

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

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 21 January 2025 / Tuesday

Time : 11.00 AM

Via Online : www.eszamauctioneer.com (eZ2Bid)

For more information, please call:

03-7452 1318

AmBank Financing

Please Contact:

For Individual Bidder(s)

Yuan Chik Chong : 012-2232498

For Company Bidder(s)

Camile Tang : 013-9996875



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

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

PUBLIC AUCTION



DATE : 21 JANUARY 2025 / TUESDAY

TIME : 11.00 A.M.

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

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

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

EZ 1 RESERVE PRICE RM189,000.00 MANTIN



Type : Townhouse
Area : Approx 155 sq mt / 1,668 sq ft
Assignor(s) : Leong Yann Ling
Solicitor : M/S Goh & Partners
(Tel: 03-21668300)

No. 116, Jalan Bukit Cerana 4,
Taman Bukit Cerana, 71700 Mantin, Negeri Sembilan.

EZ 2 RESERVE PRICE RM144,342.00 SEREMBAN



Type : 3 Bedroom Condominium
Area : Approx 95 sq mt / 1,023 sq ft
Assignor(s) : Senek Baba Bin Mohd Salleh
& Ainun Binti Abdul Aziz
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel: 03-26987533)

M3-2-4, Kondo Spanish Villa,
Jalan Bunga Raya 19, Taman Tasik Jaya,
70400 Seremban, Negeri Sembilan.

EZ 3 RESERVE PRICE RM233,280.00 NILAI



Type : Condominium
Area : Approx 83 sqmt / 893 sqft
Assignor(s) : Jasvinder Singh Chall
Solicitor : M/S Goh & Partners
(Tel: 03-21668300)

Unit No. A-08-09, Block A, Residensi Lili @
Taman Bucida Hijauan, Taman Bucida Hijauan,
71800 Nilai, Negeri Sembilan.

EZ 4 RESERVE PRICE RM236,196.00 NILAI



Type : 3 Bedroom Condominium
Area : Approx 165 sqmt /
1,776.05 sqft
Assignor(s) : Saadiah @ Ramadhiah Binti
Ismail & Affieffe Alli
Solicitor : M/S Heiley Hassan, Tan &
Partners (Tel: 03-27704948)

Unit No. B-11-01, Block B,
Jalan Bucida Hijauan 1/1, Taman Bucida Hijauan,
71800 Nilai, Negeri Sembilan.

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. (760902-4)

NO. 14, 1ST FLOOR,
JALAN DATO' LEE FONG YEE,
70000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

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

☎ 06-7616986

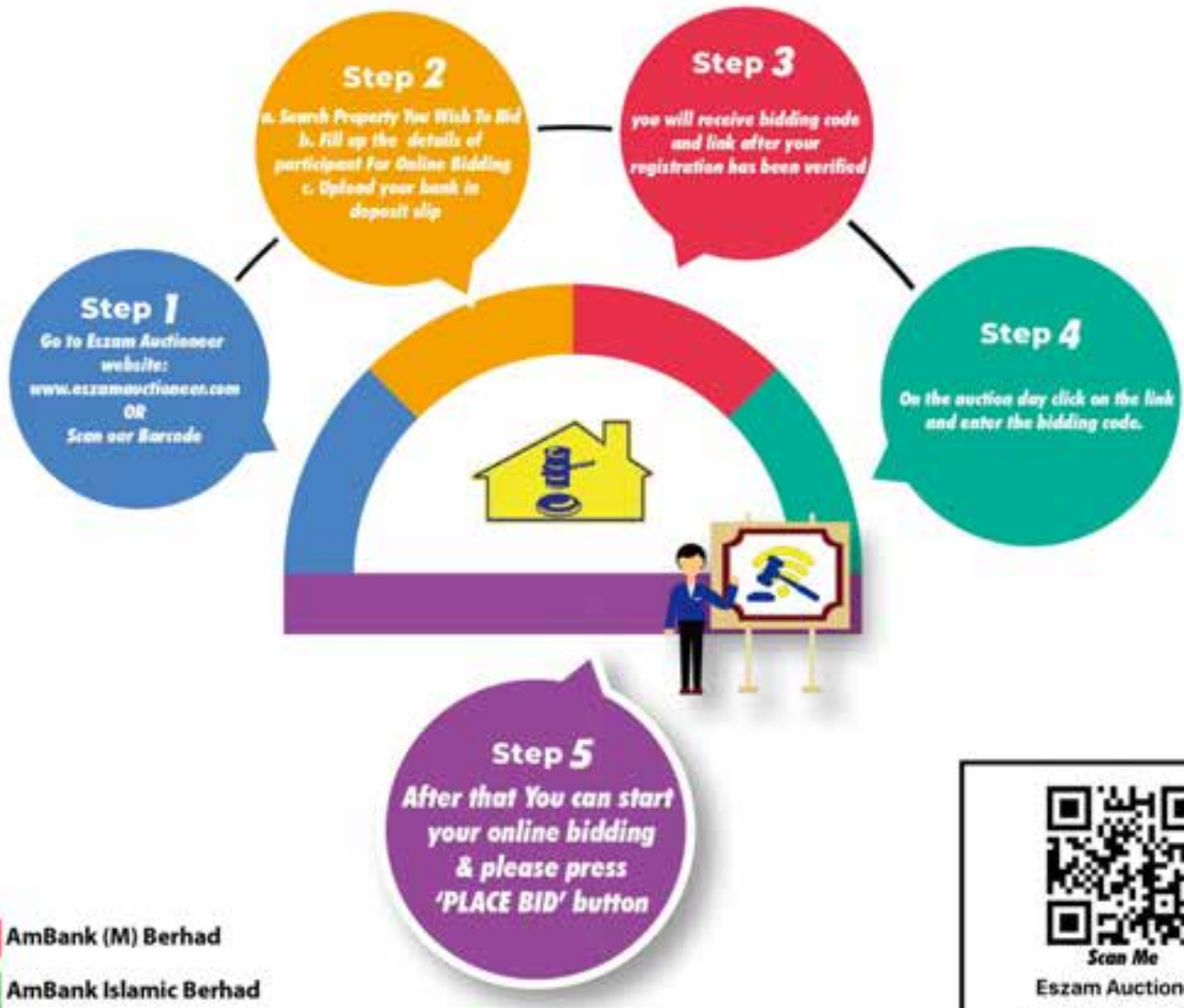
✉ eszamauctioneer@yahoo.com

🌐 www.eszamauctioneer.com

ONLINE BIDDING STEP

eZ2Bid

www.eszamauctioneer.com



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 PL 118
LICENSED AUCTIONEER

ESZAM AUCTIONEER SDN. BHD. (760902-H)

NO. 14, 1ST FLOOR,
JALAN DATO' LEE FONG YEE,
70000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

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

☎ 06-7616986

✉ eszamauctioneer@yahoo.com

🌐 www.eszamauctioneer.com

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 21 January 2025 / Tuesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

For more information, please call:
03-7452 1318

AmBank Financing Please contact:
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

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

Will Sell The Property Described Below By
PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 21ST DAY OF JANUARY, 2025, AT 11.00 A.M,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

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

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

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

Lot 1	MARKET PRICE RM1,300,000.00	RESERVE PRICE RM864,000.00
	2 1/2 Storey Mid Terraced House 139 sq. metres (1,496 sq. ft.) No. 7, Jalan NPT 7/1F, Taman Nusaputra Timur, 47130 Puchong, Selangor Darul Ehsan.	Assignor(s): Ang Ah Hwa, Chong Xian Zheng & Teresa Chong Wei Yen Solicitors: Bertrand Lee Teck Tjin Our ref: HAH/3413/AMBB/22
PUCHONG		

Lot 2	MARKET PRICE RM420,000.00	RESERVE PRICE RM420,000.00
	3-Bedroom Townhouse (Upper Unit) 99 sq. metres (1,066 sq. ft.) No. 6A, Jalan Sungai Congkak 32/42, Taman Bukit Rimau, Seksyen 32, 40460 Shah Alam, Selangor.	Assignor(s): P.P. Mohan Das A/L Periyian, Prem Anand A/L Periyian, P.P.Sarath Babu A/L Periyian and Palaniayee A/P Iyakanoo Solicitors: M/S Goh & Partners Our ref: HAH/3896/AMBB/25
SHAH ALAM		

Lot 3	MARKET PRICE RM410,000.00	RESERVE PRICE RM410,000.00
	4-Bedrooms Townhouse (Lower Unit) 125.33 sq. metres (1,349 sq. ft.) No. G-22 (Developer's Parcel No. B19), Jalan Sabha Impian 1, Taman Sabha Impian, 43000 Kajang, Selangor.	Assignor(s): Lim Yee Fun Solicitors: M/S Goh & Partners Our ref: HAH/3895/AMBB/25
KAJANG		

Lot 4	MARKET PRICE RM550,000.00	RESERVE PRICE RM320,760.00
	Duplex 2-Bedroom Service Apartment 98 sq. metres (1,055 sq. ft.) The Apple, C-23A-02A, Level 23A, Jalan Haji Bachee, Bukit Cina, 75100 Melaka.	Assignor(s): Ahmad Narkiscoss Bin Izhah Nawi Solicitors: M/S Ibrahim Nik Junainah & Associates Our ref: HAH/3892/AMBB/24
MELAKA		

Lot 5	MARKET PRICE RM320,000.00	RESERVE PRICE RM320,000.00
CALLED OFF		
BANDAR PUNCAK ALAM		

Lot 6	MARKET PRICE RM320,000.00	RESERVE PRICE RM320,000.00
	3-Bedroom Condominium Unit 78.00 sq. metres (840 sq. ft.) Unit No. B-03A-15, 4th Floor, Block B, Monte Bayu Condominium, Jalan Pandan Bistari 5, 56100 Kuala Lumpur.	Assignor(s): Azralmezan Bin Abd Razak & Haz Hafieda Binti Abd Hadi Solicitors: M/S Goh & Partners Our ref: HAH/3890/AMBB/24
KUALA LUMPUR		

Lot 7	MARKET PRICE RM300,000.00	RESERVE PRICE RM300,000.00
	3-Bedroom Condominium 74 sq. metres (797 sq. ft.) No. B-26-01, Blok B, Residensi Skyawani IV, (Skyawani IV), 52100 Kuala Lumpur.	Assignor(s): Lalitha A/P Murrugis Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HAH/3897/AMBB/25
KUALA LUMPUR		

Lot 8	MARKET PRICE RM360,000.00	RESERVE PRICE RM290,000.00
	2 + 1 Bedroom Service Apartment 69.00 sq. metres (743 sq. ft.) Unit No. C-28-03A, Block C, Residensi Damai Meriah (The Zizz), No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan.	Assignor(s): Syahril Hakim Bin Mohamad Saufee Solicitors: M/S Zain Megat & Murad Our ref: HAH/3869/AMBB/24 AMBANK ISLAMIC BERHAD
PETALING JAYA		

Lot 9	MARKET PRICE RM250,000.00	RESERVE PRICE RM250,000.00
	4-Bedrooms Medium Cost Apartment Unit 111.85 sq. metres (1,204 sq. ft.) Unit No. B-2-8, Block B, Taman Koperasi Majujaya, Batu 9, Cheras, 56000 Kuala Lumpur.	Assignor(s): Ummi Nadyiea Binti Ahmad Afid Solicitors: M/S Goh & Partners Our ref: HAH/3884/AMBB/24
KUALA LUMPUR		

Lot 10	MARKET PRICE RM300,000.00	RESERVE PRICE RM240,000.00
	3-Bedroom Apartment [Rumah Mampu Milik Wilayah Persekutuan (RUMAHWIP)] 74.88 sq. metres (806 sq. ft.) No. D-32-18, Residensi Merdu (Residensi MH Platinum 2), No. 12, Jalan Usahawan 6, Setapak Jaya 2, 53200 Kuala Lumpur.	Assignor(s): Raja Siva Balashah A/L Mahindren Singam Solicitors: M/S Goh & Partners Our ref: HAH/3877/AMBB/24
KUALA LUMPUR		

Lot 11	MARKET PRICE RM200,000.00	RESERVE PRICE RM200,000.00
	3-Bedroom Apartment 77 sq. metres (829 sq. ft.) No. B-3-3B, Jalan OS 1/3, One Selayang, 68100 Batu Caves, Selangor.	Assignor(s): Makisam Bin Muhammad & Rohayu Binti Mohamad Solicitors: M/S Azhar & Wong Our ref: HAH/3887/AMBB/24
BATU CAVES		

Lot 12	MARKET PRICE RM320,000.00	RESERVE PRICE RM198,288.00
	3-Room Apartment 83.70 sq. metres (901 sq. ft.) MPB-12-20, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor.	Assignor(s): Faidhi Haziq Bin Fahrurrazi Solicitors: M/S Azhar & Wong Our ref: HAH/3888/AMBB/24 AMBANK ISLAMIC BERHAD
BANDAR PUNCAK ALAM		

Lot 13 MARKET PRICE RM185,000.00 **RESERVE PRICE RM185,000.00**



3-Bedroom Low-Cost Flat
64.00 sq. metres (689 sq. ft.)

Unit No. B-7-16, 7th Floor, Pangsapuri Seri Kayan, Jalan Pinggiran USJ 2/1, 47610 Subang Jaya, Selangor Darul Ehsan

Assignor(s): Johor Bin Chu Jadi & Sharipah Nora Binti Johor
Solicitors: M/S A Rahim & Co.
Our ref: HAH/3886/AMBB/24

SUBANG JAYA

Lot 14 MARKET PRICE RM170,000.00 **RESERVE PRICE RM170,000.00**



A Three-Bedroom Apartment Unit
61.00 sq. metres (657 sq. ft.)

Unit No. B-09-01, Pangsapuri Rimba, Jalan Lengkuas 16/19, Seksyen 16, Shah Alam, 40200 Shah Alam, Selangor Darul Ehsan.

Assignor(s): Abdul Shukor Bin Mahasan
Solicitors: M/S Goh & Partners
Our ref: HAH/2664/AMBB/18

SHAH ALAM

Lot 15 MARKET PRICE RM260,000.00 **RESERVE PRICE RM151,632.00**



1-Bedroom Small Office Home Office (SoHo)
42 sq. metres (452 sq. ft.)

No. B-24-31, Blok B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.

Assignor(s): Mohd Shahidan Bin Ismail
Solicitors: M/S Vas & Co
Our ref: HAH/3889/AMBB/24

KAJANG
AMBANK ISLAMIC BERHAD

Lot 16 MARKET PRICE RM135,000.00 **RESERVE PRICE RM135,000.00**



A Low Cost Apartment Unit
62 sq. metres (667.36 sq. ft.)

Unit No. F-3-4, Block F, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor(s): Mohd Yusop Bin Ibrahim
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3885/AMBB/24

SERI KEMBANGAN

Lot 17 MARKET PRICE RM180,000.00 **RESERVE PRICE RM129,600.00**



3-Bedroom Low Cost Flat Unit
61 sq. metres (657 sq. ft.)

No. B10-10-36, Block 10, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor.

Assignor(s): Chettivelu A/L Thangiah & Thanabalan A/L Chetti Velu
Solicitors: M/S B.H. Gan, Nor & Kim
Our ref: HAH/3893/AMBB/24

PETALING JAYA

Lot 18 MARKET PRICE RM160,000.00 **RESERVE PRICE RM115,200.00**



3-Bedroom Low Cost Walk-Up Apartment Unit
65.00 sq. metres (700 sq. ft.)

Unit No. C-05-14, 5th Floor, Block C, Pangsapuri Putra, Jalan Putra Prima Utara, Taman Putra Prima, 47130 Puchong, Selangor Darul Ehsan.

Assignor(s): Muhammad Saad Ubadah Bin Abdul Rahim
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3894/AMBB/24

PUCHONG
AMBANK ISLAMIC BERHAD

Lot 19 MARKET PRICE RM130,000.00 **RESERVE PRICE RM104,000.00**



3-Bedroom Low-Cost Apartment
61 sq. metres (657 sq. ft.)

No. SR-14-12, Saujana Ria, No. 3, Jalan Wangsa 2/6, Taman Wangsa Permai, 52200 Kuala Lumpur.

Assignor(s): Zulkiflee @ Ahamad Zulkiflee Bin Ruslan
Solicitors: M/S Goh & Partners
Our ref: HAH/3881/AMBB/24

KUALA LUMPUR
Bumpuputra Lot

Lot 20 MARKET PRICE RM130,000.00 **RESERVE PRICE RM100,000.00**



3 Bedroom Low Cost Apartment
60.38 sq. metres (650 sq. ft.)

No. C-408, Block C, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Siti Nur Khairunisa Binti Mohd Termiji
Solicitors: M/S Zain Megat & Murad (KL)
Our ref: HAH/3868/AMBB/24

PETALING JAYA
AMBANK ISLAMIC BERHAD

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

RESERVE PRICE:

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

DEPOSIT:

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

For online bidders please refer to the Terms & Conditions on www.heritageauctioneers.my on the manner of payment of the deposit.

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee herein or the undermentioned Auctioneer.

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)

[formerly known as Heritage Auction House Enterprise (001269594-A)]

Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.

Tel: 03-5518 1442 Fax: 03-5518 1443

Whatsapp Hotline: 011 5585 1442

Email: hauctionhouse@gmail.com

Website: www.heritageauctioneers.my

Facebook : [heritageauctioneersMY](https://www.facebook.com/heritageauctioneersMY)

DATO' MARIANI BINTI HJ. YAHYA (D.I.M.P)
MOHD ZAKIRUDDIN BIN ISMAIL
MARIAM BINTI YAHYA
SURANI BINTI HAMZAH
Licensed Auctioneers



A STEP BY STEP GUIDE TO BID ONLINE



WHY BID ONLINE?

-  **Secure and easy**
-  **Time and cost efficient**
-  **Transparent process**

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 22 January 2025 / Wednesday

Time : 11.00 am

Via Online : <https://praisemillion.com.my>

For more information, please call:
03-7452 1318

AmBank Financing Please contact:
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

产业公开拍卖 PROCLAMATION OF SALE

10% deposit (Ten percent of the reserve price)

In exercise of the rights and powers conferred upon AmBank (M) Berhad [196901000166(8515-D)]/AmBank Islamic Berhad [199401009897(295576-U)] ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the respective Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE <https://praisemillion.com.my>.



DATE : **WEDNESDAY, THE 22ND OF JANUARY 2025**

TIME : **11.00 A.M.**

PLEASE REGISTER BY 4PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

NOTE : Prospective bidders are advised to : (1) inspect the subject properties and check on the issuance of separate individual titles/strata titles (2) obtain a copy of the proclamation of sale together with the Conditions of Sale and seek independent legal advice (3) conduct official Parent Master Title/Individual Titles search at the relevant land office and/or other relevant authorities and (4) make the necessary enquiries with the developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and with the relevant authorities on the terms and consent to the sale prior to the auction sale.

LOT 1	MIRI	RESERVE PRICE : RM240,000.00	LOT 2	KOTA SAMARAHAN	RESERVE PRICE : RM343,440.00
	Description : Single storey terraced intermediate Land Area : Approx. 137.9 sqm. / 1,484.343 sqft. Built-up Area : Approx. 84.070 sqm. / 904.922 sqft. Our Ref. : AMB-2025-0125 Assignee : AmBank (M) Berhad Bank Ref : 80350100193273 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Double storey terraced intermediate Land Area : Approx. 162.40 sqm. / 1,748.06 sqft. Built-up Area : Approx. 129.95 sqm. / 1,398.77 sqft. Our Ref. : AMB-2024-0115 Assignee : AmBank Islamic Berhad Bank Ref : 88820003401049 Solicitors : S.K. Ling & Tan Advocates (Kch)	

Lot 3692, Lorong Desa Senadin 2C-6, Desa Senadin, Off Jalan Lutong-Kuala Baram, 98000 Miri, Sarawak

House No. 597, Lot 11962, Lorong Uni-Central 5C4, Taman Uni Central (Central City-Phase 14), Off Jalan Kuching-Samarahan Expressway, 94300 Kota Samarahan, Sarawak (Bumiputra Reserved Lot)

LOT 3	KUCHING	RESERVE PRICE : RM500,000.00	LOT 4	KUCHING	RESERVE PRICE : RM200,000.00
	Description : Condominium Land Area : - Built-up Area : Approx. 110.93 sqm. / 1,194 sqft. Our Ref. : AMB-2025-0126 Assignee : AmBank Islamic Berhad Bank Ref : 88820002777411 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Single storey low-cost terraced corner Land Area : Approx. 127.40 sqm. / 1,371.32 sqft. Built-up Area : Approx. 41.25 sqm. / 444.00 sqft. Our Ref. : AMB-2025-0124 Assignee : AmBank (M) Berhad Bank Ref : 88820003752418 Solicitors : Ariffin, Lai & Kan Advocates (Kch)	

Unit No. 8C-13-3AP-Cb (also known as Unit No. C-13-3A), Level 13, Block C, SkyVilla Condominium, Batu Kawah New Township, Jalan Batu Kawa, 93250 Kuching, Sarawak

No. 447, Lot 5419, Taman Desa Sejjak, Phase 1, Jalan Sejjak, Off Jalan Batu Kawa-Matang, 93250 Kuching, Sarawak

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

What you need to prepare for online bidding:

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

Organised by the Auctioneer:



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

Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak.
TEL: 082-349069, H/P: 012-8786966 / 016-2107727 FAX: 082-349135
(Web Site : <https://praisemillion.com.my> E-mail Address: auction@praisemillion.com.my)

Iris Mui Tze En
Muhd Khairul Azhar
Tiong Mei Chek
Lo Lion Hock
Licensed Auctioneers



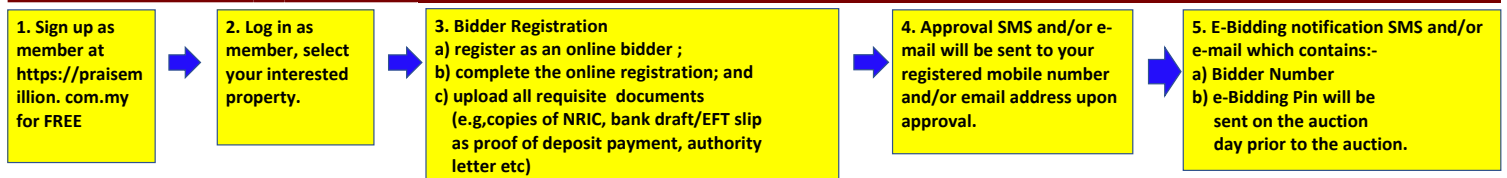
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

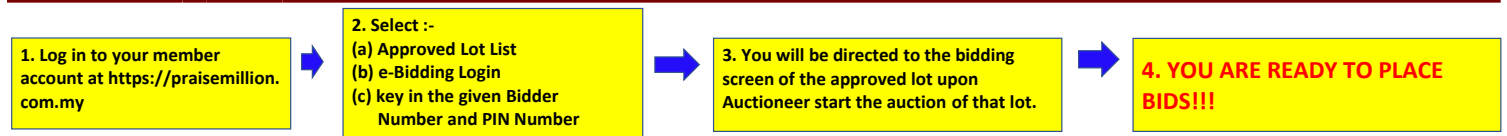


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



Online bidding can be done using a computer, notebook, smart phone or tablet

On the auction day, please:

- ensure your device is in good and functioning condition
- ensure your device is charged
- check Internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g google chrome, internet explorer etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 22 January 2025 / Wednesday

Time : 2.30 PM

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

For more information, please call:
03-7452 1318

AmBank Financing Please contact:
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY Wednesday | **DATE** 22ND January 2025 | **TIME** 2.30 P.M | **ONLINE BIDDING AT** <https://palma.bidnow.my>

(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)

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

1 View Live Auction at <https://palma.bidnow.my> | **2** 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 Bukit Mertajam | Reserve Price **RM 400,000**

Condominium Unit
1,194 sq.ft.

Unit No. B-13-07, Residensi Sky, Jalan Seladang, 14000 Bukit Mertajam, Pulau Pinang.

Assignor / Borrower :
Mathivaanan A/L Kachna

Solicitor :
Zaid Ibrahim & Co (Tel: 04-3753100)

Pulau Pinang

LOT 02 Kampar | Reserve Price **RM 168,000**

Town Villa Unit
1,094 sq.ft.

Unit No. 83-2, Blok 83, Aras 2, Persiaran Residensi, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.

Assignor / Borrower :
Wong Wing Fai

Solicitor :
Nor Ding & Co (Tel: 05-6882627)

Perak

LOT 03 Paya Terubong | Reserve Price **RM 370,000**

Apartment Unit
1,008 sq.ft.

Unit No. 2B-32-10, The Stone, Tingkat Paya Terubong 5, 11060 Paya Terubong, Pulau Pinang.

Assignor / Borrower :
Muhamad Arshad Bin Abdul Rahman & Faridatul Akmar Binti Abdul Jaman

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

Pulau Pinang

LOT 04 Simpang Ampat | Reserve Price **RM 37,791**

Apartment Unit
803 sq.ft.

Unit No. 2-2-06, Block 2, Tropicana Apartment BM Laketown, 34400 Simpang Ampat, Semanggol, Perak Darul Ridzuan.

Assignor / Borrower :
Mohamad Nasir Bin Hashim

Solicitor :
Lalchand & Nawawi (Tel: 05-2494600)

Perak

LOT 05 Simpang Ampat | Reserve Price **RM 40,154**

Apartment Unit
803 sq.ft.

Unit No. 2-1-09, Block 2, Tropicana Apartment BM Laketown, 34400 Simpang Ampat, Semanggol, Perak Darul Ridzuan.

Assignor / Borrower :
Mohd Azizi Bin Said

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

Perak

LOT 06 Simpang Ampat | Reserve Price **RM 41,990**

Apartment Unit
803 sq.ft.

Unit No. 2-2-01, Blok 2, Tropicana Apartment BM Laketown, 34400 Simpang Ampat, Semanggol, Perak Darul Ridzuan.

Assignor / Borrower :
Mohd Fauzi Bin Mat Lazim & Halida Binti Bahri

Solicitor :
Lalchand & Nawawi (Tel: 05-2494600)

Perak

LOT 07 Kampar | Reserve Price **RM 205,000**

Town Villa Unit
1,098 sq.ft.

Unit No. 93A-3, Blok 93A, Aras 3, Persiaran Residensi, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.

Assignor / Borrower :
Steven Savariraj A/L Joseph @ Anthony

Solicitor :
Lalchand & Nawawi (Tel: 05-2494600)

Perak

= AmBank (M) Berhad | = AmBank Islamic Berhad



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

DEPOSIT : All intending bidders are required to **deposit** with the Auctioneer, the sum equivalent to **ten per cent (10%)** of the reserve price or a minimum sum of **RM2,000.00** whichever is higher by **Bank Draft** in favour of **AMBANK (M) 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/>.

Licensed Auctioneers :

ROHAYAH BINTI ISMAIL
CHEAH SAW HOON



PALMA AUCTIONEERS SDN BHD

04-2299777 / 016-4465117



Simple Step of Bidding

5 Step To Bid Auction Property Online



STEP 01

Register as user



STEP 02

Select property



STEP 03

Register to bid online



STEP 04

Placement of auction deposit *Refer T&C



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.

Devices 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>

During 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?

- 1 Safe & convenient
- 2 Save time & cost
- 3 Transparent bidding process



PALMA AUCTIONEERS SDN BHD

Address
425-D, First Floor, Jalan Burma, Pulau Tikus, 10350 Penang.

Contact Number
mobile 016 446 5117
office 04 229 9777
email Palmaauctioneers@gmail.com



PALMA AUCTIONEERS SDN BHD

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

**Property Auction House Sdn. Bhd.
ONLINE AUCTION**

**Date/Day : 22 January 2025 / Wednesday
Time : 3.00 pm
Via Online : ebid.auctions.com.my**

For more information, please call:
03-7452 1318

AmBank Financing Please contact:
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang : 013-999 6875



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad/AmBank Islamic Berhad, the Assignee/Bank by the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON WEDNESDAY, THE 22ND DAY OF JANUARY, 2025 AT 3.00 P.M IN THE AFTERNOON AT EBID.AUCTIONS.COM.MY

For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes

ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON ebid.auctions.com.my

- Prior to the auction sale, all intending bidders are advised to:-
 - inspect the subject property
 - conduct an official title search
 - enquire from the Developer/Proprietor and/or other relevant authorities
 - obtain a copy of the Conditions of Sale from the Auctioneer
- 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.
- As at auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and/or the relevant authorities.

The photographs shown herein are solely for general identification. It makes no representation or warranty as to their accuracy or the actual conditions of the Property(ies).

<p>1 RESERVE PRICE: RM356,400.00</p> <p>Kuala Lumpur</p>  <p>Description: Retail lot unit Address: Unit No. 3A-05, Plaza Haji Taib, Lorong Haji Taib 5, 50300 Wilayah Persekutuan Kuala Lumpur. Area: approx 12.00 sq metres (131 sq feet) Assignor(s): TSL Franchise (M) Sdn Bhd Solicitor: M/S Azhar & Wong Our Ref: PAH37473(4)</p>	<p>2 RESERVE PRICE: RM446,148.00</p> <p>Cyberjaya</p>  <p>Description: Office lot Address: No. C2-2, Radius Cyberjaya, Jalan Teknokrat 2, Cyber 4, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 161.00 sq metres (1,733 sq feet) Assignor(s): Jaringan Ilham Technology Sdn Bhd Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH37925</p>	<p>3 RESERVE PRICE: RM440,000.00</p> <p>Klang</p>  <p>Description: Double storey terrace house Address: No. 30, Lorong Hulubalang 9B/KS7, Taman Sentosa, 41200 Klang, Selangor Darul Ehsan. Area: approx 103.00 sq metres (1,109 sq feet) Assignor(s): Umi Kalthsum Binti Mohd Daud, Mohd Daud Bin Nordin & Mariam Yeo Binti Abdullah Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH35860(2)</p>
<p>4 RESERVE PRICE: RM432,000.00</p> <p>Cheras</p>  <p>Description: Condominium Address: Unit No. A-12-05, Block A, Residensi Sembilan Cheras, Jalan Suria Residen, 43200 Cheras, Selangor Darul Ehsan. Area: approx 104 sq metres (1,119 sq feet) Assignor(s): Wong Choong Chee Solicitor: M/S Zain Megat & Murad Our Ref: PAH37941</p>	<p>5 RESERVE PRICE: RM380,000.00</p> <p>Kuala Lumpur</p>  <p>Description: Condominium Address: No. A-26-03, PV2-Platinum Hill Condo, No. 2, Jalan Taman Melati 1, Taman Melati Utama, 53100 Setapak, Kuala Lumpur. Area: approx 1,313 sq feet (121.98 sq metres) Customer(s): Zulkhairi Bin Md Zain Solicitor: M/S Vas & Co Our Ref: PAH37918 AmBank Islamic Berhad</p>	<p>6 RESERVE PRICE: RM380,000.00</p> <p>Shah Alam</p>  <p>Description: Serviced apartment (BUMI LOT) Address: No. B-23A-09, Alam Sanjung, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor Darul Ehsan. Area: approx 80 sq metres (861 sq feet) Customer(s): Muhammad Syahir Bin Muzafar & Salwana Binti Othman Solicitor: M/S Goh & Partners Our Ref: PAH37927 AmBank Islamic Berhad</p>
<p>7 RESERVE PRICE: RM300,000.00</p> <p>Kuala Lumpur</p>  <p>Description: 3 bedroom condominium Address: Unit No. A2-45-01, 45th Floor, Block A2, Skywani IV Residences @ Setapak, Jalan Santuari Utama, 53300 Kuala Lumpur. Area: approx 74.00 sq metres (796 sq feet) Customer(s): Wan Zalikha Binti Wan Zin & Wan Muhammad Zamir Bin Wan Zin Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH37940 AmBank Islamic Berhad</p>	<p>8 RESERVE PRICE: RM360,000.00</p> <p>Telok Panglima Garang</p>  <p>Description: 3 bedroom apartment Address: No. D-03-06, Blok D, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor Darul Ehsan. Area: approx 81 sq metres (872 sq feet) Assignor(s): Mahendra Rao A/L Soornarayanan Solicitor: M/S Goh & Partners Our Ref: PAH37916</p>	<p>9 RESERVE PRICE: RM350,000.00</p> <p>Kuala Lumpur</p>  <p>Description: 3 bedroom apartment Address: No. A4-24-06, Residensi PR1MA Alam Damai, No. 8, Persiaran Bistari, Alam Damai, 56000 Kuala Lumpur. Area: approx 87.00 sq metres (936 sq feet) Assignor(s): Tan Choon Hian Solicitor: M/S Goh & Partners Our Ref: PAH37932</p>
<p>10 RESERVE PRICE: RM176,000.00</p> <p>Seri Kembangan</p>  <p>Description: Serviced apartment (BUMI LOT) Address: No. CL-01-07, Zeva Residence, Persiaran Pinggiran Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan. Area: approx 42 sq metres (452 sq feet) Customer(s): Mohd Nasrul Ashadi Bin Harun Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH37898(2) AmBank Islamic Berhad</p>	<p>11 RESERVE PRICE: RM144,342.00</p> <p>Kuala Lumpur</p>  <p>Description: Serviced apartment Address: Unit No. A-4-26, Block A, Astana Square, Jalan Daya Utama, Taman Daya, Kepong, 52100 Kuala Lumpur. Area: approx 92.90 sq metres (1,000 sq feet) Assignor(s): Ng Li Hooi Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH37924 Note: Successful bidder has to pay an outstanding sum of RM5,367.50 due to Developer under the Principal Sale and Purchase Agreement.</p>	<p>12 RESERVE PRICE: RM141,718.00</p> <p>Kepong</p>  <p>Description: 3 bedroom apartment Address: No. 1-19, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kepong, Selangor Darul Ehsan. Area: approx 103.96 sq metres (1,119 sq feet) Assignor(s): Cheng Hen Loong Solicitor: M/S Azhar & Wong Our Ref: PAH37931 Note: Successful bidder has to pay an outstanding sum of RM5,846.77 due to Developer under the Principal Sale and Purchase Agreement</p>
<p>13 RESERVE PRICE: RM133,200.00</p> <p>Puchong</p>  <p>Description: 3 bedroom apartment Address: Unit No. D-5-07, Level 5, Blok D, Pangsapuri Seri Jati, Jalan PH 4, Taman Puchong Hartamas, 47100 Puchong, Selangor Darul Ehsan. Area: approx 70.00 sq metres (753 sq feet) Assignor(s): Jaganraj A/L Selveraju Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH37926</p>	<p>14 RESERVE PRICE: RM100,000.00</p> <p>Klang</p>  <p>Description: Flat (BUMI LOT) Address: Unit No. A-3-8, Block A, Jalan Sama Gagah 18D/KS05, Taman Telok Gedong Indah, 42000 Pelabuhan Klang, Selangor Darul Ehsan. Area: approx 61 sq metres (657 sq feet) Assignor(s): Noraini Binti Alias Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH37919</p>	<p>15 RESERVE PRICE: RM73,812.00</p> <p>Banting</p>  <p>Description: Apartment duplex unit Address: No. F-4-24, Pangsapuri Taman Langat Utama, Jalan Peramugara, Off Jalan KLIA, 42700 Banting, Selangor Darul Ehsan. Area: approx 995 sq feet (92.43 sq metres) Customer(s): Wan Mohd Izruel Hafiq Bin Wan Omar Solicitor: M/S Vas & Co Our Ref: PAH37142(3) AmBank Islamic Berhad</p>

16 RESERVE PRICE: **RM150,000.00** Petaling Jaya



Description: 3 bedroom low-cost apartment
Address: No. J-G-12, Block J, Pangsapuri Petaling Perdana, Jalan PJS 1/21, Taman Petaling Utama, 46150 Petaling Jaya, Selangor Darul Ehsan.
Area: approx 61.00 sq metres (657 sq feet)
Assignor(s): Ahmad Zaini Bin Bakhtar
Solicitor: M/S Azhar & Wong
Our Ref: PAH37945

J1 RESERVE PRICE: **RM744,000.00** Skudai



Description: 3 storey cluster house corner lot
Address: No. 19, Jalan Bukit Skudai 7, Taman Bukit Skudai, 81300 Skudai, Johor.
Area: approx 318 sq metres (3,423 sq feet)
Assignor(s): Pong Chun Hsiung
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7233(2)/1/2025(LA)
Note : Successful bidder has to pay an outstanding sum of **RM35,950.00** due to developer under the Principle Sale and Purchase Agreement

J2 RESERVE PRICE: **RM500,000.00** Johor Bahru



Description: Double storey terrace house intermediate lot (**BUMI LOT**)
Address: No. 25, Jalan Pulai Mutiara 1/10, Taman Pulai Mutiara, 81300 Johor Bahru, Johor.
Area: approx 109 sq metres (1,173 sq feet)
Assignor(s): Md Nor Azizi Bin Lamit
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7257(1)/1/2025(LA)

J3 RESERVE PRICE: **RM360,000.00** Skudai



Description: Service apartment
Address: Unit No. B-4-3, Block B Residensi Anjung Hijauan, Jalan Mutiara 1/15, Taman Mutiara Mas, 81300 Skudai, Johor
Area: approx 90 sq metres (969 sq feet)
Assignor(s): Kong Kar Lek
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7258(1)/1/2025(LA)

J4 RESERVE PRICE: **RM304,000.00** Masai



Description: 3 bedroom service apartment
Address: Unit No. F-29-05, Block F, Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor
Area: approx 78 sq metres (840 sq feet)
Assignor(s): Mohd Wai Meng
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/7236(2)/1/2025(LA)

J5 RESERVE PRICE: **RM290,000.00** Johor Bahru



Description: Serviced apartment
Address: Unit No. 10-12, Menara E, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor
Area: approx 60.39 sq metres (650 sq feet)
Customer(s): Mohd Amri Bin Mohd Tahir
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/7246(2)/1/2025(LA)
AmBank Islamic Berhad

J6 RESERVE PRICE: **RM280,000.00** Masai



Description: Service apartment
Address: Unit No. E-11-03, Pangsapuri Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Baru Seri Alam, 81750 Masai, Johor
Area: approx 62 sq metres (667 sq feet)
Assignor(s): Venesh Nair A/L Raman
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7259(1)/1/2025(LA)

S1 RESERVE PRICE: **RM453,438.00** Kota Kinabalu



Description: A retail unit (corner)
Address: Lot No. 1L-40, Block B, First Level, Riverson Walk, 88000 Kota Kinabalu, Sabah
Area: approx 38.18 sq metres (411 sq feet)
Customer(s): Ayub Khan Bin Gulam Khan & Mohd Irfan Bin Rashun
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8321(4)/1/2025(LA)
AmBank Islamic Berhad

S2 RESERVE PRICE: **RM130,000.00** Tuaran



Description: A low-medium cost apartment unit
Address: Lot No. 13, Second Floor, Block F (MDT No. F-2F-13, Lorong Tuaran Impian 5), Apartment Tuaran Impian, KM 24, Jalan Tuaran Lama (now renamed as Jalan Telipok Lama), Telipok, 89200 Tuaran, Sabah
Area: approx 69.67 sq metres (750 sq feet)
Customer(s): Supardy Bin Bajjo
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8359(2)/1/2025(LA)
AmBank Islamic Berhad

S3 RESERVE PRICE: **RM128,000.00** Kota Kinabalu



Description: A 2-room walk-up apartment unit
Address: House No. 2-3-4, Unit No. 8, 3rd Floor, Block B, Taman Fajar Menggatal, Phase 1, 88450 Kota Kinabalu, Sabah
Area: approx 682 sq feet (63 sq metres)
Assignor(s): Hedley Bin Ridin
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8364(2)/1/2025(LA)

S4 RESERVE PRICE: **RM195,000.00** Penampang



Description: An intermediate apartment unit
Address: Unit No. 2G 4-0, Ground Floor, Country Heights Apartments Phase 2, Jalan Bantayan Minintod, 89500 Penampang, Sabah
Area: approx 62.06 sq metres (668 sq feet)
Assignor(s): Chafin Cham & Sonepah Cham
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8361(2)/1/2025(LA)

S5 RESERVE PRICE: **RM170,000.00** Putatan



Description: An intermediate apartment unit situated on the third floor of a block of 5-storey walk-up apartment
Address: Lot No. D06, Third Floor, Block LH, Taman Ketiau, Phase 2, Kg. Tombovo, Off Jalan Ketiau Tombovo, 88200 Putatan, Sabah
Area: approx 58.60 sq metres (630.76 sq feet)
Assignor: Kemine @ Kimini Binti Yedam @ Yadam
Borrower(s): Kemine @ Kimini Binti Yedam @ Yadam & Maliana Binti Adam @ Yadam
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8373/12/2024(LA)

S6 RESERVE PRICE: **RM430,000.00** Tuaran



Description: Double storey intermediate terraced house
Address: Lot No. T36, Tagas Villa, Kg. Panjut, 89200 Tuaran, Sabah
Area: approx 129.0 sq metres (1,389 sq feet)
Assignor(s): Lucia Eddin
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8368/12/2024(LA)

S7 RESERVE PRICE: **RM600,000.00** Kota Kinabalu



Description: Serviced apartment unit on 3rd floor (**BUMI LOT**)
Address: Lot No. B-3-3A, Block B, 3rd Floor, Lorong Lebu Sutera, Type A1-c, The Residences, Sutera Avenue, Sembulan, 88100 Kota Kinabalu, Sabah
Area: approx 67.45 sq metres (726 sq feet)
Assignor(s): Diana Richard Wong
Borrower(s): Chester Lai Wee Yee, Diana Richard Wong & Catherine Lai Chee Ling
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8370/12/2024(LA)

S8 RESERVE PRICE: **RM279,000.00** Kota Kinabalu



Description: A ground floor corner apartment unit
Address: Lot No. C-0-1, Level Ground, Block C, Taman Ekologi (Ecopark) Phase 2, Kg. Guidan, Jalan Sepanggar, 88450 Kota Kinabalu, Sabah
Area: approx 103.31 sq metres (1,112 sq feet)
Assignor(s): Mohd Shahrzal Bin Sabal
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8038(3)/12/2024(LA)

S9 RESERVE PRICE: **RM530,000.00** Tawau



Description: Double storey corner terrace house (**BUMI LOT**)
Address: Lot 1923, House No. 542, Bandar Sri Indah, Phase 5I, Off Km 16, Jalan Apas, 91000 Tawau, Sabah
Area: approx 282.8 sq metres (3,044 sq feet)
Customer(s): Jualiana Binti Jali, Pathansasah @ Zakaria Bin Panglie & Mohd Husyaimi Bin Armi
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8374/12/2024(LA)
AmBank Islamic Berhad

S10 RESERVE PRICE: **RM230,400.00** Tawau



Description: Extended 3-storey intermediate terraced house (**BUMI LOT**)
Address: TB 19331, Lot 189B, Taman Semarak [Bal II] Phase B, Jalan Kuhara, 91000 Tawau, Sabah
Area: approx 812 sq feet (75.44 sq metres)
Customer(s): Andi Sabrina Binti Andy Sabir & Mohd Shamsudin Bin Nordin
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8221(2)/12/2024(LA)
AmBank Islamic Berhad

S11 RESERVE PRICE: **RM323,000.00** Tawau



Description: Single storey corner terraced house
Address: TB 131, Lot 152, Taman Ria Heights Phase 1A, Lorong Ria Heights 5, off Km 8, Jalan Utara Baru, 91000 Tawau, Sabah
Area: approx 251.3 sq metres (2,705 sq feet)
Assignor(s): Mat Bin Sudin
Customer(s): Mat Bin Sudin & Muhammad Nur Hidayat Bin Mat
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8362(2)/1/2025(LA)
AmBank Islamic Berhad

S12 RESERVE PRICE: **RM148,500.00** Tawau



Description: Single storey intermediate terraced house
Address: TB 406, Lot C22-3, Taman Apas Permai, Mile 15, Jalan Apas, 91000 Tawau, Sabah
Area: approx 149.91 sq metres (1,614 sq feet)
Customer(s): Ruslan Bin Nurdin & Rusni Binti Nurdin
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8353(3)/1/2025(LA)
AmBank Islamic Berhad

S13 RESERVE PRICE: **RM247,050.00** Tawau



Description: Double storey intermediate terraced house (**BUMI LOT**)
Address: TB 417, Lot 1798, Bandar Sri Indah, Phase 5I, Km 16 (Mile 10), Jalan Apas, 91000 Tawau, Sabah
Area: approx 125.70 sq metres (1,353 sq feet)
Customer(s): Muhammad Khair Bin Rosdiansa & Raseddi Bin Liaron
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8093(5)/1/2025(LA)
AmBank Islamic Berhad

S14 RESERVE PRICE: **RM200,000.00** Lahad Datu



Description: Single storey intermediate terraced house
Address: Lot No. C61-6, Block C61, Taman Khazanah Indah, Km 12, Jalan Tengah Nipah, 91100 Lahad Datu, Sabah
Area: approx 149.9 sq metres (1,613.62 sq feet)
Customer(s): Mohd Suhailie Bin Mohd Salleh
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8371/12/2024(LA)
AmBank Islamic Berhad

NOTE

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

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

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For any enquiries, please contact any of our branches below:

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Tel: 03-20702226 & 03-20788590
Fax: 03-20729557
E-mail: main@auctions.com.my
Website: www.auctions.com.my

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No 98, Jalan Wijaya, Century Garden
80250 Johor Bahru, Johor
Tel: 607-333 6226 / 3226
Fax: 607-331 6226
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(Karpal Singh Drive) Penang, Malaysia.
Tel: 604-282 0525 / 27
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Email: penang@auctions.com.my

Sabah:
Unit A-3-6, 3rd Floor, Block A,
Plaza Tanjung Aru, Jalan Mat Salleh,
88150 Kota Kinabalu, Sabah
Tel: 088-221 266, 088-221 262
Fax: 088-210 266
Email: sabah@auctions.com.my

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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 23 January 2025 / Thursday

Time : 10:30 am / 11:30 am

Via Online : arenauctioneers.com

**For more information, please call:
03-7452 1318**

**AmBank Financing Please contact:
For Individual bidder(s):
Yuan Chik Chong : 012-223 2498
For Company bidder:
Camile Tang : 013-999 6875**



PROPERTY AUCTION



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PROCLAMATION OF SALE

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

PUBLIC AUCTION VIA ONLINE BIDDING
23 JANUARY 2025, THURSDAY, 10:30 AM
at arenauctioneers.com



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

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

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

AA01	RESERVE PRICE : RM 750,000.00	SANDAKAN
	DESCRIPTION : DOUBLE STOREY CORNER TERRACE HOUSE LAND AREA : 4,182.02 SQUARE FEET ASSIGNOR(S) : ROULIND PATRICK & NOEMI BINTI MARIUS SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB0198/AMBB (S)/006/001/24-N01(BK-1) LOT ID : 21632 NOTE : BUMIPUTERA LOT	
LOT 124, UTAMA PARK VILLA, PHASE 2, MILE 6, NORTH ROAD, 90000 SANDAKAN, SABAH		

AA02	RESERVE PRICE : RM 560,000.00	KOTA KINABALU
	DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE LAND AREA : 1,468.00 SQUARE FEET ASSIGNOR(S) : ACHMAD NOORASYRUL BIN NOORTAIP SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0206/AMBB (S)/008/003/24-S01(BK-1) LOT ID : 21645	
NO. 19, LOT NO. 42, LORONG RIMBA 12, TAMAN RIMBA PHASE 3, 88450 KOTA KINABALU, SABAH		

AA03	RESERVE PRICE : RM 390,000.00	PENAMPANG
	DESCRIPTION : AN INTERMEDIATE CONDOMINIUM UNIT FLOOR AREA : 1,361.14 SQUARE FEET ASSIGNOR(S) : TAN TEONG SENG SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0277/AMBB (S)/012/007/25-N02(BK-2) LOT ID : 21738	
LOT NO. 503, 4TH FLOOR, TYPE D, JING YUEN CONDOMINIUM; KIBABAIG, OFF JALAN DATUK PANGLIMA BANTING, 89500 PENAMPANG, SABAH		

AA04	RESERVE PRICE : RM 320,000.00	TUARAN
	DESCRIPTION : AN APARTMENT UNIT FLOOR AREA : 1,029.00 SQUARE FEET ASSIGNOR(S) : ANDIRY BIN IMOS & SHARON JAMES SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB0207/AMBB (S)/009/004/24-S01(BK-1) LOT ID : 21660 NOTE : BUMIPUTERA LOT	
UNIT NO. G-3A-2, BLOCK G, LEVEL 3A, E RESIDENCE @ TELIPOK PHASE 1, 89200 TUARAN, SABAH		

AA05	RESERVE PRICE : RM 200,000.00	KOTA KINABALU
	DESCRIPTION : AN INTERMEDIATE APARTMENT UNIT SITED ON 3RD FLOOR FLOOR AREA : 712.00 SQUARE FEET ASSIGNOR(S) : ADRIAN KEPLER MOLIE & LYLYENDY SIANI SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB0275/AMBB (S)/011/006/25-N01(BK-1) LOT ID : 21736	
UNIT NO. G13-3, 3RD FLOOR, BLOCK G, BANDAR SIERRA PHASE 3A1, JALAN TUARAN, 88450 KOTA KINABALU, SABAH		

AA06	RESERVE PRICE : RM 170,000.00	LAHAD DATU
	DESCRIPTION : SINGLE STOREY INTERMEDIATE AFFORDABLE TERRACE HOUSE - TYPE C LAND AREA : 1,613.62 SQUARE FEET ASSIGNOR(S) : MOHD HAFIZAN BIN ABD RAJIK SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0201/AMBB (S)/007/002/24-N02(BK-2) LOT ID : 21635	
MDDL 10151, LOT C061-10, TAMAN KHAZANAH INDAH PHASE 1E, KM 12, JALAN TUNGKU, 91100 LAHAD DATU, SABAH		

AA07	RESERVE PRICE : RM 100,000.00	KOTA KINABALU
	DESCRIPTION : A 2-ROOM WALK-UP APARTMENT UNIT FLOOR AREA : 571.50 SQUARE FEET ASSIGNOR(S) : MICHEAL KONG CHEE VUN & JUDY KONG SIAU YEN SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB0279/AMBB (S)/013/008/25-N02(BK-2) LOT ID : 21740	
53D, LOT NO. 131, BLOCK D, 3RD FLOOR, TAMAN NELLY PHASE 3, 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 (011401016201 / 1002327-3)
 TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047 EMAIL : aasb@arenauctioneers.com
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PROCLAMATION OF SALE

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

PUBLIC AUCTION VIA ONLINE BIDDING
23 JANUARY 2025, THURSDAY, 11:30 AM
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(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 :**
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 - i) inspect the subject property
 - ii) conduct an official title search
 - iii) enquire from the Developer/Proprietor and/or other relevant authorities
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 - (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.
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 AmBank (M) Berhad  AmBank Islamic Berhad

AA01 | RESERVE PRICE : RM 960,000.00 | CYBERJAYA



DESCRIPTION : 3-STOREY CORNER STRATIFIED TERRACE HOUSE
LAND AREA : 2,164.00 SQUARE FEET
ASSIGNOR(S) : CHOO KHAI LIN
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REFERENCE : AASB0197/AMBB (P)/021/003/24-N02(BK-2)
LOT ID : 21631

NO. 18, JALAN SCHUBERT 2B, SYMPHONY HILLS, CYBER 9, PERSIARAN BESTARI, 63000 CYBERJAYA, SELANGOR

AA02 | RESERVE PRICE : RM 860,000.00 | KUALA LUMPUR



DESCRIPTION : A RETAIL UNIT
FLOOR AREA : 603.00 SQUARE FEET
ASSIGNOR(S) : ANG LAI HEE
SOLICITOR : MESSRS GOH & PARTNERS (KL)
REFERENCE : AASB0200/AMBB (P)/023/005/24-N01(BK-1)
LOT ID : 21634

NO. LG-07, KENANGA WHOLESALE CITY, JALAN GELUGOR, 55200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA03 | RESERVE PRICE : RM 640,000.00 | RAWANG



DESCRIPTION : 2-STOREY CLUSTER HOUSE
LAND AREA : 2,080.00 SQUARE FEET
ASSIGNOR(S) : NAGENTHIRAN A/L SUBRAMANIAM & SAKUNTHALA A/P MANOHARAN
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS
REFERENCE : AASB0205/AMBB (P)/027/009/24-S01(BK-1)
LOT ID : 21644

NO. 10, JALAN MR 2/3, TAMAN M-RESIDENSI 2, 48020 RAWANG, SELANGOR

AA04 | RESERVE PRICE : RM 540,000.00 | KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
FLOOR AREA : 1,076.00 SQUARE FEET
ASSIGNOR(S) : TAN KOK KIN
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB0209/AMBB (P)/029/011/25-F01(BK-3)
LOT ID : 21662

NO. A-36-05, RESIDENSI VIVO 9 SEPUTEK, JALAN TELOK DATOK, OFF JALAN KLANG LAMA, 58000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA05 | RESERVE PRICE : RM 410,000.00 | KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM CONDOMINIUM
FLOOR AREA : 904.00 SQUARE FEET
ASSIGNOR(S) : AW KAH GUAN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)
REFERENCE : AASB0203/AMBB (P)/025/007/24-S01(BK-1)
LOT ID : 21638

NO. A-12-6, RESIDENSI ASCENDA, NO. 3, JALAN ARENA 1, SETAPAK, 53200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA06 | RESERVE PRICE : RM 400,000.00 | KUALA LUMPUR



DESCRIPTION : A SERVICED APARTMENT UNIT SITED ON THE 36TH FLOOR OF A 39-STOREY BLOCK
FLOOR AREA : 940.00 SQUARE FEET
ASSIGNOR(S) : SAINETHIAN A/L MURUGIAH
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB0204/AMBB (P)/026/008/24-S01(BK-1)
LOT ID : 21643
NOTE : NON - BUMIPUTERA LOT

UNIT NO. A-36-10, KLTS, NO. 99, JALAN GOMBAK, SETAPAK, 53000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA07 RESERVE PRICE : RM 400,000.00**SHAH ALAM**

DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
 FLOOR AREA : 980.00 SQUARE FEET
 ASSIGNOR(S) : SARAVANAKUMAR A/L NARAYANAN & SHALINI A/P RAMAKRISHNAN
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 LOT ID : 21734

NO. B-20-17, ALAM SANJUNG, JALAN BUDIMAN 22/3, SEKSYEN 22, 40300 SHAH ALAM, SELANGOR

AA08 RESERVE PRICE : RM 381,600.00**KUALA LUMPUR**

DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
 FLOOR AREA : 1,130.00 SQUARE FEET
 ASSIGNOR(S) : CHEAH YOONG SOON & THAM SHOH KUAN
 SOLICITOR : MESSRS AZHAR & WONG
 LOT ID : 21733
 NOTE : **NON - BUMIPUTERA LOT**

NO. A-21-09, RESIDENSI 1 UTARA, NO. 42, JALAN 1/2B, OFF JALAN IPOH, SELAYANG, 68100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA09 RESERVE PRICE : RM 360,000.00**PETALING JAYA**

DESCRIPTION : A 2+1 BEDROOM CONDOMINIUM UNIT
 FLOOR AREA : 870.00 SQUARE FEET
 ASSIGNOR(S) : THILAGAWATHY A/P MUNUSAMY
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS
 LOT ID : 21684

UNIT NO. B1-03-3A, 3RD FLOOR, BLOCK B1, 1120 PARK AVENUE, NO. 2A, JALAN PJS 1/52, TAMAN PETALING UTAMA, 46150 PETALING JAYA, SELANGOR

AA10 RESERVE PRICE : RM 350,000.00**JENJAROM**

DESCRIPTION : AN EXTENDED AND RENOVATED SINGLE STOREY MID TERRACED HOUSE
 LAND AREA : 1,399.00 SQUARE FEET
 ASSIGNOR(S) : JUNAINAH BINTI AB RAHMAN
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 LOT ID : 21737

PREMISE NO. 28, JALAN SP 1/12, BANDAR SAUJANA PUTRA, 42610 JENJAROM, SELANGOR

AA11 RESERVE PRICE : RM 324,000.00**KUALA LUMPUR**

DESCRIPTION : A 2-BEDROOM CONDOMINIUM
 FLOOR AREA : 829.00 SQUARE FEET
 ASSIGNOR(S) : ABDUL RAHIM BIN ZAINUDIN
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 LOT ID : 21667

NO. B-15-06, RESIDENSI VYNE, JALAN 1/108D, SUNGAI BESI, 57100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA12 RESERVE PRICE : RM 288,000.00**KUALA LUMPUR**

DESCRIPTION : A THREE BEDROOM SERVICED APARTMENT UNIT
 FLOOR AREA : 1,009.00 SQUARE FEET
 ASSIGNOR(S) : CHONG CHEE MUN & CHAN WEI KEAT
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 LOT ID : 21629

UNIT NO. J-23-1, 23RD FLOOR, BLOCK J, PUSAT KOMERSIAL JALAN KUCHING, JALAN KEPAYANG, OFF JALAN KUCHING, 51200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA13 RESERVE PRICE : RM 280,000.00**KUALA LUMPUR**

DESCRIPTION : A THREE-BEDROOM SERVICED APARTMENT UNIT
 FLOOR AREA : 958.00 SQUARE FEET
 ASSIGNOR(S) : CHONG KAR WEI
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS
 LOT ID : 21630

UNIT NO. C1-27-10, 27TH FLOOR, BLOCK C1, PARKLANE OUG SERVICE APARTMENT, NO. 1, JALAN 1/152, TAMAN OUG PARKLANE, 58200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA14 RESERVE PRICE : RM 220,000.00**SHAH ALAM**

DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH A TANDEM CAR PARK BAY AS AN ACCESSORY PARCEL
 FLOOR AREA : 570.00 SQUARE FEET
 ASSIGNOR(S) : ERNY ASNIRAWATI BINTI MUHLIS & MOHAMAD FIRDAUS BIN SAMSUN MAJDI
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 LOT ID : 21633

UNIT NO. B-16-09, BLOCK B, DENAI 128 (HABITUS) NO.17, PERSIARAN METAFASA, DENAI ALAM, SECTION U16, 40160 SHAH ALAM, SELANGOR

AA15 RESERVE PRICE : RM 216,000.00**KUALA LUMPUR**

DESCRIPTION : AN 3 BEDROOM APARTMENT UNIT
 FLOOR AREA : 797.00 SQUARE FEET
 ASSIGNOR(S) : SYAZMIE BIN ABDUL AZIZ
 SOLICITOR : MESSRS VAS & CO (KLG)
 LOT ID : 21665

NO. 28-08, RESIDENSI SELAYANG DAMAI (SD RESIDENCE), NO. 10, JALAN 15/2A, TAMAN WILAYAH SELAYANG, 68100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA16 RESERVE PRICE : RM 201,600.00**PETALING JAYA**

DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT
 FLOOR AREA : 1,080.00 SQUARE FEET
 ASSIGNOR(S) : LIM WEY HOE
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)
 LOT ID : 21732

UNIT NO. F-23A-22A, 23ATH FLOOR, BLOCK F, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR

AA17 RESERVE PRICE : RM 173,210.00 PUNCAK ALAM



DESCRIPTION : A 3-BEDROOM APARTMENT
FLOOR AREA : 901.00 SQUARE FEET
ASSIGNOR(S) : CHIN BOON KING & TAN SIU MOI
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
LOT ID : 21668

NO. MPD-13-03, PANGSAPURI MELODI PERDANA, LBS ALAM PERDANA, JALAN PERDANA 1, 42300 BANDAR PUNCAK ALAM, SELANGOR

AA18 RESERVE PRICE : RM 172,800.00 PETALING JAYA



DESCRIPTION : A 3-BEDROOM MEDIUM-COST APARTMENT
FLOOR AREA : 850.00 SQUARE FEET
ASSIGNOR(S) : CHANG CHUN TIAN
SOLICITOR : MESSRS BH GAN, NOR & KIM (KL)
LOT ID : 21669

NO. E-26-19, BLOK E, FLORA DAMANSARA, NO.1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR

AA19 RESERVE PRICE : RM 170,000.00 PUCHONG



DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT
FLOOR AREA : 678.00 SQUARE FEET
ASSIGNOR(S) : KHAIRIL AZIRA BIN KASSIM KHAWARI & NOR AFEZA BINTI MAT NASIR
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
LOT ID : 21661

NO. F-7-5, BLOK F, PANGSAPURI ENGGANG, JALAN KINRARA 6F, BANDAR KINRARA, 47100 PUCHONG, SELANGOR

AA20 RESERVE PRICE : RM 170,000.00 PETALING JAYA



DESCRIPTION : A 3 BEDROOM LOW-COST FLAT
FLOOR AREA : 657.00 SQUARE FEET
ASSIGNOR(S) : S RAJESWARY A/P N SELVARAJOO & NAGARAJAN A/L SELVARAJOO
SOLICITOR : MESSRS GOH & PARTNERS (KL)
LOT ID : 21683

NO. B10-2-36, BLOCK 10, DESA MENTARI 2, JALAN PJS 2B/1, 46150 PETALING JAYA, SELANGOR

AA21 RESERVE PRICE : RM 140,000.00 PETALING JAYA



DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT UNIT
FLOOR AREA : 650.00 SQUARE FEET
ASSIGNOR(S) : BADRUSSURUR BIN SYARIDI & MANIYAH BINTI AFANDI
SOLICITOR : MESSRS BH GAN, NOR & KIM (KL)
LOT ID : 21674

NO. P-111, BLOCK P, APARTMENT HARMONI, NO. 55, JALAN PJU 10/4C, PJU 10, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR

AA22 RESERVE PRICE : RM 137,700.00 KLANG



DESCRIPTION : A THREE BEDROOM APARTMENT
FLOOR AREA : 840.00 SQUARE FEET
ASSIGNOR(S) : AHMAD NAHAR BIN AHMAD HAFIZ
SOLICITOR : MESSRS GOH & PARTNERS (KL)
LOT ID : 21670

NO. A-2-6, IDAMAN SENTOSA, JALAN BENDAHARA 47A, TAMAN SENTOSA, 41200 KLANG, SELANGOR

AA23 RESERVE PRICE : RM 120,000.00 PUCHONG



DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT UNIT
FLOOR AREA : 650.00 SQUARE FEET
ASSIGNOR(S) : KAMAL JAUHARI BIN MAT KASA @ ZAKARIA
SOLICITOR : MESSRS VAS & CO (KLG)
LOT ID : 21741

NO. E-01-07, PANGSAPURI SERI ANGSANA, PERSIARAN LESTARI PUTRA III, TAMAN LESTARI PUTRA, BANDAR PUTRA PERMAI, 47110 PUCHONG, SELANGOR

AA24 RESERVE PRICE : RM 115,000.00 PETALING JAYA



DESCRIPTION : A LOW-COST APARTMENT UNIT SITED ON THE 9TH FLOOR OF A 16-STOREY BLOCK
FLOOR AREA : 650.00 SQUARE FEET
ASSIGNOR(S) : SITI NUR HIDAYAH AMRAN & AMIRUL HAFIZ BIN ZAINUDDIN
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
LOT ID : 21739

UNIT NO. B-9A-14, BLOCK B, APARTMENT LESTARI, NO.1, JALAN PJU 10/1B, DAMANSARA DAMAI, 47380 PETALING JAYA, SELANGOR

AA25 RESERVE PRICE : RM 94,478.00 SERI KEMBANGAN



DESCRIPTION : A THREE-BEDROOM WALK-UP APARTMENT UNIT
FLOOR AREA : 904.00 SQUARE FEET
ASSIGNOR(S) : SYED MOHAMAD ISMAIL BIN SYED JAAFAR
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
LOT ID : 21663

UNIT NO. C8-5-1, 5TH FLOOR, BLOCK C (CEMPAKA), PANGSAPURI PUTRA PERMAI, JALAN PUTRA PERMAI 2, TAMAN EQUINE, 43300 SERI KEMBANGAN, SELANGOR

AA26 RESERVE PRICE : RM 52,488.00 RAWANG



DESCRIPTION : A THREE-BEDROOM MEDIUM COST APARTMENT UNIT
FLOOR AREA : 672.00 SQUARE FEET
ASSIGNOR(S) : KHAIRUL ANNUAR BIN ANUAR
SOLICITOR : MESSRS ZAIN MEGAT & MURAD
LOT ID : 21666

UNIT NO. D-4-11, 4TH FLOOR, BLOCK D, APARTMENT BUGINVILA, PERSIARAN BUNGA RAYA, TAMAN BUNGA RAYA, 48300 RAWANG, 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 (01420191620 / 102237-0)

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

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



GUIDELINE FOR ONLINE AUCTION REGISTRATION



DEPOSIT :

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

RESERVE PRICE :

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

ON THE DAY OF AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO :

1. Purchase a bank draft or cashier's order equivalent to 10% of the fixed reserve price.
2. Requirements:
 - a. Individual Purchaser
 - Identification Card (NRIC) together with a photocopy of the NRIC card (both sides) for identification registration purposes.
 - Correspondence address.
 - Telephone no.
 - b. Corporate Company / Firm Purchaser
 - A certified true copy of the Company's Memorandum and Articles of Association (M&A).
 - Form 44, 24 and 49 / Form 17, 14 and 58.
 - Board of Director's Resolution.
 - c. Agent / Representative of the Purchaser
 - Letter of Authority from Intending Purchaser.
 - A photocopy of the Intending Purchaser's NRIC card.
3. Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
4. A person who has not reached the age of the 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

ORGANISED BY:

ARENA AUCTIONEERS SDN. BHD. [201401016251 / 1092337 - X]

No. 20-2, Jalan Matahari, AB U5/AB, Seksyen U5, Bandar Pinggiran Subang, 40150 Shah Alam, Selangor

TEL : 03 - 7845 5890 / 03 - 7842 2137 /
03 - 7832 4047

EMAIL : aasb@arenaauctioneers.com

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 23 January 2025 / Thursday
Via Online : www.ehsanauctioneers.com

For more information, please call:
03-7452 1318

AmBank Home Financing
Please contact:
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang: 013-999 6875



PROPERTY AUCTION



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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [198901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401006897 (295576-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON THURSDAY, THE 23RD JANUARY 2025, AT 11.30 A.M. IN THE MORNING, AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO.12, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR. AT WEBSITE www.ehsanauctioneers.com



PROSPECTIVE BIDDERS MAY SUBMIT BIDS FOR THE PROPERTY ONLINE VIA www.ehsanauctioneers.com
(FOR ONLINE BIDDING, PLEASE REGISTER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES)

NOTE: Prior to the auction sale, all intending bidders are advised to :- (i) inspect the subject property (ii) obtain a copy of Proclamation of Sale and seek independent legal advice on the Condition of Sale (iii) conduct official Title 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.

<p>LOT 1 RESERVE PRICE: RM 630,000.00</p> <p>BANDAR PUNCAK ALAM</p> <p>Type : 2 STOREY STRATIFIED END TERRACE HOUSE WITH EXTRA LAND Area : 2,659 sq. ft. Assignor : Ivinasha A/P Narayanan & Harvindran A/L Kuppussammy Solicitor : Nik Hisham, Fakhah & Co. Address : No. 33, Jalan Ritma 2/11, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.</p>  <p>UMI/AMB6748</p>	<p>LOT 2 RESERVE PRICE: RM 595,000.00</p> <p>SHAH ALAM</p> <p>Type : A 3-BEDROOMS SERVICED APARTMENT UNIT Area : 1,442 sq. ft. Assignor : Kee Chen Yetk Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. SA-26-07, Dataran Prestij, Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor</p>  <p>FIFAH/AMB6737</p>	<p>LOT 3 RESERVE PRICE: RM 420,000.00</p> <p>KAJANG</p> <p>Type : A 3-BEDROOM CONDOMINIUM UNIT Area : 1,249 sq. ft. Assignor : Dick Josepher Solicitor : Nik Hisham, Fakhah & Co. Address : No. A-10-03A, Oasis 1, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor.</p>  <p>ALIN/AMB6744</p>
<p>LOT 4 RESERVE PRICE: RM 324,000.00</p> <p>SERI KEMBANGAN</p> <p>Type : A SERVICED APARTMENT UNIT Area : 990 sq. ft. Assignor : Lim Wai Yin Solicitor : Vas & Co. (Klang) Address : No. 32-10, Silk Sky, Jalan KB 2/15, Kampung Baharu Balakong, 43300 Seri Kembangan, Selangor</p>  <p>FIFAH/AMB6515</p>	<p>LOT 5 RESERVE PRICE: RM 310,000.00</p> <p>PETALING JAYA</p> <p>Type : A 3-BEDROOM APARTMENT UNIT Area : 861 sq. ft. Assignor : Hari Kumar A/L Puriasamy & Valie A/P Subramaniam Solicitor : Goh & Partners Address : No. A-9-7, Block A, Pangsapuri Bayu Puteri, No. 3, Jalan Tropicana Selatan, PJU 3, 47301 Petaling Jaya, Selangor.</p>  <p>ALIN/AMB6742</p>	<p>LOT 6 RESERVE PRICE: RM 290,000.00</p> <p>BATU CAVES</p> <p>Type : A 3-BEDROOM DUPLEX WALK-UP APARTMENT UNIT Area : 904 sq. ft. Assignor : Muhammad Nazmi Bin Abdul Rasid Solicitor : Goh & Partners Address : Unit No. H-4-21, Level 4 & 5, Block H, Pangsapuri Casmaria, Jalan Samudra Utama, Taman Samudra, 68100 Batu Caves, Selangor</p>  <p>UMI/AMI0578</p> <p style="text-align: center;">AMBANK ISLAMIC BERHAD</p>
<p>LOT 7 RESERVE PRICE: RM 290,000.00</p> <p>SHAH ALAM</p> <p>Type : A STUDIO UNIT SERVICED APARTMENT Area : 570 sq. ft. Assignor : Pavitra A/P Aras Many Solicitor : Azhar & Wong Address : No. B-22-02, Denai 128, No. 17, Persiaran Metafasa, Denai Alam, Seksyen U16, 40170 Shah Alam, Selangor.</p>  <p>LIYANA/AMB6750</p>	<p>LOT 8 RESERVE PRICE: RM 259,200.00</p> <p>CYBERJAYA</p> <p>Type : A 4-BEDROOM TOWNHOUSE (UPPER UNIT) Area : 1,690 sq. ft. Assignor : Muhammad Faizal Bin Rozali Solicitor : Sidek Teoh Wong & Dennis Address : No. E-23-B, Cyberjaya Smarthomes, Jalan Cyber 3, Cyber 11, 63000 Cyberjaya, Selangor</p>  <p>UMI/AMB6747</p>	<p>LOT 9 RESERVE PRICE: RM 252,000.00</p> <p>BENTONG</p> <p>Type : A VACANT PLOT OF DETACHED HOUSING LOT Area : 19,795 sq. ft. Assignor : Low Yong @ Low Yee Yong Solicitor : Zain Megat & Murad Address : P.T. No. 20750 (new Lot No. 41347), held under title, H.S. (D) 16459, Mukim & District of Bentong, State of Pahang</p>  <p>LIYANA/AMB6752</p> <p style="text-align: center;">REFER NOTE AT LAST PAGE</p>
<p>LOT 10 RESERVE PRICE: RM 240,000.00</p> <p>PETALING JAYA</p> <p>Type : A 3-BEDROOM MEDIUM-COST APARTMENT UNIT Area : 850 sq. ft. Assignor : Muhammad Nizar Bin Saidin Solicitor : Goh & Partners Address : No. F-10-12, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor</p>  <p>ALIN/AMI0577</p> <p style="text-align: center;">AMBANK ISLAMIC BERHAD</p>	<p>LOT 11 RESERVE PRICE: RM 218,700.00</p> <p>BANDAR PUNCAK ALAM</p> <p>Type : A LOWER TOWNHOUSE UNIT Area : 919 sq. ft. Assignor : Azlin Bin Bakhary Solicitor : Goh & Partners Address : Unit No. 14A, Jalan Ritma 2/3, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.</p>  <p>UMI/AMI0579</p> <p style="text-align: center;">AMBANK ISLAMIC BERHAD</p>	<p>LOT 12 RESERVE PRICE: RM 198,288.00</p> <p>BANDAR PUNCAK ALAM</p> <p>Type : AN APARTMENT UNIT Area : 901 sq. ft. Assignor : Vigneswaran a/l Anbarasu Solicitor : Azhar & Wong Address : No. MPC-03-08, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor</p>  <p>UMI/AMI0581</p> <p style="text-align: center;">AMBANK ISLAMIC BERHAD</p>
<p>LOT 13 RESERVE PRICE: RM 189,000.00</p> <p>SHAH ALAM</p> <p>Type : AN APARTMENT UNIT WITH 2 CAR PARK BAYS Area : 807 sq. ft. Assignor : Nabeel Qzir Bin Zuljamil Solicitor : Goh & Partners Address : Unit No. B-12-05, Block B, Pangsapuri Kemuning Idaman, Persiaran Kemuning Damai, Section 32, 40460 Shah Alam, Selangor</p>  <p>UMI/AMI0580</p> <p style="text-align: center;">AMBANK ISLAMIC BERHAD</p>	<p>LOT 14 RESERVE PRICE: RM 170,000.00</p> <p>PETALING JAYA</p> <p>Type : A 3-BEDROOM LOW-COST APARTMENT Area : 657 sq. ft. Assignor : Saroja A/P Thanapal Solicitor : Azhar & Wong Address : No. B4-1-25, Block 4, Jalan PJS 6/5D, Desa Mentari, 46000 Petaling Jaya, Selangor</p>  <p>UMI/AMB6749</p>	<p>LOT 15 RESERVE PRICE: RM 149,040.00</p> <p>KAJANG</p> <p>Type : A 1-BEDROOM SMALL OFFICE HOME OFFICE (SOHO) Area : 452 sq. ft. Assignor : Nursyahfiza Binti Razlan Solicitor : Goh & Partners Address : No. B-06-37, Blok B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor</p>  <p>UMI/AMI0582</p> <p style="text-align: center;">AMBANK ISLAMIC BERHAD</p>
<p>LOT 16 RESERVE PRICE: RM 145,800.00</p> <p>PETALING JAYA</p> <p>Type : A STUDIO OFFICE SUITE Area : 451 sq. ft. Assignor : Chew Fatt Kin Solicitor : Sidek Teoh Wong & Dennis Address : No. A-10-07, Menara Halo (Menara A), No. 8, Jalan Damansara, Empire City, PJU 8, Damansara Perdana, 47820 Petaling Jaya, Selangor.</p>  <p>UMI/AMB6746</p>	<p>LOT 17 RESERVE PRICE: RM 145,000.00</p> <p>BANTING</p> <p>Type : A 3-BEDROOM DUPLEX MEDIUM COST APARTMENT Area : 945 sq. ft. Assignor : Mohamad Adi Faez Bin Mohd Nasri Solicitor : Azhar & Wong Address : No. F-4-25, Block F, Pangsapuri Taman Langat Utama, Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor</p>  <p>LIYANA/AMB6753</p>	<p>LOT 18 RESERVE PRICE: RM 84,000.00</p> <p>BATU CAVES</p> <p>Type : A 2+1 BEDROOM LOW COST APARTMENT Area : 600 sq. ft. Assignor : Iyasamy A/L Veleu, Sri Murukan A/L Iyasamy & Pawani A/P Iyasamy Solicitor : Goh & Partners Address : No. 317, Block C, Jalan PS 1/1, Taman Prima Selayang, 68100 Batu Caves, Selangor</p>  <p>FIFAH/AMB6736</p>

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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LOT 19	RESERVE PRICE: RM 77,760.00	PERLABUHAN KLANG
Type	: A 3-BEDROOM LOW-COST APARTMENT	
Area	: 650 sq. ft.	
Assignor	: Asram Bin Alias	
Solicitor	: Zain Megat & Murad	
Address	: No. C-2-8, Blok C, Pangsapuri Seri Perantau, Persiaran Sireh Junjung/KS4, 42000 Pelabuhan Klang, Selangor.	
		
	LIYANA/AMB6751	

LOT 20	RESERVE PRICE: RM 240,570.00	KUALA LUMPUR
Type	: AN INTERMEDIATE RETAIL LOT	
Area	: 129 sq. ft.	
Assignor	: TSL Franchise (M) Sdn Bhd	
Solicitor	: Vas & Co.	
Address	: No. 2-3A, Plaza Haji Taib, No. 42, Lorong Haji Taib 5, 50350 Kuala Lumpur.	
		
	FIFAH/AMB664	

NOTE FOR LOT 9

Successful bidder has to pay an outstanding sum of RM 7,918.00 due to Developer under the Principal Sale and Purchase Agreement

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING**

**ON THURSDAY, THE 23RD JANUARY 2025, AT 2.30 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" NO. 18-8-A1, GURNEY TOWER, PERSIARAN GURNEY,
10250 PULAU PINANG. AT WEBSITE www.ehsanauctioneers.com**



LOT 1	RESERVE PRICE: RM 650,000.00	BUKIT MERTAJAM
Type	: A DOUBLE STOREY LINK HOUSE	
Area	: 1,700 sq. ft.	
Assignor	: Yeoh Zi Yee	
Solicitor	: Jayadeva & Kamal	
Address	: No. 36, Lorong Tropika 2, Residensi Tropika, 14020 Bukit Mertajam, Penang.	
		
	ALIN/AMB6745	

LOT 2	RESERVE PRICE: RM 261,000.00	BALIK PULAU
Type	: A TOWNHOUSE INTERMEDIATE UNIT	
Area	: 1,166 sq. ft.	
Assignor	: Zuhairi Bin Nasir	
Solicitor	: Jayadeva & Kamal	
Address	: No. 83E-3-8, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Penang.	
		
	LIYANA/AMB6755	

LOT 3	RESERVE PRICE: RM 140,000.00	ALOR SETAR
Type	: A 3-BEDROOM FLAT UNIT	
Area	: 850 sq. ft.	
Assignor	: Lim Sun Nei	
Solicitor	: Azmi Rahim & Co. (Sg Petani)	
Address	: No. B/8/4 Apartment, City Apartment (Pangsapuri Seri Kundur), Simpang Kuala, 05400 Alor Setar, Kedah Darul Aman.	
		
	LIYANA/AMB6754	

LOT 4	RESERVE PRICE: RM 140,000.00	KAMPAR
Type	: A SERVICED SUITES APARTMENT UNIT	
Area	: 431 sq. ft.	
Assignor	: Eng Meng Hao	
Solicitor	: Lalchand & Nawawi	
Address	: Unit No. 10-10, Menara Agacia @ Kampar (Champs Elysees), Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.	
		
	ALIN/AMB6320	

LOT 5	RESERVE PRICE: RM 104,976.00	PULAU PINANG
Type	: AN INTERMEDIATE UNIT OF TWO (2) BEDROOMS LOW COST FLAT	
Area	: 538 sq. ft.	
Assignor	: Toong Saw Kow	
Solicitor	: Zaid Ibrahim & Co. (Png)	
Address	: No. 1066-11-44, Jalan Paya Terubong, Mukim 13, 11060 Pulau Pinang.	
		
	REFER NOTE AT BELOW FIFAH/AMB667	

LOT 6	RESERVE PRICE: RM 43,740.00	SEMANGGOL
Type	: A THREE BEDROOMS APARTMENT UNIT	
Area	: 904 sq. ft.	
Assignor	: Zuraida Binti Abdul Karim	
Solicitor	: Lalchand & Nawawi	
Address	: Unit No. 3-1-07, LFV Blok 3, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak Darul Ridzuan.	
		
	REFER NOTE AT BELOW FIFAH/AMB6672	

LOT 7	RESERVE PRICE: RM 41,990.00	SIMPANG AMPAT
Type	: A TWO-BEDROOM APARTMENT UNIT	
Area	: 803 sq. ft.	
Assignor	: Muhammad Fadhli Bin Mohd Yusof, Saadiah Binti Abd Hamid & Mohd Yusof Bin A. Rahman	
Solicitor	: Nor Ding & Co. (Sri Manjung)	
Address	: Unit No. 1-6-15, Blok 1, Tropicana Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.	
		
	REFER NOTE AT BELOW FIFAH/AMB6732	

LOT 8	RESERVE PRICE: RM 35,429.00	SIMPANG AMPAT, SEMANGGOL
Type	: A 3-BEDROOM WALK-UP APARTMENT UNIT	
Area	: 904 sq. ft.	
Assignor	: Ng Wei Meng, Chong Chee Wei & Yap Siew Boon	
Solicitor	: Azmi Rahim & Co.	
Address	: No. 4-1-05, Lake Front Villas, Blok 4 (also known as Block 3A) Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan	
		
	REFER NOTE AT BELOW FIFAH/AMB6648	

NOTE FOR LOT 5

Successful bidder has to pay an outstanding sum of RM4,330.35 due to Developer under the Principal Sale and Purchase Agreement

NOTE FOR LOT 6

Successful bidder has to pay an outstanding sum of RM4,200.50 due to Developer under the Principal Sale and Purchase Agreement

NOTE FOR LOT 7

Successful bidder has to pay an outstanding sum of RM3,525 due to Developer under the Principal Sale and Purchase Agreement

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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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.

"REMINDER'S TO ALL ONLINE BIDDERS"

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

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]
Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur.
Tel : 03 - 2161 6649 / 03-2162 6649 HP No.: 016 2161 047 / 010 2161 147
hema@ehsanauctioneers.com
www.ehsanauctioneers.com



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

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 24th January 2025 / Friday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1318

AmBank Home Financing Please Contact :
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder(s)
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad 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



NG CHAN MAU & CO
Licensed Auctioneers Since 1987

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, 24th January 2025, 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.)

<p>LOT 1 TAMAN GEMBIRA</p> <p>Reserve Price RM 1,000,000</p> <p>2+1 Bedroom Apartment 1,679 sq. ft. / 156 sq.mtr.</p> <p>Unit No. A-17-05, 17th Floor, Tower A, Seringin Residences, No. 8, Jalan Senang Ria, Taman Gembira, 58200 Kuala Lumpur.</p> <p>Assignor/Borrower : Kuan Siau Peong Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>KUALA LUMPUR</p>	<p>LOT 2 KAJANG</p> <p>Reserve Price RM 580,000</p> <p>Vacant Detached House Lot 12,874 sq. ft. / 1,196 sq.mtr.</p> <p>No. 1, Jalan BM 7/5, Seksyen 7, Bandar Bukit Mahkota, 43000 Kajang, Selangor.</p> <p>Assignors/Borrowers : Loh Yee Kwan & Low Choon Yen Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p> <p>SELANGOR</p>	<p>LOT 3 KLANG</p> <p>Reserve Price RM 580,000</p> <p>2-storey Terrace House 1,496 sq. ft. / 139 sq.mtr.</p> <p>No. 58, Lorong Kerongsang 9A, Bandar Puteri, 41200 Klang, Selangor.</p> <p>Assignor/Borrower : Jeeva A/L Ramachandran Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)</p> <p>SELANGOR</p>
<p>LOT 4 PUCHONG</p> <p>Reserve Price RM 400,000</p> <p>2 Storey Terrace House 1,080 sq. ft. / 100.33 sq.mtr.</p> <p>No. 13, Jalan Putra Perdana 3/11, Taman Putra Perdana, 47130 Puchong, Selangor.</p> <p>Assignors/Customers : Mohd Hanafiah Bin Ramlee & Yusneeta Binti Yusop Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>SELANGOR</p> <p>*AMBANK ISLAMIC BERHAD</p>	<p>LOT 5 CYBERJAYA</p> <p>Reserve Price RM 396,000</p> <p>End Condominium Unit 1,582 sq. ft. / 147 sq.mtr.</p> <p>Unit No.T2-26-01, Tower 2, Lakefront Residence, Persiaran Semarak Api, Cyber 11, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Tan Beng Yeow Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)</p> <p>SELANGOR</p> <p>*AMBANK ISLAMIC BERHAD</p>	<p>LOT 6 SETAPAK</p> <p>Reserve Price RM 376,000</p> <p>3+1 Bedroom Serviced Apartment 932 sq. ft. / 86.58 sq.mtr.</p> <p>Unit No. E-31-12, Block E, Plaza KLTS, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur.</p> <p>Assignor/Borrower : Quak Sing Yee Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>KUALA LUMPUR</p>
<p>LOT 7 SHAH ALAM</p> <p>Reserve Price RM 370,000</p> <p>SOFO 840 sq. ft. / 78 sq.mtr.</p> <p>Unit No. 11-09, Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor.</p> <p>Assignor/Borrower : Aw Kah Guan Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>SELANGOR</p>	<p>LOT 8 DANAU KOTA</p> <p>Reserve Price RM 330,000</p> <p>3 Bedroom Suite Apartment 818 sq. ft. / 76 sq.mtr.</p> <p>Unit No. 23-08, Pangsapuri Suite Danau Kota, No. 1, Jalan 6A/6, Off Jalan Taman Ibu Kota, Danau Kota, 53300 Kuala Lumpur.</p> <p>Assignor/Borrower : Parameswaran A/L V.V Subramaniam Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>KUALA LUMPUR</p>	<p>LOT 9 BERANANG</p> <p>Reserve Price RM 295,000</p> <p>3 Bedroom Apartment 860 sq. ft. / 80 sq.mtr.</p> <p>Unit No. 6-02, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor.</p> <p>Assignor/Customer : Shahrul Nizam Bin Che Man Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>SELANGOR</p> <p>*AMBANK ISLAMIC BERHAD</p>
<p>LOT 10 SHAH ALAM</p> <p>Reserve Price RM 247,860</p> <p>SOHO 570 sq. ft. / 53 sq.mtr.</p> <p>Unit No. B1-11-1, I-Suite, I-City, No. 2, Persiaran Multimedia, Seksyen 7, 40000 Shah Alam, Selangor.</p> <p>Assignor/Borrower : Desifairos Binti Basaruddin Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>BUMI LOT SELANGOR</p>	<p>LOT 11 DENGKIL</p> <p>Reserve Price RM 210,600</p> <p>Apartment 901 sq. ft. / 83.71 sq.mtr.</p> <p>Unit No. B-02-14, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor.</p> <p>Assignor/Customer : Muhamad Faizal Bin Fauzi Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>MALAY RESERVED SELANGOR</p> <p>*AMBANK ISLAMIC BERHAD</p>	<p>LOT 12 BERANANG</p> <p>Reserve Price RM 170,100</p> <p>Apartment 860 sq. ft. / 79.9 sq.mtr.</p> <p>Unit No. 21-21, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor.</p> <p>Assignor/Customer : Muhammad Hairol Al Amin Bin Zulkifli Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>SELANGOR</p> <p>*AMBANK ISLAMIC BERHAD</p>

LOT 13
PETALING JAYA

Reserve Price **RM 162,000**



3 Bedroom Medium Cost Flat Unit
850 sq. ft. / 78.97 sq.mtr.

Unit No. E-3A-22, 4th Floor, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower : Law Kok Kheng
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 14
BATU CAVES

Reserve Price **RM 160,000**



2+1 Bedroom Apartment
732 sq. ft. / 68 sq.mtr.

Unit No. 42B-2, Jalan SM 3, Taman Sunway Batu Caves, 68100 Batu Caves, Selangor.

Assignor/Borrower :
Wan Nor Asimah Binti Wan Mansor
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

BUMI LOT
SELANGOR

LOT 15
PETALING JAYA

Reserve Price **RM 160,000**



3 Bedroom Low-cost Apartment
657 sq. ft. / 61 sq.mtr.

Unit No. B-19-13, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor.

Assignor/Borrower : Noryanti Binti Jasri
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

BUMI LOT
SELANGOR

LOT 16
KEPONG

Reserve Price **RM 157,464**



3 Bedroom Apartment
1,119 sq. ft. / 103.96 sq.mtr.

Unit No. 5-25, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kepong, Selangor.

Assignor/Borrower : Choo Seak Yoon
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

LOT 17
RAWANG

Reserve Price **RM 69,984**



3 Bedroom Walk-up Apartment
700 sq. ft. / 65.03 sq.mtr.

Unit No. L-1-29, Block L, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor.

Assignor : Mohd Alias Bin Md Yusof
Borrowers : Mohd Alias Bin Md Yusof & Nor Rizaudin Bin Osman
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 18
PELABUHAN KLANG

Reserve Price **RM 52,488**



Apartment
768 sq. ft. / 71.35 sq.mtr.

Unit No. D-L3-16, Block D, Pangsapuri Sri Nelayan, Lengkungan Kampung Nelayan, Taman Sri Nelayan, 42000 Pelabuhan Klang, Selangor.

Assignor/Borrower : Tan Jing Yu
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

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LOT 1
JOHOR BAHRU

Reserve Price **RM 740,000**



2 Storey Terrace House (corner Lot)
2,863 sq. ft. / 266 sq.mtr.

No. 2, Jalan Laman Setia 4/22, Taman Laman Setia, 81550 Johor Bahru, Johor.

Assignor/Borrower :
Murugan A/L Arunachalm
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

LOT 2
MASAI

Reserve Price **RM 460,000**



Service Apartment
1,690 sq. ft. / 157 sq.mtr.

No. #11-06, Blok C, Pangsapuri Ikatan Flora, Jalan Permas 2, Bandar Baru Permas Jaya, 81750 Masai, Johor.

Assignors/Borrowers : Hia Soil Kiang
Solicitor : M/S A Rahim & Co
(Tel : 07-2888226)

JOHOR

LOT 3
JOHOR BAHRU

Reserve Price **RM 310,000**



Service Apartment
721 sq. ft. / 67 sq.mtr.

Unit No. 14-01, Menara D, Residensi KSL, Kangkar Tebrau, Jalan Kesum, Taman Istimewa, 81100 Johor Bahru, Johor.

Assignor/Borrower :
Parimeladevi A/P Marimuthu
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

LOT 4
ULU TIRAM

Reserve Price **RM 300,000**



2 Storey Medium Low Cost Terrace House
775 sq. ft. / 72 sq.mtr.

No. 66, Jalan Bestari 15/3, Taman Bestari Indah 1, 81800 Ulu Tiram, Johor.

Assignor/Borrower : Suresh A/L Sinasamy
Solicitor : M/S Ibrahim Nik Junainah & Associates
(Tel : 07-226 8272)

JOHOR

LOT 5
MASAI

Reserve Price **RM 290,000**



Service Apartment
667 sq. ft. / 62 sq.mtr.

Unit No. A-11-03, Blok A, Pangsapuri Midas Seri Alam, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.

Assignors/Borrowers :
Choy Chin Hong & Tey Soon Kok
Solicitor : M/S Ibrahim Nik Junainah & Associates
(Tel : 07-226 8272)

JOHOR

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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 (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 13th January 2025.

Licensed Auctioneers :

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Q No. 6 & 7, Level 1, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

MS SIM MEI JUN | MS LEE JIA HUI

Q Unit 19-04B, Level 19, Menara Zurich,
Johor.

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Contact Us (Mon - Fri)

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