartment**
Area : 463 sq. ft.
Assignor : Wang Lee Peng
Solicitor : Nik Hisham, Fakihah & Co.
Address : No. 28-18, Residensi Majestic, No. 8, Jalan Dewan Sultan Sulaiman 3, 50300 Kuala Lumpur.



AMBANK ISLAMIC BERHAD
ALIN/AMI0761

LOT 12 — RESERVE PRICE: RM 440,000.00 — BAYAN LEPAS

Type : **A Condominium Unit**
Area : 1,238 sq. ft.
Assignor : Goh Yee Chee & Beh Yau Kim
Solicitor : Zaid Ibrahim & Co. (Png)
Address : No. 9B-25-06, Lilitan Sungai Ara, Skycube Residence, 11900 Bayan Lepas, Penang.



MIA/AMB6871

LOT 13 — RESERVE PRICE: RM 420,000.00 — JOHOR BAHRU

Type : **A Service Apartment Unit**
Area : 900 sq. ft.
Assignor : Wilson Liew Wei Syn
Solicitor : A. Rahim & Co.
Address : No. #23-13, Blok A, Residensi ARC, Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor.



MIA/AMB6952

LOT 14 — RESERVE PRICE: RM 420,000.00 — SHAH ALAM

Type : **A Duplex 1 Bedroom Unit (Small Office Home Office (SOHO))**
Area : 700 sq. ft.
Assignor : Nurashikine Binti Zakaria, Ainul Ainuddin Bin Ramly & Zakaria Bin Saidin
Solicitor : Zain Megat & Murad (KL)
Address : Unit No. A1-35-5, I-SOHO, 2, Persiaran Multimedia, I-City Seksyen 7, Shah Alam, 40000 Shah Alam, Selangor Darul Ehsan.



FINA/AMB7203

LOT 15 — RESERVE PRICE: RM 411,572.00 — KOTA KINABALU

Type : **A Retail Unit**
Area : 465 sq. ft.
Assignor : Ayub Khan Bin Gulam Khan & Faresha Natasha Binti Annuar Zaini
Solicitor : Dr Yee, Tan & Associates
Address : Lot No. 1L-19, Block B, First Level, Riverson Walk, 88000 Kota Kinabalu, Sabah, Malaysia



AMBANK ISLAMIC BERHAD
WAWA/AMI0754

LOT 16 — RESERVE PRICE: RM 409,406.00 — 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, Louvre Residence, Lebuhraya Silk, 43000 Kajang, Selangor Darul Ehsan.



MIA/AMB7159

LOT 17 — RESERVE PRICE: RM 400,000.00 — SIMPANG AMPAT

Type : **An Intermediate Unit Of Three (3) Bedrooms Condominium**
Area : 1,312 sq. ft.
Assignor : Chua Sin Loong
Solicitor : Zaid Ibrahim & Co.
Address : No. 9-08, Pangsapuri Juru Ria, Jalan Juru 2, 14100 Simpang Ampat, Penang.



ALIN/AMB7208

LOT 18 — RESERVE PRICE: RM 384,000.00 — KAJANG

Type : **A Three Bedroom Condominium Unit**
Area : 1,625 sq. ft.
Assignor : Yong Wei Wei & Lai Yin Wei
Solicitor : Azhar & Wong
Address : Unit No. 26-11, 26th Floor, Oasis 2, Jalan Mutiara 3, Mutiara Heights (Rumah Pangsa), 43000 Kajang, Selangor Darul Ehsan.



MIA/AMB7107

LOT 19 — RESERVE PRICE: RM 380,000.00 — JOHOR BAHRU

Type : **A Serviced Apartment Unit**
Area : 1,559 sq. ft.
Assignor : Premawathi A/P Katigesu
Solicitor : Nor Ding & Co.
Address : #5-09, Blok B, Pangsapuri Plaza Mentari, Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor Darul Takzim.



ALIN/AMB7209

LOT 20 — RESERVE PRICE: RM 380,000.00 — NILAI

Type : **A Parcel Of Serviced Apartment (Type C1)**
Area : 1,085 sq. ft.
Assignor : Noor Hayati Binti Basri
Solicitor : Goh & Partners
Address : No. D-3-1, Blok Delphinium, Pusat Perniagaan & Residensi Mesa, 71800 Nilai, Negeri Sembilan Darul Khusus



AMBANK ISLAMIC BERHAD
AMI0752

LOT 21 — RESERVE PRICE: RM 366,104.00 — KOTA KINABALU

Type : **A Retail Unit**
Area : 465 sq. ft.
Assignor : Ayub Khan Bin Gulam Khan
Solicitor : Dr Yee, Tan & Associates
Address : Lot No. 1L-18 (DBKK No. B-1-19), Block B, First Level, Riverson Walk, The Riverson, 88100 Kota Kinabalu



WAWA/AMI0753

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

AmBank AmBank Islamic

LOT 22 — RESERVE PRICE: RM 354,294.00 — IPOH

Type : **A Three Storey Intermediate Terrace Shopoffice**
Area : 1,679 sq. ft.
Assignor : H.K.H & S.L.L Sdn. Bhd.
Solicitor : Nor Ding & Co. (Sri Manjung),
Address : No. 12, 12A & 12B, Jalan Kledang Bestari 5, Pusat Kledang Bestari, 30100 Ipoh, Perak.



MIA/AMB6977

LOT 23 — RESERVE PRICE: RM 350,000.00 — NILAI

Type : **A Condominium Unit**
Area : 721 sq. ft.
Assignor : Rubenathan A/L Kandasamy
Solicitor : Darshan Chong & Co.
Address : No. A-23-02, Block A, Residensi Lili, Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan Darul Khusus.



ALIN/AMB7210

LOT 24 — RESERVE PRICE: RM 324,000.00 — PETALING JAYA

Type : **An Office Suite (Pent-Office)**
Area : 840 sq. ft.
Assignor : Leow Li Hwa
Solicitor : B.H. Gan, Nor & Kim
Address : No. 16-01, Menara Infiniti, No. 28, Jalan SS 6/3, Kelana Jaya, 47301 Petaling Jaya, Selangor.



ALIN/AMB7213

LOT 25 — RESERVE PRICE: RM 304,430.00 — 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

LOT 26 — RESERVE PRICE: RM 302,400.00 — MASAI

Type : **A Three-Bedroom Serviced Apartment Unit**
Area : 969 sq. ft.
Assignor : Mohamad Firdaus Bin Murad & Wiwin Binti Jamaludin
Solicitor : A. Rahim & Co.
Address : Unit No. A1-18-01, Block A1, Pangsapuri Sierra Meridian, Taman Sierra Perdana, 81750 Masai, Johor Darul Takzim.



FINA/AMB7215

LOT 27 — RESERVE PRICE: RM 300,000.00 — PERAI

Type : **An Intermediate Corner Unit Of Three (3) Bedrooms Apartment**
Area : 1,100 sq. ft.
Assignor : Arulkumar A/L Kanesen & Nirashini A/P Arulu
Solicitor : Zaid Ibrahim & Co.
Address : No. B-22-03, Pangsapuri Palma Laguna, Jalan Laguna 3, 13700 Perai, Penang.



FINA/AMB7214

LOT 28 — RESERVE PRICE: RM 300,000.00 — KLANG

Type : **An End Apartment Unit**
Area : 753 sq. ft.
Assignor : Panneerselvam A/L Velusamy & Umadevi A/P Priasami
Solicitor : Vas & Co.
Address : Unit No. I-1-01, Block I, Akasia Apartment, Persiaran Kasuarina, Bandar Botanic, 41200 Klang, Selangor Darul Ehsan.



ALIN/AMB7205

LOT 29 — RESERVE PRICE: RM 300,000.00 — SEREMBAN

Type : **An Intermediate Unit Of Double Storey Terraced House**
Area : 1,822 sq. ft.
Assignor : Nur Ihsan Bin Abdul Aziz
Solicitor : Ibrahim Nik Junainah & Associates (Melaka)
Address : No. KC58, Jalan Kasia 7, Kasia Ville, TTJ Golf, 71450 Seremban, Negeri Sembilan Darul Khusus.



BUMIPUTRA LOT
ALIN/AMB7211

LOT 30 — RESERVE PRICE: RM 285,768.00 — KOTA SYAHBANDAR

Type : **A Two-Bedroom Service Apartment**
Area : 953.68 sq. ft.
Assignor : Chang Kek Heong
Solicitor : Ibrahim Nik Junainah & Associates
Address : B-31-01, Storey No. 31, Tower B, Kondominium Kota Syahbandar, Kota Syahbandar, 75200 Melaka.



FINA/AMB7201

LOT 31 — RESERVE PRICE: RM 260,000.00 — TANJUNG TOKONG

Type : **A 3-Bedroom Low Medium-Cost Apartment**
Area : 650 sq. ft.
Assignor : Mohd Zahir Bin Amin
Solicitor : Jayadeva & Kamal
Address : No. 6A-19-02, Tri Pinnacle, Persiaran Halia 3, 10470 Tanjong Tokong, Pulau Pinang.



ALIN/AMB7207

LOT 32 — RESERVE PRICE: RM 250,000.00 — JOHOR BAHRU

Type : **An Upper-Level Affordable Townhouse Unit**
Area : 958 sq. ft.
Assignor : Ramu A/L Suppiah
Solicitor : Nor Ding & Co.
Address : Unit No. 59-01, Jalan Adda 8/4, Taman Adda, 81100 Johor Bahru, Johor Darul Takzim.



AMBANK ISLAMIC BERHAD
WAWA/AMI0751

LOT 33 — RESERVE PRICE: RM 250,000.00 — AYER ITAM

Type : **A Corner Unit Of Three (3) Bedrooms Medium Cost Apartment**
Area : 700 sq. ft.
Assignor : Saravana Nehru A/L Muthia & Yuvarani A/P Puvanesvaran
Solicitor : Zaid Ibrahim & Co
Address : No. 9-8-06, Lengkok Angsana, Mukim 13, 11500 Ayer Itam, Penang.



FINA/AMB7202

LOT 34 — RESERVE PRICE: RM 250,000.00 — BATU CAVES

Type : **A Three Bedroom Serviced Apartment Unit**
Area : 947 sq. ft.
Assignor : Tan Wei Tat & Pang Shyue Hui
Solicitor : Messrs Nik Hisham, Fakihah & Co.
Address : Unit No. E28-16, 28th Floor, Block E, Simfoni Heights, Jalan Medan Batu Caves, 68100 Batu Caves, Selangor



WAWA/AMB7194

LOT 35 — RESERVE PRICE: RM 250,000.00 — JOHOR BAHRU

Type : **An Apartment Unit**
Area : 937 sq. ft.
Assignor : Abdul Kalil Bin Suaib
Solicitor : Nor Ding & Co.
Address : No. #02-03, Blok 13, Jalan Desa Kempas 1, Taman Desa Kempas, 81200 Johor Bahru, Johor.



AMBANK ISLAMIC BERHAD
ALIN/AMI0759

LOT 36 — RESERVE PRICE: RM 240,000.00 — SEREMBAN

Type : **An Apartment Unit**
Area : 1,012 sq. ft.
Assignor : Muhamad Sukri Bin Ab Rashid
Solicitor : Darshan Chong & Co.
Address : No. B-5-10, Blok B, Laman Villa, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Darul Khusus.



AMBANK ISLAMIC BERHAD
MIA/AMI0746

LOT 37 — RESERVE PRICE: RM 237,600.00 — PUCHONG

Type : **A 3-Bedroom Condominium**
Area : 1,055 sq. ft.
Assignor : Ter Lien Hua
Solicitor : B.H. Gan, Nor & Kim
Address : No. B-22-09, Koi Prima, No. 6, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor.



FINA/AMB7219

LOT 38 — RESERVE PRICE: RM 235,000.00 — MELAKA

Type : **A Two-Bedroom Service Apartment**
Area : 688 sq. ft.
Assignor : Norathirah Binti Abu Mutalib & Awang Mohamad Arfin Bin Awang Sadam
Solicitor : Ibrahim Nik Junainah & Associates (Melaka)
Address : No. A-05-33A, Block A, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.



AMBANK ISLAMIC BERHAD
ALIN/AMI0765

LOT 39 — RESERVE PRICE: RM 233,834.00 — SERI KEMBANGAN

Type : **One Unit Of Stratified Office Lot**
Area : 1,561 sq. ft.
Assignor : John Paul Lam Kar Sing
Solicitor : B.H. Gan, Nor & Kim
Address : No. D-02-02, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor



WAWA/AMB7191

LOT 40 — RESERVE PRICE: RM 220,000.00 — SHAH ALAM

Type : **A Small Office Home Office (SOHO) Unit**
Area : 441 sq. ft.
Assignor : Nur Farah Isza Binti Isa
Solicitor : Zain Megat & Murad (KL)
Address : No. 20-10, Alinea, No. 1, Presint 2.8, Jalan Perdagangan 14/4, Seksyen 14, 40000 Shah Alam, Selangor Darul Ehsan.



AMBANK ISLAMIC BERHAD
FINA/AMI0758

LOT 41 — RESERVE PRICE: RM 211,410.00 — NILAI

Type : **A Condominium Unit**
Area : 775 sq. ft.
Assignor : Thoon Mee Ting
Solicitor : Darshan Chong & Co.
Address : No. A-08-08, Block A, Residensi Lili, Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan Darul Khusus.



ALIN/AMB7217

LOT 42 — RESERVE PRICE: RM 210,000.00 — KUALA LUMPUR

Type : **A Three Bedroom Low Cost Flat**
Area : 650 sq. ft.
Assignor : Mohd Azizi Bin Jaffar & Che Nab Inti Ismail
Solicitor : A. Rahim & Co.
Address : No. D-2-22, Perumahan Pantai Permai, Jalan Pantai Permai 1, Pantai Dalam, 59200 Kuala Lumpur.



WAWA/AMB7188

LOT 43 — RESERVE PRICE: RM 210,000.00 — KUALA LUMPUR

Type : **A Small Office Home Office (SOHO) Unit**
Area : 280 sq. ft.
Assignor : Khairul Amirin Bin Hairi Ismail
Solicitor : Zain Megat & Murad (KL)
Address : Unit No. R-10-19, 10th Floor, Block R, Astrum Ampang, Jalan Enggang, Taman Keramat, 54200 Kuala Lumpur, Wilayah Persekutuan.



AMBANK ISLAMIC BERHAD
FINA/AMI0755

LOT 44 — RESERVE PRICE: RM 201,600.00 — 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
MIA/AMI0737

LOT 45 — RESERVE PRICE: RM 196,830.00 — KUANTAN

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



MIA/AMB7114

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

AmBank AmBank Islamic

LOT 56 — RESERVE PRICE: RM 183,879.00 — KOTA KINABALU

Type : **An Arcade Shop**
Area : 689 sq. ft.
Assignor : Ng Tian Kang
Solicitor : Dr. Yee, Tan & Associates
Address : Unit No. C-108, Concourse Floor, 1 Borneo Hypermall, Jalan UMS, 88450 Kota Kinabalu, Sabah.



FINA/AMB7218

LOT 47 — RESERVE PRICE: RM 182,250.00 — BERANANG

Type : **An Apartment Unit**
Area : 861sq. ft.
Assignor : Tuan Amirudin Bin Tuan Sulaiman & Noor Farhana Ayu Binti Md Hamisan
Solicitor : Zain Megat & Murad (KL)
Address : Unit No. 7-12, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor



AMBANK ISLAMIC BERHAD
ALIN/AMI0760

LOT 48 — RESERVE PRICE: RM 180,000.00 — CYBERJAYA

Type : **A Small Office Home Office (SOHO) Unit**
Area : 452 sq. ft.
Assignor : Narenthiran A/L Arumugam & Shalini A/P Ganesan
Solicitor : Goh & Partners
Address : Unit No. C-22-12, Block C, Vertex Tower, Cybersquare, Jalan Teknokrat 6, Cyber 5, 63000 Cyberjaya, Selangor Darul Ehsan.



ALIN/AMB7204

LOT 49 — RESERVE PRICE: RM 178,459.00 — BATU CAVES

Type : **A 3-Bedroom Apartment Unit**
Area : 1,158 sq. ft.
Assignor : Ahmad Fuad Bin Sazeli
Solicitor : Azhar & Wong
Address : No. G1-L1-02, Andari Town Villa, Selayang Heights, 68100 Batu Caves, Selangor.



AMBANK ISLAMIC BERHAD
FINA/AMI0756

LOT 50 — RESERVE PRICE: RM 172,423.00 — SERI KEMBANGAN

Type : **A Two-Bedroom Serviced Apartment Unit**
Area : 872 sq. ft.
Assignor : Muhammad Rajah Bin Abdullah
Solicitor : Goh & Partners
Address : Unit No. A-01-13A, 1st Floor, Block A, Zeva Residence, Persiaran Pinggiran Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan.



MIA/AMI0700

LOT 51 — RESERVE PRICE: RM 170,000.00 — CHERAS

Type : **A Three Bedroom Walk Up Shop Apartment Unit**
Area : 807 sq. ft.
Assignor : Muruges A/L Arikrishnan
Solicitor : A. Rahim & Co.
Address : Unit No. B-1-10, 1st Floor, Block B, Jalan Kasturi 6, Taman Kasturi, 43200 Cheras, Selangor Darul Ehsan.



WAWA/AMB7189

LOT 52 — RESERVE PRICE: RM 167,962.00 — HANG TUAH JAYA

Type : **A 3-Bedroom Service Apartment**
Area : 840 sq. ft.
Assignor : Wong Woon Soon
Solicitor : Ibrahim Nik Junainah & Associates (Melaka)
Address : Unit No. D-8-2, Block D, Puncak Muzaffar Jalan MH Utama, Taman Muzaffar Heights, 75450 Hang Tuah Jaya, Melaka.



MIA/AMB7071

LOT 53 — RESERVE PRICE: RM 165,337.00 — NILAI

Type : **A Condominium Unit**
Area : 721 sq. ft.
Assignor : Mohd Helmi Bin Mohd Lazim
Solicitor : Darshan Chong & Co.
Address : No. C-15-14, Block C, Residensi Lili, Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan Darul Khusus.



AMBANK ISLAMIC BERHAD
ALIN/AMI0764

LOT 54 — RESERVE PRICE: RM 162,000.00 — AMPANG

Type : **An Apartment Unit**
Area : 762 sq. ft.
Assignor : Rubiah Binti Pattah & Musliyah Binti Misdi
Solicitor : Zain Megat & Murad (KL)
Address : Unit No. 14-1-A, Premises No. 14, Lorong Pandan Pertama 7, Pandan Utama 2, Kampung Pandan Dalam, 68000 Ampang, Selangor Darul Ehsan.



AMBANK ISLAMIC BERHAD
FINA/AMB7216

LOT 55 — RESERVE PRICE: RM 160,613.00 — PUCHONG

Type : **A 3 Bedroom Townhouse (Upper Unit)**
Area : 872 sq. ft.
Assignor : Osmafadhil Bin Omar
Solicitor : Vas & Co.
Address : No. 26-1, Jalan TTP 3, Taman Tasik Puchong, 47130 Puchong, Selangor.



AMBANK ISLAMIC BERHAD
MIA/AMI0681

LOT 56 — RESERVE PRICE: RM 160,000.00 — PETALING JAYA

Type : **A SOHO (Small Office Home Office**
Area : 334 sq. ft.
Assignor : Mohd Fairius Bin Md Taib
Solicitor : A. Rahim & Co.
Address : No. P-20-21, Paxtonz Tower, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor.



AMBANK ISLAMIC BERHAD
MIA/AMI0742

LOT 57 — RESERVE PRICE: RM 157,464.00 — SEMENYIH

Type : **A Serviced Apartment Unit**
Area : 1,066 sq. ft.
Assignor : Tan Thiam Heng
Solicitor : B.H. Gan, Nor & Kim
Address : Unit No. A-30-02, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor Darul Ehsan.



WAWA/AMB7195

LOT 58 — RESERVE PRICE: RM 150,000.00 — KAJANG

Type : **An Apartment Unit**
Area : 657 sq. ft.
Assignor : Nya Zaiton Binti Mohamad Yunus
Solicitor : Zain Megat & Murad (KL)
Address : Unit No. E-219, Block E, Apartment Kelisa Ria, Jalan Kelisa 1, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan.



ALIN/AMB7206

LOT 59 — RESERVE PRICE: RM 144,741.00 — PAPAR

Type : **A Shophouse**
Area : 1,514.48 sq. ft.
Assignor : Ho Han Kiang
Solicitor : Datu Nasrun & Co.
Address : Lot No. 181, Type E, Pusat Komersial Kimanis (Fomerly known as New Kimanis Town Phase 1), Papar, Sabah.



WAWA/AMB7192

LOT 60 — RESERVE PRICE: RM 136,469.00 — MELAKA

Type : **A Unit Of Service Apartment**
Area : 463 sq. ft.
Assignor : Ling Wang Chiok
Solicitor : Ibrahim Nik Junainah & Associates (Melaka)
Address : Unit No. The Apple, D-11-10, Level 11, Jalan Haji Bachee Bukit Cina, 75100 Melaka.



MIA/AMB7068

LOT 61 — RESERVE PRICE: RM 124,003.00 — PUCHONG

Type : **A 3 Bedroom Apartment Unit**
Area : 1,517 sq. ft.
Assignor : Redjsita Binti Mohamad Kasim & Nurhusin Bin Mad Saat
Solicitor : Vas & Co.
Address : Unit No. 2-23B, Jalan Indah 3/2, Taman Puchong Indah, 47150 Puchong, Selangor.



WAWA/AMB7220

LOT 62 — RESERVE PRICE: RM 122,472.00 — SEPANG

Type : **A 3-Bedroom Apartment Unit**
Area : 818 sq. ft.
Assignor : Muhamad Azuan Bin Hamat
Solicitor : Zain Megat & Murad
Address : Unit E-3-13, 3rd Floor, Block E, Elite Apartment, Jalan Pinggiran Mas 2, Taman Mas Sepang, 43900 Sepang, Selangor



MIA/ AMB6811

LOT 63 — RESERVE PRICE: RM 119,043.00 — MELAKA

Type : **A One (1) Bedroom Service Apartment**
Area : 563 sq. ft.
Assignor : Yee Kwee Fong
Solicitor : Ibrahim Nik Junainah & Associates
Address : Unit No. B-29-03, 29th Floor, Block B, Kondominium Kota Syahbandar, Jalan KSB 11A, 75200 Melaka.



MIA/AMI0671

LOT 64 — RESERVE PRICE: RM 118,098.00 — KOTA KINABALU

Type : **An Intermediate Fourth Floor Apartment Unit**
Area : 1,035 sq. ft.
Assignor : Siti Mariahani Binti Husin
Solicitor : Dr. Yee, Tan & Associates
Address : Lot No. E03, DBKK House No. 1-4-3, 4th Floor, Block M3, Agathis Apartment, Taman Putera Jaya; Mile 13, Jalan Tuaran, Telipok, 88450 Kota Kinabalu, Sabah.



ALIN/AMB7223

LOT 65 — RESERVE PRICE: RM 105,000.00 — KAJANG

Type : **A Low Cost Apartment Unit**
Area : 650 sq. ft.
Assignor : Selvamuthu A/L Selvaraj
Solicitor : Zain Megat & Murad (KL)
Address : Unit No. A9-4-9W (A9-4-9), Block A9, Pangsapuri Prima Cempaka, Jalan Kajang Prima 1/15, Taman Kajang Prima, 43000 Kajang, Selangor Darul Ehsan.



MIA/AMB7169

LOT 66 — RESERVE PRICE: RM 101,564.00 — MELAKA

Type : **A Two (2) Bedroom Service Apartment Unit**
Area : 721 sq. ft.
Assignor : Lam Kam Yong & See Hong Moi
Solicitor : Ibrahim Nik Junainah & Associates
Address : Unit No. B-10-11, Tahiti Villa, Bayou Lagoon Park Resort, Jalan Wakaf Utama, Bukit Katil, 75450 Hang Tuah Jaya, Melaka.



MIA/AMI0698

LOT 67 — RESERVE PRICE: RM 98,540.00 — JOHOR BAHRU

Type : **A Shop Lot**
Area : 280.30 sq. ft.
Assignor : Ng Yan But & Lee Seok Yan Catherine Irene
Solicitor : Ibrahim Nik Junainah & Associates
Address : #03-164, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor Darul Takzim



MIA/AMB6955

LOT 68 — RESERVE PRICE: RM 89,230.00 — KOTA KINABALU

Type : **A Walk-Up Apartment Unit**
Area : 644.76 sq. ft.
Assignor : Erni Chong
Solicitor : Wong & Shim
Address : DBKK House No. 1-3-13, Lot No. D13, Third Floor, Block LE, Seraya Apartment, Taman Putera Jaya, Jalan Tuaran, Batu 13, Telipok, 88450 Kota Kinabalu, Sabah.



FINA/AMB7199

LOT 69 — RESERVE PRICE: RM 80,000.00 — TELOK PANGLIMA GARANG

Type : **An Intermediate Double Storey Terrace House**
Area : 1,894 sq. ft.
Assignor : Noorharniza Binti Haris & Wan Afzanizam Bin Wan Razali
Solicitor : Goh & Partners
Address : No. 18, Jalan Flora 1A/1, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor Darul Ehsan.



AMBANK ISLAMIC BERHAD
MIA/AMI0635

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

AmBank AmBank Islamic

LOT 70 — BATU CAVES

RESERVE PRICE: **RM 71,280.00**

Type : **A 3-Bedroom Low-Cost Apartment**
Area : 650 sq. ft.
Assignor : Fitrah Binti Abdul Rahman
Solicitor : Azhar & Wong
Address : No. C-4-08, Blok Cahaya, Putri Laksamana, 68100 Batu Caves, Selangor



MIA/AMB7011

LOT 71 — KUANTAN

RESERVE PRICE: **RM 69,735.00**

Type : **A Shop Lot**
Area : 388 sq. ft.
Assignor : Panama Rock Sdn. Bhd.
Solicitor : Hamidah Rosmawati & Associates (Kuantan)
Address : No. F66, 1st Floor, Kuantan Parade, Jalan Haji Abdul Rahman, 25000 Kuantan, Pahang Darul Makmur.



MIA/ AMB6574

LOT 72 — KUANTAN

RESERVE PRICE: **RM 64,506.00**

Type : **A Stratified Commercial Shoplot**
Area : 436 sq. ft.
Assignor : Panama Rock Sdn. Bhd.
Solicitor : Hamidah, Rosmawati Associates
Address : Lot No. F-65, First Floor, Kuantan Parade, Jalan Haji Abdul Rahman, 25000 Kuantan, Pahang Darul Makmur.



MIA/ AMB6547

LOT 73 — SHAH ALAM

RESERVE PRICE: **RM 62,986.00**

Type : **A Three-Bedroom Low-Cost Walk-Up Flat Unit**
Area : 650 sq. ft.
Assignor : Muhamad Shahrul Bin Ramli
Solicitor : Vas & Co (KLG)
Address : Unit No. 12-6-11, Pangsapuri Subang Hijauan, Jalan Bintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan.



MIA/ AMB6829

LOT 74 — SERI KEMBANGAN

RESERVE PRICE: **RM 58,320.00**

Type : **A 3-Bedroom Low-Cost Apartment**
Area : 650 sq. ft.
Assignor : Mohd Juhairi Bin Muda
Solicitor : Goh & Partners
Address : No. 23-5-6, Block 23, Pangsapuri Sri Indah, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan.

AMBANK ISLAMIC BERHAD



FINA/AMI0763

LOT 75 — KLANG

RESERVE PRICE: **RM 49,504.00**

Type : **A Low-Cost Flat Unit**
Area : 654 sq. ft.
Assignor : Perumalu A/L Sinnappan & Saravanan A/L Perumalu
Solicitor : B.H. Gan, Nor & Kim
Address : Unit No. A-5-16, Block A, Pangsapuri Rebana, Jalan Gamelan, Bandar Bukit Raja, 41050 Klang, Selangor Daru Ehsan.



MIA/AMB6869

LOT 76 — PETALING JAYA

RESERVE PRICE: **RM 48,815.00**

Type : **A Commercial Premises Unit**
Area : 728sq. ft.
Assignor : Mazuana Binti Mat Isa
Solicitor : Sidek Teoh Wong & Dennis
Address : Unit No. GF-038, Block G, Seasons Sq, Jalan PJU 10/3C, Damansara Damai, 47830 Petaling Jaya, Selangor.



MIA/ AMB6506

LOT 77 — PETALING JAYA

RESERVE PRICE: **RM 47,830.00**

Type : **A Commercial Premise**
Area : 454 sq. ft.
Assignor : Siti Mahani Binti Shaik Ahmad & Ahmad Naguib Bin Mat Sulihan
Solicitor : A. Rahim & Co
Address : Unit No. GF-050, Block G, Seasons Sq, Jalan PJU 10/3C, D'sara Damai, 47380 Petaling Jaya, Selangor.



MIA/ AMB6838

LOT 78 — MIRI

RESERVE PRICE: **RM 41,453.00**

Type : **A Commercial Shoplot**
Area : 443.00 sq. ft.
Assignor : Chuo Siong Sieng & Tiong Hung Hee (F)
Solicitor : Ariffin Lai & Kan Advocates (Kuching)
Address : Unit No. 2.03A Level 3 Merdeka Mall Miri, Held Under Lot 3116, Lambir Land District, 98000 Miri, Sarawak.



WAWA/AMB7226

LOT 79 — SEMANGGOL

RESERVE PRICE: **RM 36,742.00**

Type : **A Three Bedrooms Apartment Unit**
Area : 904 sq. ft.
Assignor : Rahimi Bin Md Sharip
Solicitor : Azmi Rahim & Co.
Address : Unit No. 3-2-06, LFV Blok 3, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.



MIA/ AMB6441

LOT 80 — SEMANGGOL

RESERVE PRICE: **RM 32,000.00**

Type : **A Two (2) Bedrooms Apartment Unit**
Area : 452 sq. ft.
Assignor : Hasmailrizal Bin Ismail & Saidatul Akmar Binti Abdul Aziz
Solicitor : Zaid Ibrahim & Co.
Address : A-9-945, (also known on site as unit No. 7808), SL Blok A, Bukit Merah Laketown, 34400 Spg. Ampat Semanggol, Perak Darul Ridzuan.



MIA/AMB7168

LOT 81 — PERAI

RESERVE PRICE: **RM 30,994.00**

Type : **A Retail Lot**
Area : 645 sq. ft.
Assignor : Lau Kok Ann & Goh Lay Kheng (F)
Solicitor : A. Rahim & Co.
Address : Unit No. 2-07, Mengamail Pinang, 2828 Jalan Baru, Bandar Perai Jaya, 13600 Perai, Pulau Pinang



WAWA/AMB7197

LOT 82 — PERAI

RESERVE PRICE: **RM 26,345.00**

Type : **A Retail Lot**
Area : 551sq. ft.
Assignor : Nee Choon Peng
Solicitor : Azmi Rahim & Co.
Address : Unit No. 2-178, Megamal Pinang, 2828 Jalan Baru, Bandar Perai Jaya, 13600 Perai, Pulau Pinang



FINA/AMB7225

LOT 83 — SEMANGGOL

RESERVE PRICE: **RM 18,598.00**

Type : **An End Unit 2-Bedroom Apartment Unit**
Area : 550 sq. ft.
Assignor : Siti Fatimah Binti Md Hussain & Mohd Bakhit Bin Mohd Nor
Solicitor : Azmi Rahim & Co. (Sg. Petani)
Address : Unit No. A-5-543A, (Room No. 7401), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.



MIA/ AMB6488

LOT 84 — SEMANGGOL

RESERVE PRICE: **RM 17,744.00**

Type : **A 2-Bedrooms Apartment Unit**
Area : 550 sq. ft.
Assignor : Muhammad Nur' Adli Bin Omar & Omar Bin Jantan
Solicitor : Nor Ding & Co.
Address : Unit No. A-9-911 (also known on site as unit no. 7838 (c/911)), SL Blok A, Bukit Merah Laketown, 34400 Spg. Ampat Semanggol, Perak Darul Ridzuan



MIA/AMB6962

LOT 85 — SEMANGGOL

RESERVE PRICE: **RM 13,948.00**

Type : **A Studio Apartment Unit**
Area : 318 sq. ft.
Assignor : Mohd Zaini Bin Ismail & Nur Azza Binti Zainol
Solicitor : Lalchand & Nawawi
Address : Unit No. B-7-703 (also known as Unit No. 8604), SL Blok B, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.



MIA/ AMB6588

LOT 86 — SEMANGGOL

RESERVE PRICE: **RM 13,948.00**

Type : **A Studio Apartment Unit**
Area : 315 sq. ft.
Assignor : Mohd Yusoff Bin Abdul Jaafar & Normah Binti Ahmad
Solicitor : Lalchand & Nawawi
Address : Unit No. B-5-502 (also known on site as Unit No. 8401) SL Blok B, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.



MIA/ AMB6665

LOT 87 — SEMANGGOL

RESERVE PRICE: **RM 13,948.00**

Type : **A One-Bedroom Serviced Apartment Unit**
Area : 469 sq. ft.
Assignor : Abdul Thani Bin Sulai & Daisie Binti Lamat @ Hamidah B. Abd Samad
Solicitor : Lalchand & Nawawi
Address : Unit No. G-2-225 (also known on site as Unit No. 6340, Second Floor, Block B), LS Blok G, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak Darul Ridzuan



ALIN/AMB6212

LOT 88 — SIMPANG AMPAT

RESERVE PRICE: **RM 13,219.00**

Type : **An End Unit 2-Bedroom Apartment Unit**
Area : 550 sq. ft.
Assignor : Ahmad Kamal Bin Hussin & Nor Hayati Binti Hashim
Solicitor : Lalchand & Nawawi
Address : Unit No. A-8-851, Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Darul Ridzuan.



MIA/ AMB6465

LOT 89 — SEMANGGOL

RESERVE PRICE: **RM 12,398.00**

Type : **A Studio Type Serviced Apartment Unit**
Area : 315 sq. ft.
Assignor : David A/L Selvam & Jayanthi A/P Suppaya
Solicitor : Lalchand & Nawawi
Address : Unit No. A-6-635 (also known on site as Unit No. 7518) (A/635, 5th Floor), SL Blok A, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan



MIA/ AMB6599

LOT 90 — SEMANGGOL

RESERVE PRICE: **RM 10,240.00**

Type : **A Two Bedrooms Apartment Unit**
Area : 478 sq. ft.
Assignor : Zanuddian Bin Hj Samsu Hadi
Solicitor : Lalchand & Nawawi
Address : Unit No. G-1-122, LS Blok G, Bukit Merah Laketown, 34400 Spg. Ampat Semanggol, Perak Darul Ridzuan.



MIA/AMB7032

LOT 91 — SEMANGGOL

RESERVE PRICE: **RM 10,066.00**

Type : **A One Bedroom Serviced Apartment Unit**
Area : 452 sq. ft.
Assignor : Yuserrie Bin Zainuddin
Solicitor : Lalchand & Nawawi
Address : Unit No. A-7-705 (also known on site as Unit No. 7644 (B/705), 6th Floor), SL Blok A, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak Darul Ridzuan .



WAWA/AMB7196

LOT 92 — SEMANGGOL

RESERVE PRICE: **RM 10,042.00**

Type : **A Two-Bedroom Serviced Apartment Unit**
Area : 478 sq. ft.
Assignor : Aliza Binti Aziz & Abdul Rashid Bin Kamarudin
Solicitor : Lalchand & Nawawi
Address : H-2-223A, Block H, Laketown Serviced Apartments, Bukit Merah Laketown, 34400 Simpang Empat Semanggol, Perak.



ALIN/AMB6235

LOT 93 — SEMANGGOL

RESERVE PRICE: **RM 8,235.00**

Type : **A Studio Apartment Unit**
Area : 315 sq. ft.
Assignor : Husri Bin Hussain
Solicitor : Lalchand & Nawawi
Address : Unit No. A-9-932 (also known on site as Unit No. 7813), SL Blok A, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.



MIA/ AMB6454

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

AmBank AmBank Islamic

LOT 94 | RESERVE PRICE: **RM 7,506.00** | SEMANGGOL

Type : **A Studio Type Serviced Apartment Unit**
Area : 315 sq. ft.
Assignor : Norazlan Bin Che Man & Razinah Binti Ramli
Solicitor : Zaid Ibrahim & Co.
Address : Unit No. B-10-1017 (also known on site as unit No. 8914, 9th Floor) SL Block B, Bukit Merah Laketown, 34400 Spg. Ampat Semanggol, Perak Darul Ridzuan.



WAWA/AMB7221

LOT 95 | RESERVE PRICE: **RM 6,974.00** | SEMANGGOL

Type : **A Studio Apartment Unit**
Area : 310 sq. ft.
Assignor : Mohamad Nizam Bin Wan Chik, Roslina Binti Idris & Budiman Bin Idris
Solicitor : Lalchand & Nawawi
Address : Unit No. F-2-223A (also known on site as Unit No. 6201, Second Floor, Block A), LS Blok F, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.



MIA/ AMB6459

LOT 96 | RESERVE PRICE: **RM 6,778.00** | SEMANGGOL

Type : **A 2nd Floor Serviced Apartment Unit**
Area : 310 sq. ft.
Assignor : Abd Halim Bin Jamaludin
Solicitor : Nor Ding & Co. (Sri Manjung)
Address : No. H-2-221 (6588), LS Blok H, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak



WAWA/AMB7193

LOT 97 | RESERVE PRICE: **RM 6,778.00** | SEMANGGOL

Type : **A Studio Type-Serviced Apartment Unit**
Area : 307 sq. ft.
Assignor : Zainurul Aniza Binti Abd Rahman & Rokiah @ Zainab Binti Wahab
Solicitor : Lalchand & Nawawi
Address : Unit No. C-1-113 (also known on site as Unit No. 5353, First Floor), PV Blok C, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak Darul Ridzuan.



FINA/AMB6037

LOT 98 | RESERVE PRICE: **RM 6,641.00** | SEMANGGOL

Type : **A Studio Apartment Unit**
Area : 310 sq. ft.
Assignor : Mohd Akhir Bin Omar & Sabariah Binti Mahmood
Solicitor : Nor Ding & Co (Manjung)
Address : Unit No. H-1-136 (also known on site as Unit No. 6555), LS Blok H, Bukit Merah Laketown, 34400 Spg Ampat, Semanggol, Perak Darul Ridzuan



BUMIPUTRA LOT

MIA/AMB7020

LOT 99 | RESERVE PRICE: **RM 5,740.00** | SEMANGGOL

Type : **Studio Serviced Apartment Unit (Second Floor)**
Area : 307 sq. ft.
Assignor : Muhammad Sabri Bin Ab Ghani
Solicitor : Nor Ding & Co. (Sri Manjung)
Address : Unit No. C-2-235 (Room No. 5417), Palm View Serviced Apartments, Blok C, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.



BUMIPUTRA LOT

ALIN/AMB7212

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.

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.

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.

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 : 26 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
26 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 | Johor Bahru



Reserved Price **RM 110,000**

Shoplot Unit | 151 sq.ft.

Unit No. 03-53, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor Darul Takzim.

ASSIGNOR / BORROWER :
Mohamad Nizam Bin Jalaludin

SOLICITOR :
Nor Ding & Co (JB)
Tel: 07-331 1252

LOT 02 | Johor Bahru



Reserved Price **RM 324,000**

Serviced Apartment Unit | 990 sq.ft.

Unit No. 18-05, Menara D2, Pangsapuri Puncak Kempas Utama, Jalan Kempas Utama 2/6, Taman Kempas Utama, 81300 Johor Bahru, Johor Darul Takzim.

ASSIGNOR / BORROWER :
Cheng Chee Hao

SOLICITOR :
Nor Ding & Co (JB)
Tel: 07-331 1252

LOT 03 | Johor Bahru



Reserved Price **RM 370,000**

Serviced Apartment Unit | 786 sq.ft.

Unit No. 16-02, Menara B, Pangsapuri Palma, Jalan Palma Perak 1, Desa Palma, 81100 Johor Bahru, Johor Darul Takzim.

ASSIGNOR / BORROWER :
Lau Yeo Yew

SOLICITOR :
Ibrahim Nik Junainah & Associates (JB)
Tel: 07-2268272

= 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

DATE / DAY
26 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.my

LOT 04 | Gelang Patah



Reserved Price **RM 320,000**

An Apartment Unit | 1,012 sq.ft.

Unit No. E-08-09, Blok E, Pangsapuri Denai Nusantara, Persiaran Denai, Taman Denai Nusantara, 81550 Gelang Patah, Johor Darul Takzim.

ASSIGNOR / BORROWER :
Loo Kin Wing

SOLICITOR :
Ibrahim Nik Junainah & Associates (JB)
Tel: 07-2268272

LOT 05 | Johor Bahru



Reserved Price **RM 450,000**

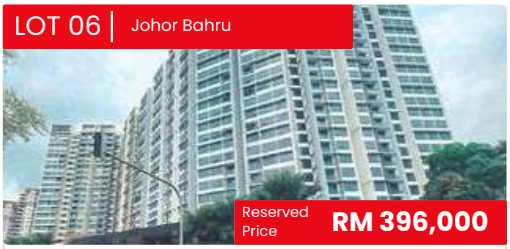
An Apartment Unit | 1,066 sq.ft.

Unit No. 29-06, Blok D, Kondominium Mutiara, Jalan Larkin Perdana 2, Taman Larkin Perdana, 80350 Johor Bahru, Johor Darul Takzim.

ASSIGNOR / BORROWER :
Ng Choon Hong

SOLICITOR :
Nor Ding & Co (JB)
Tel: 07-331 1252

LOT 06 | Johor Bahru



Reserved Price **RM 396,000**

An Apartment Unit | 1,422 sq.ft.

Unit No. 10-11, Blok C, Apartmen Botanika, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor.

ASSIGNOR / BORROWER :
Tay Fei Yen

SOLICITOR :
A Rahim & Co (JB)
Tel: 07-771 7777

LOT 07 | Kuala Lumpur



Reserved Price **RM 500,000**

Condominium Unit | 1,055 sq.ft.

Unit No. L-04-09, Level 4, Residensi Lea, Jalan Bukit Melawati 1, 53100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

ASSIGNOR / BORROWER :
Ahmad Faiz Bin Ridzwan

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

LOT 08 | Kuala Lumpur



Reserved Price **RM 1,080,000**

Duplex Condominium Unit | 4,004 sq.ft.

Unit Nos. A-19-05 & A-20-05, Tower A, Arte @ Kuchai Lama (Seri Kuchai), No.6, Jalan Kuchai Maju 12, Off Jalan Kuchai Lama, 58200 Kuala Lumpur.

ASSIGNOR / BORROWER :
Chin Chee Chen &
Tan Mee Hiong

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

LOT 09 | Kuala Lumpur



Reserved Price **RM 540,000**

Serviced Apartment Unit | 1,087 sq.ft.

Unit No. 22-10, 22nd Floor, Residensi Pudu Alam Rekreasi, No. 5, Jalan Pudu Perdana, 56100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

ASSIGNOR / BORROWER :
Loo Wai Fatt

SOLICITOR :
Goh & Partners (KL)
Tel: 03-21668300

LOT 10 | Kuala Lumpur



Reserved Price **RM 450,000**

Serviced Apartment Unit | 1,227 sq.ft.

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

ASSIGNOR / BORROWER :
Lee Seng Chye

SOLICITOR :
Goh & Partners (KL)
Tel: 03-21668300

LOT 11 | Kuala Lumpur



Reserved Price **RM 460,000**

Serviced Apartment Unit | 883 sq.ft.

Unit No. B-16-05, 16th Floor, Block B, Residensi Lexa, Jalan Wangsa Kuarza, Wangsa Maju, 53300 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

ASSIGNOR / BORROWER :
Mohammad Hafiz Bin Alias

SOLICITOR :
Zain Megat & Murad (KL) Tel: 03-6207 9331

LOT 12 | Kuala Lumpur



Reserved Price **RM 240,000**

SOHO Unit | 451 sq.ft.

Unit No. T-11-11, Block T, Astrum Ampang, Lorong Enggang 4, Taman Keramat, 54200 Kuala Lumpur.

ASSIGNOR / BORROWER :
Devendran A/L Kanesan

SOLICITOR :
Vas & Co (Selangor)
Tel: 03-3324 5050

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

AmBank

DATE / DAY
26 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.my

LOT 13 | Kuala Lumpur



Reserved Price **RM 290,000**

SOHO Unit | 614 sq.ft.

Unit No. C-20-10, Zetapark Zen Suites, Kompleks Danau Kota, Taman Zeta @ Zetapark, No. 67, Jalan Taman Ibu Kota, Setapak, 53300 Kuala Lumpur.

ASSIGNOR / BORROWER :
Wong Yoke May

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

LOT 14 | Kuala Lumpur



Reserved Price **RM 300,000**

An Apartment Unit | 807 sq.ft.

Unit No. D-33A-15, Block D, Residensi MH Platinum 2 (RUMAWIP), Jalan Usahawan 6, Setapak Jaya 2, 53200 Kuala Lumpur.

ASSIGNOR / BORROWER :
Wong Mun Loong

SOLICITOR :
B H Gan, Nor & Kim (KL)
Tel: 03-21429393

LOT 15 | Kuala Lumpur



Reserved Price **RM 720,000**

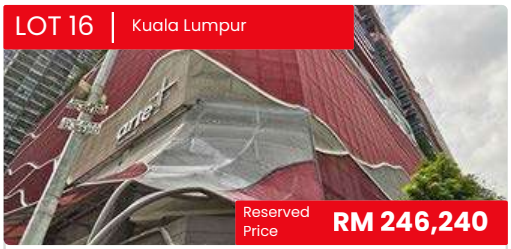
Condominium Unit | 1,421 sq.ft.

Unit No. B-23A-3, Residensi Harmoni 2, No. 1, Jalan Prima Pelangi 7, 51200 Kuala Lumpur.

ASSIGNOR / BORROWER :
Shahril Esmarwandy Bin Shafferi

SOLICITOR :
Vas & Co (Selangor)
Tel: 03-3324 5050

LOT 16 | Kuala Lumpur



Reserved Price **RM 246,240**

Studio Unit | 452 sq.ft.

Unit No. T3-33A-05, Arte+ @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.

ASSIGNOR / BORROWER :
Melisa Pang Jiun Shan

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

LOT 17 | Kuala Lumpur



Reserved Price **RM 280,000**

An Apartment Unit | 818 sq.ft.

Unit No. 33A-17, Pangsapuri Vista Danau Kota, No. 7, Jalan Danau Saujana 1, Setapak, 53300 Kuala Lumpur.

ASSIGNOR / BORROWER :
Soh Yow Han

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

LOT 18 | Sungai Gadut



Reserved Price **RM 260,000**

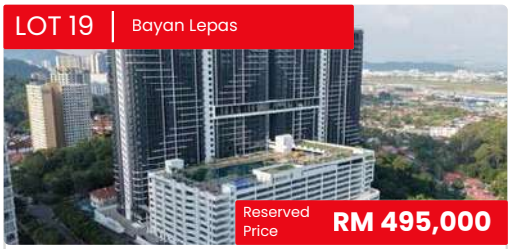
2 Storey Terrace House Unit | 958 sq.ft.

Unit No. 2159, Jalan BSS 3/3E, Bandar Seremban Selatan, 71450 Sungai Gadut, Seremban, Negeri Sembilan Darul Khusus.

ASSIGNOR / BORROWER :
Kumeresan A/L Balakarsinan & Parvathi A/P Arumugam

SOLICITOR :
Darshan Chong & Co (KL)
Tel: 03-9284 4694

LOT 19 | Bayan Lepas



Reserved Price **RM 495,000**

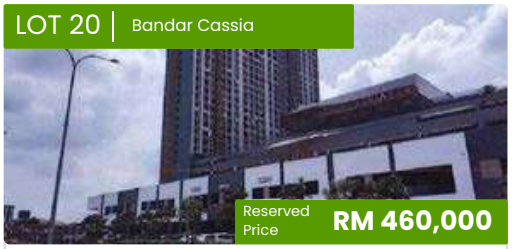
Condominium Unit | 1,076 sq.ft.

Unit No. A-07-16, Cangkat Bukit Belah 4, D'Starlingtton, 11920 Bayan Lepas, Penang.

ASSIGNOR / BORROWER :
Piragalanathan A/L R Rajendran

SOLICITOR :
Zaid Ibrahim & Co (Penang)
Tel: 04-3753100

LOT 20 | Bandar Cassia



Reserved Price **RM 460,000**

Serviced Apartment Unit | 883 sq.ft.

Unit No. B-16-03, Persiaran Cassia Utropolis, Pangsapuri Perkhidmatan Sinaran, 14110 Bandar Cassia, Penang.

ASSIGNOR / BORROWER :
Nor Hasanah Binti Hassan

SOLICITOR :
Zaid Ibrahim & Co (Penang)
Tel: 04-3753100

LOT 21 | Paya Terubong



Reserved Price **RM 380,000**

An Apartment Unit | 1,001 sq.ft.

Unit No. 2B-33A-03, The Stone, Tingkat Paya Terubong 5, 11060 Paya Terubong, Pulau Pinang.

ASSIGNOR / BORROWER :
Fauzul Hadi Bin Mohd Abu Bakar &
Mohd Abu Bakar Bin S Pitchay

SOLICITOR :
Zaid Ibrahim & Co (Penang)
Tel: 04-3753100

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

AmBank

DATE / DAY
26 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.my

LOT 22 | Petaling Jaya



Reserved Price **RM 153,090**

An Apartment Unit | 1,080 sq.ft.

Unit No. E-19-01, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Muhammad Syamil Sufri Bin Jefri & Sheila Ann Binti Kamaruzaman

SOLICITOR :
Vas & Co (Selangor)
Tel: 03-3324 5050

LOT 23 | Kampar



Reserved Price **RM 230,000**

Condominium Unit | 861 sq.ft.

Unit No. B-7-23, Kondo Kampar Barat, Taman Kampar Barat, 31900 Kampar, Perak Darul Ridzuan.

ASSIGNOR / BORROWER :
Ling Neg Hwa

SOLICITOR :
Lalchand & Nawawi (Ipoh)
Tel: 05-249 4600

LOT 24 | Simpang Ampat



Reserved Price **RM 15,000**

Serviced Apartment Unit | 310 sq.ft.

Unit No. D-1-131 (Room No. 5557), PV Blok D (Palm View Serviced Apartments, Blok D), Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

ASSIGNOR / BORROWER :
Nazaruddin Bin Ibrahim & Zailina Binti Zainuddin

SOLICITOR :
Zaid Ibrahim & Co (Penang)
Tel: 04-3753100

LOT 25 | Rawang



Reserved Price **RM 712,800**

3.5 Storey Terrace House Unit | 1,582 sq.ft.

Unit No. 9, Jalan VS, Villa Senja, 48000 Rawang, Selangor.

ASSIGNOR / BORROWER :
Mohtar Bin Muhammad

SOLICITOR :
Goh & Partners (KL)
Tel: 03-21668300

LOT 26 | Shah Alam



Reserved Price **RM 320,000**

SOHO Unit | 538 sq.ft.

Unit No. S1-09-05, Block S1, Vista Alam, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor.

ASSIGNOR / BORROWER :
Aris Bin Musa

SOLICITOR :
Zain Megat & Murad (KL)
Tel: 03-6207 9331

LOT 27 | Shah Alam



Reserved Price **RM 260,000**

SOHO Unit | 463 sq.ft.

Unit No. E-12-07, Block E, Hyde Tower, Persiaran Multimedia, i-City Seksyen 7, 40000 Shah Alam, Selangor.

ASSIGNOR / BORROWER :
Perumal A/L E Kuppusamy

SOLICITOR :
Goh & Partners (KL)
Tel: 03-21668300

LOT 28 | Batu Caves



Reserved Price **RM 310,000**

Condominium Unit | 969 sq.ft.

Unit No. T-11-12A, Kondominium Selayang 228, No. 1, Jalan 1, Selayang Baru, 68100 Batu Caves, Selangor.

ASSIGNOR / BORROWER :
Andrew Pereira A/L Alexander Pereira, Kasthuri A/P Linganayagan & M A Paradi A/P M Annamalai

SOLICITOR :
Zain Megat & Murad (KL)
Tel: 03-6207 9331

LOT 29 | Kajang



Reserved Price **RM 204,120**

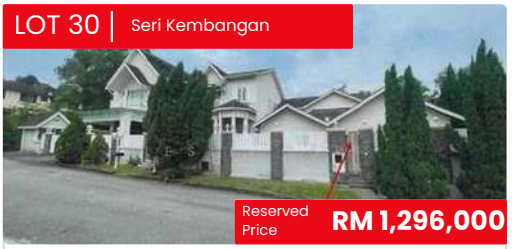
Condominium Unit | 893 sq.ft.

Unit No. B-7-7, Block B, 7 Tree Seven Residence, Jalan Cuepacs 3, Taman Koperasi Cuepacs, 43000 Kajang, Selangor.

ASSIGNOR / BORROWER :
Azizul Helmi Bin Abd Rahim & Fazlin Binti Mohd Isa

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

LOT 30 | Seri Kembangan



Reserved Price **RM 1,296,000**

1 Storey Bungalow Unit | 7,685 sq.ft.

Unit No. 6, Jalan Equine 3B, Taman Equine, 43300 Seri Kembangan, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Azman Bin Ismail

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

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

AmBank

DATE / DAY
26 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.my

LOT 31 | Rawang



Reserved Price **RM 247,500**

An Apartment Unit | 1,206 sq.ft.

Unit No. 15-10-B, T-Parkland, Persiaran Bukit Takun 2, Perangsang Templer Golf, 48000 Rawang, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Choo Khang Neng &
Lee Yee Yee

SOLICITOR :
Vas & Co (Selangor)
Tel: 03-3324 5050

LOT 32 | Semenyih



Reserved Price **RM 250,000**

Serviced Apartment Unit | 872 sq.ft.

Unit No. A-22-15, Blok A, Ascotte Boulevard Jalan Bandar Rinching 6/1, Bandar Rinching, 43500 Semenyih, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Chong Foo Yan &
Soo Chi Yan

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

LOT 33 | Ampang



Reserved Price **RM 360,000**

An Apartment Unit | 1,152 sq.ft.

Unit No. AG-18, Ground Floor, City Garden Orchid Court Condominium, Jalan Nirwana 1, Taman Nirwana, 68000 Ampang, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Choong Kean Hing &
Ng Yan Nee

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

LOT 34 | Shah Alam



Reserved Price **RM 240,000**

An Apartment Unit | 861 sq.ft.

Unit No. M1-3-16, Pangsapuri Merak, Jalan Uranus U5/125, Seksyen U5, 40150 Shah Alam, Selangor.

ASSIGNOR / BORROWER :
Hairul Akmal Bin Abd Manaf

SOLICITOR :
B H Gan, Nor & Kim (KL)
Tel: 03-21429393

LOT 35 | Ampang



Reserved Price **RM 252,000**

Town House Unit | 818 sq.ft.

Unit No. 49, Jalan Saga 26, Taman Saga, 68000 Ampang, Selangor.

ASSIGNOR / BORROWER :
Kumarasamy A/L Sengeni &
S Kalinadan A/L Sivalingam

SOLICITOR :
Zain Megat & Murad (KL)
Tel: 03-6207 9331

LOT 36 | Shah Alam



Reserved Price **RM 189,000**

SOHO Unit | 463 sq.ft.

Unit No. A-13-6, Block A, i-SOHO @ i-City, No.2, Persiaran Multimedia, Section 7, 40000 Shah Alam, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Mohamad Hafizul Faiz Bin Mohd Hairudin

SOLICITOR :
Vas & Co (Selangor)
Tel: 03-3324 5050

LOT 37 | Puchong



Reserved Price **RM 1,200,000**

2.5 Storey Terrace House Unit | 1,324 sq.ft.

Unit No. 12, Andana Villa, Jalan D'Alpinia Utama, Taman D'alpinia, 47120 Puchong, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Low Siong Ley &
Caryn Quah Sue Yhi

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

LOT 38 | Shah Alam



Reserved Price **RM 190,000**

Serviced Apartment Unit | 850 sq.ft.

Unit No. 1-02-02, Blok 1, Jalan 13/37, Pangsapuri Perdana, Seksyen 13, 40100 Shah Alam, Selangor.

ASSIGNOR / BORROWER :
Siti Nuraini Binti Bachik

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

LOT 39 | Dengkil



Reserved Price **RM 300,000**

Serviced Apartment Unit | 990 sq.ft.

Unit No. A-08-20, Blok A, Jalan CE 1, Casa Embun, 43800 Dengkil, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Tharshinie A/P Kan Moleeyan &
Jayasharini A/P Kan Moleeyan

SOLICITOR :
Zain Megat & Murad (KL)
Tel: 03-6207 9331

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

AmBank

DATE / DAY
26 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.my

LOT 40 | Bandar Puncak Alam



Reserved Price **RM 183,600**

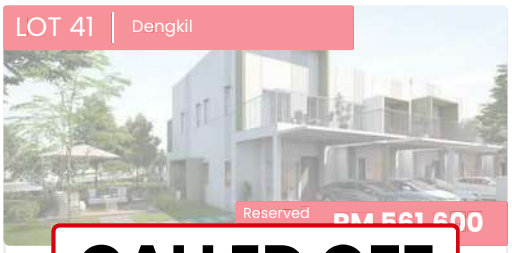
An Apartment Unit | 861 sq.ft.

Unit No. A-03-05, 3rd Floor, Block Allamanda, Residensi Warnasari 2, Jalan Warnasari 13/1, Seksyen 13, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Mohd Azfar Zulfadli Bin Abdul Aziz

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

LOT 41 | Dengkil



Reserved **RM 561,600**

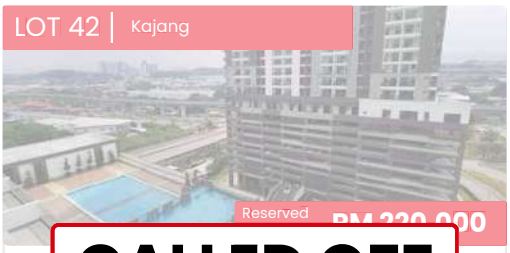
CALLED OFF

Unit No. 42, Jalan CW 1/2A, Casa Wood, 43800 Dengkil, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Sugumaran A/L Veerasamy &
Chitira Valli A/P Kaliappan

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

LOT 42 | Kajang



Reserved **RM 220,000**

CALLED OFF

Unit No. B-21-16, Landmark Residence 2, Jalan Landmark Residences, 43000 Kajang, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Yap Ai Wei

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

LOT 43 | Petaling Jaya



Reserved Price **RM 320,000**

SOHO Unit | 449 sq.ft.

Unit No. D-13A-13, (On-site Is Block D-Dvina), H20 @ Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Lai Mey Teeng

SOLICITOR :
Azhar & Wong (KL)
Tel: 03-26023898

LOT 44 | Shah Alam



Reserved Price **RM 540,000**

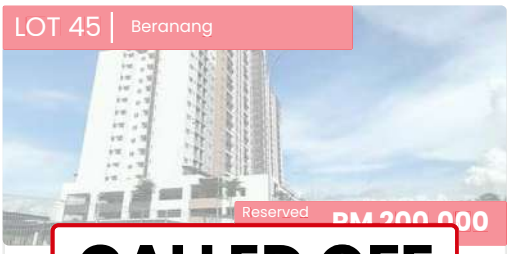
Condominium Unit | 1,109 sq.ft.

Unit No. 16-2, 16th Floor, Kondominium Tuai Barat, Jalan Padi U12/41, Persiaran Setia Damai Setia Alam, Seksyen U12, 40170 Shah Alam, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Ong Huey Peng &
Khoo Lian Zhee

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

LOT 45 | Beranang



Reserved **RM 200,000**

CALLED OFF

Unit No. 14-13, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma (R/Pangsa), 43700 Beranang, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Luqman Bin Samrin &
Fazlin Binti Mohamad Pauzi

SOLICITOR :
Zain Megat & Murad (KL)
Tel: 03-6207 9331

LOT 46 | Puchong



Reserved Price **RM 297,000**

Condominium Unit | 1,076 sq.ft.

Unit No. A-15-5, Kondominium Casa Puteri, Bandar Puteri, 47100 Puchong, Selangor.

ASSIGNOR / BORROWER :
Jerryson Abraham Gnanaraj Doss

SOLICITOR :
B H Gan, Nor & Kim (KL)
Tel: 03-21429393

LOT 47 | Kajang



Reserved Price **RM 380,000**

Condominium Unit | 1,249 sq.ft.

Unit No. B-13A-03, Oasis 1, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan.

ASSIGNOR / BORROWER :
Parthiban A/L Ramasamy &
Florence A/P Thuruppiah

SOLICITOR :
Vas & Co (Selangor)
Tel: 03-3324 5050

LOT 48 | Tangkak



Reserved Price **RM 450,000**

1 Storey Bungalow Unit | 4,004 sq.ft.

Unit No. 105, Jalan SP 20, Taman Serom Perdana, 84900 Tangkak, Johor.

ASSIGNOR / BORROWER :
Muhamad Faiz Bin Shapie &
Munirah Binti Abd Rasip

SOLICITOR :
A Rahim & Co (JB)
Tel: 07-771 7777

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

AmBank AmBank Islamic

AmBank

DATE / DAY
26 November 2026 (Thursday)

TIME
11.00 A.M.

VIA ONLINE
https://palma.bidnow.my

LOT 49 | Bukit Mertajam



Reserved Price **RM 520,000**

Condominium Unit | 1,528 sq.ft.

Unit No. A-21-07, Kondominium Prominence, Lorong Perda Utama 3, Taman Prominence, 14000 Bukit Mertajam, Penang.

ASSIGNOR / BORROWER :
Tang Phaik Im &
Yon Chai Soon

SOLICITOR :
Zaid Ibrahim & Co (Penang)
Tel: 04-3753100

= 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

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

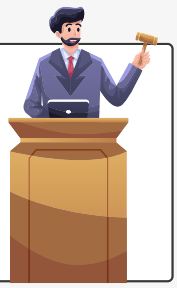
BEFORE AUCTION

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

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

NG CHAN MAU & CO SDN BHD
ONLINE AUCTION

Date/Day : 27th 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, 27th 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 1,000,000

LOT 1
PETALING JAYA

DUPLEX TOWNHOUSE
2,487 SQ. FT. / 231 SQ.MTR.



No. 2-16, Laguna Residences, Jalan SS 7/17, Kelana Jaya, 47301 Petaling Jaya, Selangor.
Assignors/Borrowers : Kuek Huey Yean & Jefferson Lee Ming Hock
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR

Reserve Price : RM 792,000

LOT 2
JALAN TUN RAZAK

2 BEDROOMS DUPLEX SERVICED APARTMENT
1,238 SQ. FT. / 115 SQ.MTR.



A-29-07, Menara Inspirasi, No 30, Jalan 1/65, Off Jalan Tun Razak, 50400 Kuala Lumpur.
Assignor/Customer :
Ahmad Riza Bin Md Ibrahim
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)
*AMBANK ISLAMIC BERHAD

KUALA LUMPUR

Reserve Price : RM 720,000

LOT 3
BUKIT JALIL

CORNER 3+1 BEDROOM CONDOMINIUM WITH A PRIVATE LIFT LOBBY
1,604 SQ. FT. / 149 SQ.MTR.



Unit No. B-15-01, Residensi Andes Ria, Jalan Mas 3, Bukit Jalil, 58200 Kuala Lumpur.
Assignor/Customer : Tan Kah Wai
Solicitor : M/S Nik Hisham, Fakihah & Co
(Tel : 03-4101 2399)
*AMBANK ISLAMIC BERHAD

KUALA LUMPUR

Reserve Price : RM 650,000

LOT 4
SEPANG

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



Unit No. 28, Jalan Sunsuria 3B/7, Monet Springtime, Bandar Sunsuria, 43900 Sepang, Selangor.
Assignor/Borrower : Low Kiang Liang
Solicitor : M/S Nik Hisham, Fakihah & Co
(Tel : 03-4101 2399)

SELANGOR

Reserve Price : RM 570,000

LOT 5
MASAI

2 STOREY TERRACE HOSUE
1302 SQ.FT / 121 SQ.MTR.



No. 14, Jalan Alam Sitrin 4, Bandar Seri Alam, 81750 Masai, Johor.
Assignor/Customer :
Mohanraj Naido A/L Muniand Naido
Solicitor : M/S A Rahim & Co
(Tel : 07-2440001)

JOHOR

Reserve Price : RM 550,000

LOT 6
BAYAN LEPAS

3 BEDROOM CONDOMINIUM UNIT
1,216 SQ. FT. / 113 SQ.MTR.



Unit No. 2C-07-08, Lintang Sungai Ara 14, Imperial Residences, 11900 Bayan Lepas, Pulau Pinang.
Assignors/Borrowers :
Chuah Guat Chin & Lim Kar Wui
Solicitor : M/S Zaid Ibrahim & Co
(Tel : 04-375 3100)

PENANG

Reserve Price : RM 500,000

LOT 7
SUBANG JAYA

CONDOMINIUM UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL
1,658 SQ. FT. / 154 SQ.MTR.



C-3A-04, Block C, USJ One Avenue, Persiaran Mewah USJ 1, 47600 Subang Jaya, Selangor.
Assignors/Borrowers : Mohamed Akbal Bin Nasir Ahmad & Siti Rubiah Binti Omar
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

Reserve Price : RM 500,000

LOT 8
JENJAROM

2-STOREY CLUSTER HOUSE
1,760 SQ. FT. / 164 SQ.MTR.



No. 17, Jalan SP 10/6, Bandar Saujana Putra, 42610 Jenjarom, Selangor.
Assignor/Borrower :
Farah Maria Binti Md Repin
Solicitor : M/S Nik Hisham, Fakihah & Co
(Tel : 03-4101 2399)

SELANGOR

Reserve Price : RM 490,000

LOT 9
JALAN KUCHING

3-BEDROOM CONDOMINIUM UNIT
1,237 SQ. FT. / 115 SQ.MTR.



Unit No. A1-17-3A, Block A1, Sri Putramas II, Jalan Putramas, Off Jalan Kuching, 51200 Kuala Lumpur.
Assignor/Borrower : Balbindar Singh
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03 21429393)

KUALA LUMPUR

Reserve Price : RM 453,600

LOT 10
BAYAN LEPAS

3 BEDROOM CONDOMINIUM UNIT WITH 2 CAR PARKS
1399 SQ.FT / 130 SQ.MTR.



No. 1C-2M3, Lengkok Merbah 3, 11800 Bayan Lepas, Penang.
Assignor/Customer :
Santhi A/P Chokkalingam &
Visaundiry A/P Soontharamuthy
Solicitor : M/S Zaid Ibrahim & Accosiates
(Tel :04-3753185)

PULAU PINANG

Reserve Price : RM 450,000

LOT 11
ISKANDAR PUTERI

SERVICE APARTMENT UNIT
871 SQ. FT. / 81 SQ.MTR.



No. 15-11, Menara D, Residensi Idaman Ria, Jalan Susur Idaman, Nusa Idaman, 79100 Iskandar Puteri, Johor.
Assignor/Customer :
Sugentheran A/L Sumaran
Solicitor : M/S A. Rahim & Co.
(Tel : 07-771 7888)
*AMBANK ISLAMIC BERHAD

JOHOR

Reserve Price : RM 430,000

LOT 12
SHAH ALAM

CORNER 2 BEDROOM SMALL OFFICE HOME OFFICE (SOHO)
818 SQ. FT. / 76 SQ.MTR.



Unit No. B1-05-3, I-Suite, No. 2, Persiaran Multimedia, I-City, Seksyen 7,40000 Shah Alam, Selangor.
Assignor/Borrower :
Chandrasegaran A/L Govendasamy
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

AmBank AmBank Islamic

Reserve Price : **RM 420,000**

LOT 13
JOHOR BAHRU

3-BEDROOM SERVICED APARTMENT UNIT
1,152 SQ. FT. / 107 SQ.MTR.

#24-09, Menara A, Pangsapuri Seri Permata (also known as One49 Residence), Jalan Kunyit, Taman Sri Amar, 81100 Johor Bahru, Johor.
Assignors/Borrowers : Chai Chin Chan & Chai Chin Seong
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)



JOHOR

Reserve Price : **RM 420,000**

LOT 14
MASAI

3 BEDROOM SERVICED APARTMENT
969 SQ.FT / 90 SQ.MTR.

Unit No. A1-21-03A, Blok A1, Pangsapuri Sierra Meridian, Taman Sierra Perdana, 81750 Masai, Johor.
Assignor/Customer :
Yong Li Ming (Rong Liming)
Solicitor : M/S Nor Ding & Co
(Tel : 03-2282 4922)



JOHOR

Reserve Price : **RM 400,000**

LOT 15
PUCHONG

CONDOMINIUM UNIT
1,023 SQ. FT. / 95 SQ.MTR.

Unit No. T2-13A-3A, Tower 2, Skyvilla, Persiaran Utara, D'Island Residence, 47130 Puchong, Selangor.
Assignor/Borrower : Chong Kai Yee
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)



SELANGOR

Reserve Price : **RM 400,000**

LOT 16
KAJANG

SERVICE APARTMENT UNIT
958 SQ. FT. / 89 SQ.MTR.

No. 38-3, MKH Boulevard II, Jalan Bukit, 43000 Kajang, Selangor.
Assignor/Borrower :
Devagi A/P Subramaniam
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)



SELANGOR

Reserve Price : **RM 388,800**

LOT 17
ULU KINTA

3-BEDROOM CONDOMINIUM UNIT
1,421 SQ. FT. / 132 SQ.MTR.

Unit No. C-1-1, Persiaran Lembah Perpaduan (Jalan Haven), 31150 Ulu Kinta, Perak.
Assignors/Borrowers : Foo Poh Loon & Choo Hooi Joo
Solicitor : M/S Lalchand & Nawawi
(Tel : 05-2494 600)



PERAK

Reserve Price : **RM 370,000**

LOT 18
JALAN CHANGKAT

1-BEDROOM SERVICED APARTMENT UNIT
527 SQ. FT. / 49 SQ.MTR.

Unit No. 8-3A, 8th Floor, Taragon Puteri Bintang, Jalan Changkat Thambi Dollah, 55100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.
Assignor/Borrower : Yap Chee Goon
Solicitor : M/S Nik Hisham, Fakihah & Co
(Tel : 03-4101 2399)



KUALA LUMPUR

Reserve Price : **RM 370,000**

LOT 19
KAJANG

SERVICE APARTMENT
775 SQ. FT. / 72 SQ.MTR.

Unit No. C-25-6, Residensi Neksus Kajang, Jalan Bukit, 43000 Kajang, Selangor.
Assignor/Customer :
Ganesan A/L Jayakumar
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
(Tel : 03-2698 7533)
***AMBANK ISLAMIC BERHAD**



SELANGOR

Reserve Price : **RM 365,000**

LOT 20
SUBANG JAYA

CONDOMINIUM UNIT
961 SQ. FT. / 89 SQ.MTR.

Unit No. SC 8-02 (IVB-1011), Indah Villa Condominium, Jalan PJS 11/12, Subang Indah, Bandar Sunway, 47500 Subang Jaya, Selangor.
Assignor/Customer : Hazri Bin Zakaria
Solicitor : M/S Nik Hisham, Fakihah & Co
(Tel : 03-4101 2399)
***AMBANK ISLAMIC BERHAD**



SELANGOR

Reserve Price : **RM 360,000**

LOT 21
BANDAR TASIK SELANTAN

APARTMENT UNIT TOGETHER WITH 2 CAR PARK BAYS AS ACCESSORY PARCELS
947 SQ. FT. / 88 SQ.MTR.

Unit No. 38-03, Residensi Platinum Saujana Vista 1, No. 2A, Jalan Tasik Selatan 31, Bandar Tasik Selatan, 57000 Kuala Lumpur.
Assignors/Borrowers : Chong Sing Yee & Wong Mei Yee
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)



KUALA LUMPUR

Reserve Price : **RM 330,000**

LOT 22
JALAN PULAU GADONG

4 BEDROOM SERVICED APARTMENT
688 SQ.FT./ 63.92 SQ.MTR.

Unit No. E-13-03, 13th Floor, Block E, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.
Assignor/Customer :
Ahamad Shafieq Firdaus Bin Azmil
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 06-521 6272)



MELAKA

Reserve Price : **RM 320,000**

LOT 23
AMPANG

1-BEDROOM SERVICED APARTMENT
618 SQ. FT. / 57 SQ.MTR.

No. A-9-12, The Mark @ Cheras, Jalan Cheras Hartamas, Taman Bukit Segar, 68000 Ampang, Selangor.
Assignor/Borrower : Koh Sheng Foo
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)



SELANGOR

Reserve Price : **RM 320,000**

LOT 24
PEMATANG PAUH

3 BEDROOM SERVICED APARTMENT
900 SQ.FT / 84 SQ.MTR.

Unit No. 15-06, Residensi Damai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.
Assignor/Customer :
Muhammad Iman Alif Bin Khuzaimi & Syaza Qasrina Binti Farin Shah
Solicitor : M/S Zaid Ibrahim & Accosiates
(Tel :04-3753185)



PULAU PINANG

Reserve Price : **RM 311,040**

LOT 25
SETAPAK

SERVICED APARTMENT UNIT
1,055 SQ. FT. / 98 SQ.MTR.

Unit No. C-13-8, Plaza KLTS, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur.
Assignors/Customers :
Muhammad Rafiq Bin Abdul Latiff & Nor Hidayah Binti Mohamad Noor
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)
***AMBANK ISLAMIC BERHAD**



KUALA LUMPUR

Reserve Price : **RM 300,000**

LOT 26
PERAI

3-BEDROOM APARTMENT UNIT
1,040 SQ. FT. / 97 SQ.MTR.

Unit No. B-19-3A, Pangsapuri Palma Laguna, Jalan Laguna 3, 13700 Perai, Pulau Pinang.
Assignors : Somasundram A/L Sinnathamby & Angaleswary A/P Muniandy
Borrower : Somasundram A/L Sinnathamby
Solicitor : M/S Zaid Ibrahim & Co
(Tel : 04-375 3100)



PENANG

Reserve Price : **RM 300,000**

LOT 27
BANDAR SUNGAI BUAYA

1 STOREY TERRACE HOUSE
1,647 SQ. FT. / 153 SQ.MTR.

Unit No. 33, Jalan Kasturisari 2C, Perumahan Jalan Kasturisari, 48010 Bandar Sungai Buaya, Selangor.
Assignors/Customers : Amir Hidayat Bin Abu Bakar Sedik & Nurhidayati Binti Baba
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)
***AMBANK ISLAMIC BERHAD**



SELANGOR

Reserve Price : **RM 291,600**

LOT 28
PUCHONG

CONDOMINIUM UNIT TOGETHER WITH 2 CAR PARK BAYS AND 3 AIR CONDITIONER LEDGES AS ACCESSORY PARCELS
1,044 SQ. FT. / 97 SQ.MTR.

Unit No. A-10-7, Tower A, Mutiara Hilltop Puchong, Jalan Mutiara 2, Taman Mutiara Indah, 47100 Puchong, Selangor.
Assignor/Borrower : Chin Koi Sam
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)



SELANGOR

Reserve Price : **RM 270,000**

LOT 29
AMPANG

3-BEDROOM MEDIUM-COST APARTMENT
829 SQ. FT. / 77 SQ.MTR.

No. PPI-05-06, Permai Puteri Condominium, Jalan 13D, Taman Dato Ahmad Razali, 68000 Ampang, Selangor.
Assignor/Customer : Azizah Binti Ahmad
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)
***AMBANK ISLAMIC BERHAD**



SELANGOR

Reserve Price : **RM 260,000**

LOT 30
SHAH ALAM

SOFO UNIT
527 SQ. FT. / 49 SQ.MTR.

No. 18-16, Tingkat 18, Crest Avenue, Jalan Jubli Perak 22/1, Seksyen 22, 40300 Shah Alam, Selangor.
Assignors : Wong Pooi Yen & Ng Choon Young Customer : Wong Pooi Yen
Solicitor : M/S Nik Hisham, Fakihah & Co
(Tel : 03-4101 2399)
***AMBANK ISLAMIC BERHAD**



SELANGOR

AmBank AmBank Islamic

Reserve Price : **RM 250,000**

LOT 31
SHAH ALAM

SOHO
441 SQ.MTR/ 41 SQ.MTR.



No. 21-09, Alinea Suites, No. 1, Presint 2.8, Jalan Perdagangan 14/4, Seksyen 14, 40000 Shah Alam, Selangor.
Assignor/Customer : Aqilah Binti Azlan
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

SELANGOR

Reserve Price : **RM 240,000**

LOT 32
BANDAR PUNCAK ALAM

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



No. MPA-14-12, Pangsapuri Melodi Perdana, Jalan Perdana 1, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.
Assignor/Customer : Madieha Binti Mazlan
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 240,000**

LOT 33
BANDAR PUNCAK ALAM

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



No. MPA-16-04, Pangsapuri Melodi Perdana, Jalan Perdana 1, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.
Assignors/Customers :
Raja Farah Amira Binti Raja Abdul Rahman &
Zulhilmy Bin Khasan
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

BUMI LOT

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 230,000**

LOT 34
BATU CAVES

3-BEDROOM APARTMENT UNIT
816 SQ. FT. / 76 SQ.MTR.



Unit No. A-15-9, 15th Floor, Block A, Sri Gotong Apartment, Jalan Batu 7, Medan Selayang, 68100 Batu Caves, Selangor.
Assignor/Borrower : Vinoth A/L K Chandran
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

Reserve Price : **RM 220,000**

LOT 35
CHERAS

3-BEDROOM MEDIUM-COST APARTMENT UNIT
861 SQ. FT. / 80 SQ.MTR.



Unit No. B-2-07, 2nd Floor, Block B, Pangsapuri Puncak Baiduri, 43200 Cheras, Selangor.
Assignors/Borrowers : Law Yoke Yen, Pang Swee Lan & Tham Kok Boon
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

Reserve Price : **RM 210,600**

LOT 36
KAJANG

APARTMENT UNIT
1,000 SQ. FT. / 93 SQ.MTR.



No. A-09-07, Block A, Pangsapuri Suasana Aman, Jalan Cerdik, 43000 Kajang, Selangor.
Assignors/Customers :
Mohamad Fazril Bin Ab Latib &
Nurul 'Aatifah Binti Muhammad
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 210,000**

LOT 37
PETALING JAYA

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



No. H-18-06, Block H, Flora Damansara, No. 1. Jalan PJU 8/9, Bandar Damansara Perdana 47820 Petaling Jaya, Selangor.
Assignor/Customer : Hafizuddin Bin Razali
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 190,000**

LOT 38
KAJANG

1-BEDROOM SOHO UNIT
452 SQ. FT. / 42 SQ.MTR.



Unit No. B-26-26, Block B, Residensi Rimbun (Canopy Hills), Jalan Zamrud Utama, Persiaran Kajang 2, 43000 Kajang, Selangor.
Assignor/Customer :
Abdul Halim Bin Jainulabdeen
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 180,000**

LOT 39
PETALING JAYA

APARTMENT UNIT
750 SQ. FT. / 70 SQ.MTR.



Unit No. D-07-17, Block D, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.
Assignor/Customer : Mohd Azri Bin Abdullah
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03 21429393)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 160,000**

LOT 40
PETALING JAYA

3-BEDROOM LOW-COST APARTMENT
657 SQ. FT. / 61 SQ.MTR.



No. C-02-2, Block C (Cempaka), Pelangi Damansara, PJU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor.
Assignor : Anazri Bin Zakaria
Borrowers : Anazri Bin Zakaria &
Farah Hidayu Binti Jamil
Solicitor : M/S Darshan Chong & Co
(Tel : 03-9284 4694)

SELANGOR

Reserve Price : **RM 130,000**

LOT 41
BATU CAVES

LOW-COST APARTMENT UNIT
657 SQ. FT. / 61 SQ.MTR.



No. A-06-08, Pangsapuri Laksamana Jaya A, Jalan Laksamana 2, Kampung Laksamana Jaya, 68100 Batu Caves, Selangor.
Assignor/Borrower :
Kelaramary A/P S Chaladari
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR

Reserve Price : **RM 130,000**

LOT 42
TAMAN BUKIT PERMAI

LOW COST APARTMENT UNIT
646 SQ. FT. / 60 SQ.MTR.



Unit No. 4-3-20, Block 4, Pangsapuri Intan, Jalan Bukit Permai, Taman Bukit Permai, 56100 Kuala Lumpur.
Assignors/Borrowers : Izawati Binti Jamaludin & Usri Bin Tapah
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

KUALA LUMPUR

Reserve Price : **RM 115,000**

LOT 43
BATU CAVES

3-BEDROOM LOW-COST FLAT
590 SQ. FT. / 55 SQ.MTR.



Unit No. S-4-01, Pinggiran Batu Caves, 68100 Batu Caves, Selangor.
Assignor/Borrower : Mariyam Binti Mansur
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03 21429393)

SELANGOR

Reserve Price : **RM 110,000**

LOT 44
PETALING JAYA

LOW-COST APARTMENT UNIT
650 SQ. FT. / 60 SQ.MTR.



Unit No. K-417, Blok K, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor.
Assignor/Customer :
Najdah Binti Mohd Arsad
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

***AMBANK ISLAMIC BERHAD**

SELANGOR

Reserve Price : **RM 90,000**

LOT 45
RAWANG

LOW COST APARTMENT UNIT
700 SQ. FT. / 65 SQ.MTR.



Unit No. R-1-06, Jalan Bunga Raya 1, Apartment Dahlia (Block R), Taman Bunga Raya, 48300 Rawang, Selangor.
Assignor/Borrower :
Izhar Hefney Bin Adzami
Solicitor : M/S Darshan Chong & Co
(Tel : 03-9284 4694)

SELANGOR

= **AmBank (M) Berhad**

= **AmBank Islamic Berhad**

RESERVE PRICE : The subject properties will be sold 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 percent (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 (CUSTOMER NAME)** or **remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.** 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 **www.ngchanmau.com.**

**Publication as dated 16th November 2026.*

NCM Co™

Licensed Auctioneers:
MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

NG CHAN MAU & CO. SDN. BHD. 200601018098 (737850-T)

Address
No. 7, Ground Level, Block B, (B-0-7), Megan Avenue II, No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Contact Us (Mon-Fri)
Call : 03-2162 3333
Whatsapp : 012-295 1388
E-mail : info@ngchanmau.com
Website : www.ngchanmau.com

Scan to view all lots

HOW TO BID AUCTION PROPERTY ONLINE?

1. Register as User
2. Select Property
3. Register to Bid Online
4. Placement of Auction Deposit *Refer T&C
5. On the Auction Day, Log on via www.ngchanmau.com and Start to Bid

Visit www.ngchanmau.com/hybrid/guide-to-bid for more info

DEVICE TIPS

BEFORE AUCTION

1. Make sure your device is in good running condition
2. Make sure your device has sufficient power
3. Make sure your internet connection is stable with strong signal
4. Disable the screensaver of your device
5. Use latest version of internet browser (Google Chrome, Apple Safari, Firefox or Internet Explorer)
6. Test your audio and visual compatibility on www.ngchanmau.com

DURING AUCTION

- Don't use your device for other apps that consume internet bandwidth
- Don't press the "back" button of your browser when auction started

WHY SHOULD I BID ONLINE?

- Safe and Convenient
- Save Time and Cost
- Transparent Bidding Process

Visit www.ngchanmau.com for more attractive properties nationwide
CALL / WHATSAPP **03-2162 3333** (EXT. 1023 / 2002 / 2008)

NOTE :

AmBank AmBank Islamic