

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

ARENA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 25 February 2025 / Tuesday

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



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

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

PUBLIC AUCTION VIA ONLINE BIDDING 25 FEBRUARY 2025, TUESDAY, 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 :
- 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.


AmBank (M) Berhad


AmBank Islamic Berhad


AA01	RESERVE PRICE : RM 485,000.00	KOTA KINABALU
	DESCRIPTION : LEVEL 4 (3RD FLOOR) OFFICE PARCEL WITHIN A 4-STOREY SHOPOFFICE BUILDING FLOOR AREA : 1,614.63 SQUARE FEET ASSIGNOR(S) : SRI SHAFINAZ SHARMIE BINTI MOHD SOHAIMI SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0324/AMBB (S)/025/001/25-N01(BK-1) LOT ID : 21832	
LOT NO. 12-4 (DBKK NO. C-3-1), LEVEL 4, BLOCK C, HARBOUR CITY, SEMBULAN, OFF JALAN COASTAL, 88100 KOTA KINABALU, SABAH		


AA02	RESERVE PRICE : RM 390,000.00	TAWAU
	DESCRIPTION : DOUBLE STOREY INTERMEDIATE TERRACE HOUSE (TYPE C3) LAND AREA : 1,353.00 SQUARE FEET ASSIGNOR(S) : AIZAL SHAM BIN IBRAHIM SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB0495/AMBB (S)/029/005/25-N01(BK-1) LOT ID : 24045 NOTE : NON - BUMIPUTERA LOT	
LOT 1811, TB 430, BANDAR SRI INDAH, PHASE 5I, OFF KM 16, JALAN APAS, 91000 TAWAU, SABAH		

AA03	RESERVE PRICE : RM 320,000.00	TUARAN
	DESCRIPTION : AN APARTMENT UNIT FLOOR AREA : 1,029.00 SQUARE FEET ASSIGNOR(S) : ERIC ROMEO & CONNIE NATASYA JALANE SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB0512/AMBB (S)/032/008/25-N01(BK-1) LOT ID : 24105	
UNIT NO. D-3A-5, BLOCK D, LEVEL 3A, E RESIDENCE @ TELIPOK PHASE 1, 89200 TUARAN, SABAH		

AA04	RESERVE PRICE : RM 250,000.00	TUARAN
	DESCRIPTION : APARTMENT UNIT FLOOR AREA : 1,008.80 SQUARE FEET ASSIGNOR(S) : MALIANA BINTI SINTIH & MAXWELL WALTER SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0325/AMBB (S)/026/002/25-N01(BK-1) LOT ID : 21833	
LOT NO. D-1F-5, BLOCK D, 1ST FLOOR, VISTA SERI MELALIN, 89207 TUARAN, SABAH		

AA05	RESERVE PRICE : RM 230,000.00	LAHAD DATU
	DESCRIPTION : SINGLE STOREY INTERMEDIATE AFFORDABLE TERRACE HOUSE- TYPE C LAND AREA : 1,613.62 SQUARE FEET ASSIGNOR(S) : RAZIMAH BINTI DARI & BASRI BIN LAKSAWAN SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB0328/AMBB (S)/027/003/25-N01(BK-1) LOT ID : 21865	
MDLD 10173, LOT C063-06, TAMAN KHAZANAH INDAH PHASE 1E, KM12, JALAN TUNGKU, 91100 LAHAD DATU, SABAH		

AA06	RESERVE PRICE : RM 208,000.00	TAWAU
	DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACED HOUSE LAND AREA : 1,602.00 SQUARE FEET ASSIGNOR(S) : AZLAN BIN MOHD SINU SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB0508/AMBB (S)/031/007/25-N02(BK-2) LOT ID : 24101 NOTE : NON - BUMIPUTERA LOT	
TB 373, LOT NO. 250, TAMAN RANGGU SAUJANA PHASE 2, JALAN RANGGU, 91000 TAWAU, SABAH		

AA07	RESERVE PRICE : RM 170,000.00	PUTATAN
	DESCRIPTION : FLAT (CORNER) FLOOR AREA : 600.00 SQUARE FEET ASSIGNOR(S) : AG MOHD FAUZI @ UGI BIN MOHD TALIB & AG JASNI BIN MOHD TALIB SOLICITOR : MESSRS DR. YEE, TAN & ASSOCIATES REFERENCE : AASB0496/AMBB (S)/030/006/25-N01(BK-1) LOT ID : 24050	
LOT NO. 390, UNIT NO. C-2-01, SECOND FLOOR, BLOCK C, TAMAN PASIR PUTIH PHASE 3C, 88200 PUTATAN, SABAH		

AA08	RESERVE PRICE : RM 155,000.00	KOTA KINABALU
	DESCRIPTION : A LEVEL 4 (4TH FLOOR) STUDIO CONDOMINIUM FLOOR AREA : 242.00 SQUARE FEET ASSIGNOR(S) : JOFFONNIE BINTI MARIUS SOLICITOR : MESSRS WONG & SHIM (KK) REFERENCE : AASB0339/AMBB (S)/028/004/25-N01(BK-1) LOT ID : 21880 NOTE : NON - BUMIPUTERA LOT	
LOT NO. 37 (DBKK NO. D-4-37), BLOCK D, LEVEL 4, TAMAN NELLY PHASE 8D, OFF JALAN NOUNTUN, KOLOMBONG, 88450 KOTA KINABALU, SABAH		

DEPOSIT :

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

RESERVE PRICE :

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

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

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

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

PROCLAMATION OF SALE

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25 FEBRUARY 2025, TUESDAY, 11:30 AM
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AmBank (M) Berhad

AmBank Islamic Berhad

AA01 | RESERVE PRICE : RM 600,000.00 | CHERAS



DESCRIPTION : A CONDOMINIUM UNIT SITED ON THE 15TH FLOOR OF A 26-STOREY BLOCK
 FLOOR AREA : 1,502.00 SQUARE FEET
 ASSIGNOR(S) : TAN MEE LING
 SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
 REFERENCE : AASB0329/AMBB (P)/068/005/25-N01(BK-1)
 LOT ID : 21867

UNIT NO. A-15-09, BLOCK A, RESIDENSI SEMBILAN CHERAS, JALAN SURIA RESIDEN, 43200 CHERAS, SELANGOR

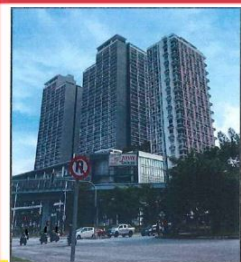
AA02 | RESERVE PRICE : RM 490,000.00 | KUALA LUMPUR



DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT
 FLOOR AREA : 1,141.00 SQUARE FEET
 ASSIGNOR(S) : MOHD SHAIKH HAZREEZAL BIN HAZMI
 SOLICITOR : MESSRS BH GAN, NOR & KIM (KL)
 REFERENCE : AASB0323/AMBB (P)/065/002/25-N01(BK-1)
 LOT ID : 21831
 NOTE : BUMIPUTERA LOT

NO. D1-13-07, RESIDENSI BANDAR RAZAK, NO. 1, JALAN RAZAK MANSION, SUNGAI BESI, 57100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA03 | RESERVE PRICE : RM 486,000.00 | PETALING JAYA



DESCRIPTION : A SHOP UNIT
 FLOOR AREA : 1,281.00 SQUARE FEET
 ASSIGNOR(S) : BELLO DESIGN SDN BHD
 SOLICITOR : MESSRS VAS & CO (KLG)
 REFERENCE : AASB0513/AMBB (P)/088/025/25-N02(BK-3)
 LOT ID : 24106

NO. S-03-16, EMPORIS, PERSIARAN SURIAN, SEKSYEN 3, TAMAN SAINS SELANGOR 1, KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR

AA04 | RESERVE PRICE : RM 408,000.00 | PUNCAK ALAM



DESCRIPTION : AN INTERMEDIATE DOUBLE STOREY TERRACE HOUSE
 LAND AREA : 1,200.00 SQUARE FEET
 ASSIGNOR(S) : JOEL FABIAN DON
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 REFERENCE : AASB0509/AMBB (P)/085/022/25-N02(BK-2)
 LOT ID : 24102

NO. 22, JALAN RITMA 1/3, RITMA PERDANA, LBS ALAM PERDANA, 42300 BANDAR PUNCAK ALAM, SELANGOR

AA05 | RESERVE PRICE : RM 390,000.00 | KUALA LUMPUR



DESCRIPTION : AN INTERMEDIATE 3-BEDROOM SERVICED APARTMENT
 FLOOR AREA : 918.00 SQUARE FEET
 ASSIGNOR(S) : YAP KAI WEI
 SOLICITOR : MESSRS VAS & CO (KLG)
 REFERENCE : AASB0510/AMBB (P)/087/024/25-N02(BK-2)
 LOT ID : 24104

NO. C-18-02, BLOCK C, KL TRADERS SQUARE, NO. 99, JALAN GOMBAK, SETAPAK, 53000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA06 | RESERVE PRICE : RM 380,000.00 | KUALA LUMPUR



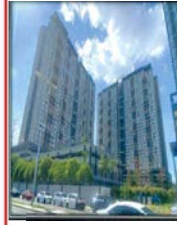
DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH A CAR PARK BAY AS AN ACCESSORY PARCEL
 FLOOR AREA : 1,087.00 SQUARE FEET
 ASSIGNOR(S) : LIEW SOOK YEE
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 REFERENCE : AASB0502/AMBB (P)/079/016/25-N01(BK-1)
 LOT ID : 24089

UNIT NO. C-32-03A, TOWER C, MAXIM CITYLIGHTS SENTUL, JALAN SENTUL PERDANA, SETAPAK, 51000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA07 RESERVE PRICE : RM 370,000.00**KAJANG**

DESCRIPTION : A THREE-BEDROOM CONDOMINIUM UNIT
 FLOOR AREA : 1,292.00 SQUARE FEET
 ASSIGNOR(S) : MOHD RADZI BIN PADZIL
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 LOT ID : 24100

UNIT NO. C-18-05, 18TH FLOOR, BLOCK C, IVORY RESIDENCE, JALAN MUTIARA 2, MUTIARA HEIGHTS, 43000 KAJANG, SELANGOR

AA08 RESERVE PRICE : RM 350,000.00**KUALA LUMPUR**

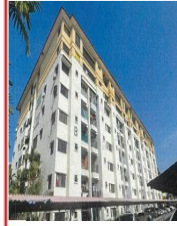
DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT
 FLOOR AREA : 1,195.00 SQUARE FEET
 ASSIGNOR(S) : MOHD DZULKARNAIN BIN SHAHARUD DIN & SITI ROHANI BINTI ABDUL AZIZ
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS
 LOT ID : 24038

UNIT NO. B-19-09, 19TH FLOOR, BLOCK B, PPA1M METROPOLITAN KEPONG, JALAN LINGKARAN TENGAH 2 (MRR2), 52100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA09 RESERVE PRICE : RM 333,000.00**SHAH ALAM**

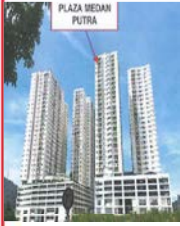
DESCRIPTION : A SOFO UNIT
 FLOOR AREA : 839.91 SQUARE FEET
 ASSIGNOR(S) : AW KAH GUAN
 SOLICITOR : MESSRS VAS & CO (KLG)
 LOT ID : 21870

UNIT NO. 11-09 SURIA JAYA, JALAN PADANG JAWA, SEKSYEN 16, 40200 SHAH ALAM, SELANGOR

AA10 RESERVE PRICE : RM 300,000.00**KLANG**

DESCRIPTION : A TWO-BEDROOM APARTMENT UNIT
 FLOOR AREA : 1,152.00 SQUARE FEET
 ASSIGNOR(S) : LEE MUN CHU & LEE NG @ LEE LIEW TONG & LEE SIEW YIN
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 LOT ID : 24079

UNIT NO. B-3A-45, LEVEL 3A, BLOCK B, VISTA BAYU APARTMENT, JALAN BATU UJUR 9, TAMAN BAYU PERDANA, 41200 KLANG, SELANGOR

AA11 RESERVE PRICE : RM 280,000.00**KUALA LUMPUR**

DESCRIPTION : A SERVICED APARTMENT UNIT
 FLOOR AREA : 946.00 SQUARE FEET
 ASSIGNOR(S) : SWEE FU SEN & LIEW HUEY KENG
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)
 LOT ID : 21863

UNIT NO. B2-11-10, BEVERLY TOWER, PLAZA MEDAN PUTRA, JALAN MEDAN PUTRA 6, MEDAN PUTRA BUSINESS CENTRE, BANDAR SRI MENJALARA, 52200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA12 RESERVE PRICE : RM 260,000.00**KAJANG**

DESCRIPTION : A 3 BEDROOM APARTMENT
 FLOOR AREA : 969.00 SQUARE FEET
 ASSIGNOR(S) : MOHD LIZA BIN AHMAD
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 LOT ID : 24093

NO. C-13A-27, PANGSAPURI DAMAI MEWAH B, TAMAN DAMAI MEWAH, 43000 KAJANG, SELANGOR

AA13 RESERVE PRICE : RM 232,000.00**KLANG**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM UNIT
 FLOOR AREA : 1,382.00 SQUARE FEET
 ASSIGNOR(S) : PUAH HOCK HO
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 LOT ID : 24103

NO. EW10-8, KONDOMINIUM MENARA REGENSI, JALAN PELANGI, 41300 KLANG, SELANGOR

AA14 RESERVE PRICE : RM 226,800.00**BENTONG**

DESCRIPTION : A VACANT PLOT OF DETACHED HOUSING LOT
 LAND AREA : 19,795.00 SQUARE FEET
 ASSIGNOR(S) : LOW YONG @ LOW YEE YONG & LOW BOON KEONG & ONG KIM POH
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD
 LOT ID : 21868

P.T. NO. 20750 (NEW LOT NO. 41347), HELD UNDER TITLE, H.S.(D) 16459, BENTONG, PAHANG

AA15 RESERVE PRICE : RM 210,000.00**PETALING JAYA**

DESCRIPTION : AN OFFICE UNIT (REAR POSITION)
 FLOOR AREA : 778.00 SQUARE FEET
 ASSIGNOR(S) : TS MARITIME SDN BHD
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 LOT ID : 24094

NO. 10-1B (J4), FIRST FLOOR, BANGUNAN KHAS, LORONG 8/1E, 46050 PETALING JAYA, SELANGOR

AA16 RESERVE PRICE : RM 210,000.00**PETALING JAYA**

DESCRIPTION : AN APARTMENT UNIT (REAR PORTION)
 FLOOR AREA : 777.00 SQUARE FEET
 ASSIGNOR(S) : TS MARITIME SDN BHD
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 LOT ID : 24095

NO. 11-2B (K6), SECOND FLOOR, BANGUNAN KHAS, LORONG 8/1E, 46050 PETALING JAYA, SELANGOR

AA17	RESERVE PRICE : RM 200,000.00	PETALING JAYA
	<p>DESCRIPTION : AN APARTMENT UNIT (REAR PORTION) FLOOR AREA : 778.00 SQUARE FEET ASSIGNOR(S) : TS MARITIME SDN BHD SOLICITOR : MESSRS AZHAR & WONG (KL) REFERENCE : AASB0504/AMBB (P)/083/020/25-N01(BK-1) LOT ID : 24096</p>	
<p>NO. 10-2B (J6), SECOND FLOOR, BANGUNAN KHAS, LORONG 8/1E, 46050 PETALING JAYA, SELANGOR</p>		

AA18	RESERVE PRICE : RM 190,000.00	PETALING JAYA
	<p>DESCRIPTION : A 3-BEDROOM APARTMENT FLOOR AREA : 678.00 SQUARE FEET ASSIGNOR(S) : RAZALI BIN MANSOR & ROHAYATI BINTI MA'ALIP SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS REFERENCE : AASB0327/AMBB (P)/067/004/25-N01(BK-1) LOT ID : 21864</p>	
<p>NO. B-222A, BLOCK B, APARTMENT PERMAI, JALAN PJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR</p>		

AA19	RESERVE PRICE : RM 189,000.00	KUALA LUMPUR
	<p>DESCRIPTION : A FOUR (4) BEDROOMS MEDIUM COST APARTMENT UNIT FLOOR AREA : 1,204.00 SQUARE FEET ASSIGNOR(S) : UMMI NADYIEA BINTI AHMAD AFID SOLICITOR : MESSRS GOH & PARTNERS (KL) REFERENCE : AASB0499/AMBB (P)/076/013/25-N01(BK-3) LOT ID : 24081</p>	
<p>UNIT NO. B-2-8, BLOCK B, TAMAN KOPERASI MAJUJAYA, BATU 9 CHERAS, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR</p>		

AA 20	RESERVE PRICE : RM 168,480.00	SHAH ALAM
	<p>DESCRIPTION : A SOHO UNIT FLOOR AREA : 450.00 SQUARE FEET ASSIGNOR(S) : MOHD ZAINI BIN RAZAK SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS REFERENCE : AASB0500/AMBB (P)/077/014/25-N01(BK-4) LOT ID : 24082</p>	
<p>UNIT NO. 07-16, 7TH FLOOR, STUDIO 14, PERSIARAN PERBANDARAN SEKSYEN 14, 40000 SHAH ALAM, SELANGOR</p>		

AA21	RESERVE PRICE : RM 153,090.00	CYBERJAYA
	<p>DESCRIPTION : A 1-BEDROOM SERVICED APARTMENT FLOOR AREA : 535.00 SQUARE FEET ASSIGNOR(S) : SYARIFUDDIN BIN ABDUL WAHAB SOLICITOR : MESSRS B H GAN, NOR & KIM (KL) REFERENCE : AASB0498/AMBB (P)/075/012/25-N01(BK-5) LOT ID : 24080 NOTE : BUMIPUTERA LOT</p>	
<p>NO. A-4-7, VEGA RESIDENSI 1, PERSIARAN SEPANG, SELANGOR CYBER VALLEY, 63300 CYBERJAYA, SELANGOR</p>		

AA22	RESERVE PRICE : RM 144,000.00	BATU CAVES
	<p>DESCRIPTION : A 2+1-BEDROOM APARTMENT FLOOR AREA : 732.00 SQUARE FEET ASSIGNOR(S) : WAN NOR ASIMAH BINTI WAN MANSOR SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL) REFERENCE : AASB0332/AMBB (P)/071/008/25-N01(BK-3) LOT ID : 21871 NOTE : BUMIPUTERA LOT</p>	
<p>NO. 42B-2, JALAN SM 3, TAMAN SUNWAY BATU CAVES, 68100 BATU CAVES, SELANGOR</p>		

AA23	RESERVE PRICE : RM 141,718.00	KEPONG
	<p>DESCRIPTION : AN INTERMEDIATE 3 BEDROOM APARTMENT FLOOR AREA : 1,119.00 SQUARE FEET ASSIGNOR(S) : CHOO SEAK YOON SOLICITOR : MESSRS GOH & PARTNERS (KL) REFERENCE : AASB0333/AMBB (P)/072/009/25-N02(BK-7) LOT ID : 21872</p>	
<p>UNIT NO. 5-25, ASTANA SQUARE, JALAN DAYA UTAMA, TAMAN DAYA, 52100 KEPONG, SELANGOR</p>		

AA24	RESERVE PRICE : RM 93,312.00	PUCHONG
	<p>DESCRIPTION : A THREE-BEDROOM LOW-COST WALK-UP APARTMENT UNIT FLOOR AREA : 700.00 SQUARE FEET ASSIGNOR(S) : MUHAMMAD SAAD UBADAH BIN ABDUL RAHIM SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS REFERENCE : AASB0501/AMBB (P)/078/015/25-N01(BK-5) LOT ID : 24084</p>	
<p>UNIT NO. C-05-14, 5TH FLOOR, BLOCK C, PANGSAPURI PUTRA, JALAN PUTRA PRIMA UTARA, TAMAN PUTRA PRIMA, 47130 PUCHONG, SELANGOR</p>		

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 H/P : 012-327 5047 WEBSITE : arenaauctioneers.com



GUIDELINE FOR ONLINE AUCTION REGISTRATION



DEPOSIT :

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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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 26 February 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 26TH OF FEBRUARY 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	KUCHING	RESERVE PRICE : RM200,000.00	LOT 2	KUCHING	RESERVE PRICE : RM48,000.00
	Description : Double storey quadrant house Land Area : Approx. 135.0 sqm. / 1,453.1 sqft. Built-up Area : Approx. 67 sqm. / 720 sqft. Our Ref. : AMB-2025-0129 Assignee : AmBank Islamic Berhad Bank Ref : 88820006472358 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Flat Land Area : - Built-up Area : Approx. 45.99 sqm. / 495.00 sqft. Our Ref. : AMB-2025-0130 Assignee : AmBank Islamic Berhad Bank Ref : 88820003002985 Solicitors : S.K. Ling & Tan Advocates (Kch)	
ISLAMIC			ISLAMIC		

Lot 1737 Block 70 Kuching Central Land District, 839, RPR Landeh (Tmn Sri Permai), Jalan Landeh, Lorong 3H, 93250 Kuching, Sarawak

Parcel No. 8-03-08 (H308), 2nd Floor (Level 3), Block 8 (H), Tmn Sri Harmoni, Jalan Tmn Sri Harmoni, Batu 8½ Jalan Matang, 93050 Kuching, Sarawak (Sarawakian Reserved Lot)

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



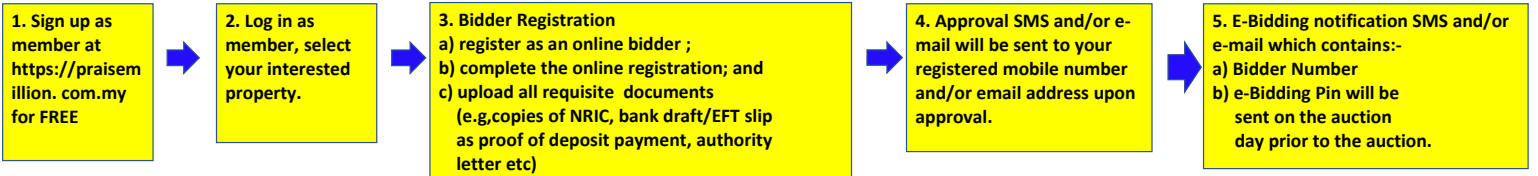
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

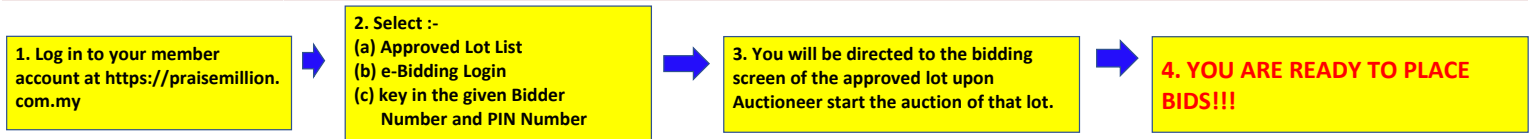


HOW TO REGISTER AND BID ONLINE?

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 : 28 February 2025 / Friday

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
Friday

DATE
28TH February 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 Tanjung Tokong **Reserve Price RM 240,000**



Apartment Unit
654 sq.ft.

Unit No. 3-31-10, Persiaran Halia 3, Taman Bukit Erskine, 10470 Tanjung Tokong, Pulau Pinang.

Assignor / Borrower :
Goh See Khiani

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

Pulau Pinang

LOT 02 Sungai Petani **Reserve Price RM 560,000**



2 Storey Semi Detached House Unit
3,918 sq.ft.

Unit No. 185, Jalan Roseville 6, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Firdaus Erwi Bin Fizharudin

Solicitor :
Jayadeva & Kamal (Tel: 04-7771161)

Kedah

LOT 03 Bayan Lepas **Reserve Price RM 230,000**



Fiat Unit
650 sq.ft.

Unit No. 28B-4-07, Liitan Sungai Ara, Idaman Seroja, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Mohd Faizal Bin Mohamed Yunus

Solicitor :
Jayadeva & Kamal (Tel: 04-7771161)

Pulau Pinang

LOT 04 Georgetown **Reserve Price RM 94,478**



Apartment Unit
538 sq.ft.

Unit No. 1066-11-44, Jalan Paya Terubong, Mukim 13, 11060 Georgetown, Pulau Pinang.

Assignor / Borrower :
Toong Saw Kow

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

Pulau Pinang

LOT 05 Simpang Ampat **Reserve Price RM 39,366**



Apartment Unit
904 sq.ft.

Unit No. 3-1-07, LfV, Blok 3, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Darul Ridzuan.

Assignor / Borrower :
Zuraida Binti Abdul Karim

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

Perak

LOT 06 Tanjung Tokong **Reserve Price RM 450,000**



Condominium Unit
893 sq.ft.

Unit No. 8B-11-6, I-Santorini, Jalan Seri Tanjung Pinang 1, 10470 Tanjung Tokong, Pulau Pinang.

Assignor / Borrower :
Upak Anak Barang

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

Pulau Pinang

LOT 07 Ipoh **Reserve Price RM 336,960**



Condominium Unit
1,163 sq.ft.

Unit No. D-G-8, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.

Assignor / Borrower :
Chan Kam Soon

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

Perak

LOT 08 Kampar **Reserve Price RM 100,800**



Service Suites Apartment Unit
431 sq.ft.

Unit No. 10-10, Menara Agacia @ Kampar (Champ Elysees) Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan

Assignor / Borrower :
Eng Meng Hao

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

Pulau Pinang



= 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 / 018-7605117



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

Dont 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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 28th February 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

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.



NG CHAN MAU & CO
Licensed Auctioneers Since 1987

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, 28th February 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.)

LOT 1
CHERAS

Reserve Price **RM 600,000**

Extended And Renovated 2 Storey End Terraced House
1,302 sq. ft. / 121 sq.mtr.

No.16, Jalan Penghulu 2/3, Seksyen 3, Bandar Mahkota Cheras, 43200 Cheras, Selangor.

Assignor : Siralan A/L Palanisamy
Borrowers : Siralan A/L Palanisamy, Palanisamy A/L Arumugam & Harjeet Kaur Sandhu
Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)

SELANGOR

LOT 2
BANDAR PUNCAK ALAM

Reserve Price **RM 500,000**

2 Storey Mid Terraced House
1,399 sq. ft. / 130 sq.mtr.

No. 33, Jalan Meranti 3/2, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer : Haled Zhafri Bin Shahrudin
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

BUMI LOT
SELANGOR

*AMBANK ISLAMIC BERHAD

LOT 3
CHERAS

Reserve Price **RM 480,000**

3 Bedroom Condominium Unit
1,216 sq. ft. / 113 sq.mtr.

Unit No. A-13-06, Block A, Residensi Sembilan Cheras, Jalan Suria Residen, 43200 Cheras, Selangor.

Assignor/Borrower : Lim Chin Meng
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

SELANGOR

LOT 4
KAJANG

Reserve Price **RM 450,000**

3 Bedroom Condominium
1,118 sq. ft. / 103.87 sq.mtr.

Unit No. A-13-09, Block A (Aristata), Sutera Pines Condominium, Jalan Sutera Pines, 43000 Kajang, Selangor.

Assignor/Borrower : Lee Vern Chee
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

SELANGOR

LOT 5
BATU CAVES

Reserve Price **RM 344,000**

3 Bedroom Serviced Apartment
1,203 sq. ft. / 103.87 sq.mtr.

Unit No. V-17-03, V Residency 5, KM12 Jalan Ipoh-Rawang, 68100 Batu Caves, Selangor.

Assignor/Borrower : Tong Mun Yong
Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)

SELANGOR

LOT 6
SENTUL

Reserve Price **RM 300,000**

3 Bedroom Condominium
883 sq. ft. / 82 sq.mtr.

Unit No. B-05-13A, Condominium Sentul Utama, Jalan Dato Senu 26, 51000 Sentul, Kuala Lumpur.

Assignor/Customer : Abd Khalid Bin Aziz
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

BUMI LOT
KUALA LUMPUR

*AMBANK ISLAMIC BERHAD

LOT 7
KUALA LUMPUR

Reserve Price **RM 300,000**

3 Bedroom Apartment (affordable Housing)
818 sq. ft. / 76 sq.mtr.

Unit No. 35-16, Pangsapuri Vista Danau Kota, No.7, Jalan Danau Saujana 1, Setapak, 53300 Kuala Lumpur.

Assignor/Borrower : Edmund Sii Jie Hoe
Solicitor : M/S A Rahim & Co (Tel : 03-2282 4922)

KUALA LUMPUR

LOT 8
KAJANG

Reserve Price **RM 295,200**

4 Bedroom Townhouse (lower Unit)
1,349 sq. ft. / 125.33 sq.mtr.

Unit No. G-22, Jalan Sabha Impian 1, Taman Sabha Impian, 43000 Kajang, Selangor.

Assignor : Lim Yee Fun
Borrowers : Lim Yee Fun & Lee Gaik Heoh
Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)

SELANGOR

LOT 9
SHAH ALAM

Reserve Price **RM 273,600**

3 Bedroom Serviced Apartment
861 sq. ft. / 80 sq.mtr.

Unit No. B-23A-09, Alam Sanjung, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor.

Assignors/Customers : Muhammad Syahir Bin Muzafar & Salwana Binti Othman
Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)

BUMI LOT
SELANGOR

*AMBANK ISLAMIC BERHAD

LOT 10
CYBERJAYA

Reserve Price **RM 265,680**



Office Unit
926 sq. ft. / 86 sq.mtr.

Unit No. 09-05, 9th Floor, Kenwingston Business Centre, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.

Assignors/Borrowers :
Gan Wee Keat & Lim Huei Ching
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 11
CYBERJAYA

Reserve Price **RM 233,280**



4 Bedroom Townhouse (upper Unit)
1,690 sq. ft. / 157 sq.mtr.

Unit No. E-23-B, Cyberia Smarthomes, Jalan Cyberia 3, Cyber 11, 63000 Cyberjaya, Selangor.

Assignors/Borrowers :
Muhamad Faizal Bin Rozali & Nurfarnaz Binti Shaik Ahmad
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

LOT 12
DENGKIL

Reserve Price **RM 230,000**



3 Bedroom Serviced Apartment
901 sq. ft. / 83.71 sq.mtr.

Unit No. KR-03-37, 3rd Floor, Block B, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, 43800 Dengkil, Selangor .

Assignor :
Muhammad Azrul Bin Mohamad Azhar
Customers :
Muhammad Azrul Bin Mohamad Azhar & Mohamad Azhar Bin Mohd Shariff
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

MALAY RESERVED
SELANGOR
***AMBANK ISLAMIC BERHAD**

LOT 13
PETALING JAYA

Reserve Price **RM 181,440**



3 Bedroom Apartment
1,080 sq. ft. / 100.34 sq.mtr.

Unit No. F-23A-22A, 23Ath Floor, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower : Lim Wey Hoe
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR

LOT 14
PETALING JAYA

Reserve Price **RM 180,000**



3 Bedroom Low-cost Apartment
654 sq. ft. / 60.76 sq.mtr.

Unit No. 06-16, Impian Seri Setia @ Park 51, Jalan SS 9A/4, Seri Setia, 47000 Petaling Jaya, Selangor.

Assignors/Borrowers :
Paramasevam A/L Thannasi & Kalai Chelvi A/P Vadivelu
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 15
AMPANG

Reserve Price **RM 174,960**



3 Bedroom Apartment
833 sq. ft. / 60.76 sq.mtr.

Unit No. PPI-14-22E, Pangsapuri Permai Puteri, Jalan 13D, Desa Permai, Taman Dato Ahmad Razali, 68000 Ampang, Selangor.

Assignor/Borrower : Norianti Binti Mangsor
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

LOT 16
PETALING JAYA

Reserve Price **RM 170,000**



3 Bedroom Low Cost Flat
656 sq. ft. / 60.76 sq.mtr.

Unit No. B10-6-09, Block 10, Jalan PJS 2B/1, Desa Mentari 2, 46000 Petaling Jaya, Selangor.

Assignor/Borrower :
Anpuselvan A/L Pariannan
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR

LOT 17
AMPANG

Reserve Price **RM 140,000**



3 Bedroom Low-cost Apartment
650 sq. ft. / 60 sq.mtr.

Unit No. F13-09, Pangsapuri Seri Nilam, Jalan Wawasan Ampang 3/8, Bandar Baru Ampang, 68000 Ampang, Selangor.

Assignor/Customer :
Muhamad Razali Bin Che Omar
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR
***AMBANK ISLAMIC BERHAD**

LOT 18
PETALING JAYA

Reserve Price **RM 131,220**



Studio Office Suite
451 sq. ft. / 41.9 sq.mtr.

Unit No. A-10-07, Menara Halo (Menara A), No. 8, Jalan Damansara, Empire City, PJU 8, Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower : Chew Fatt Kin
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

LOT 19
PUCHONG

Reserve Price **RM 108,000**



3 Bedroom Low-cost Apartment
650 sq. ft. / 60.39 sq.mtr.

No. E-01-07, Pangsapuri Seri Angsana, Persiaran Lestari Putra III, Taman Lestari Putra, Bandar Putra Permai, 47110 Puchong, Selangor.

Assignor/Borrower :
Kamal Jauhari Bin Mat Kasa @ Zakaria
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

LOT 20
PETALING JAYA

Reserve Price **RM 72,900**



Apartment Unit
658 sq. ft. / 61.13 sq.mtr.

Unit No. B-2-42A, Saujana Damansara, PJU 10, Jalan PJU 10/10G, 47830 Petaling Jaya, Selangor.

Assignor/Customer : Hasbullah Bin Mohd Taib
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR
***AMBANK ISLAMIC BERHAD**

LOT 21
PUCHONG

Reserve Price **RM 210,000**



3 Bedroom Apartment
1,517 sq. ft. / 141 sq.mtr.

Unit No. 2-23B, Jalan Indah 3/2, Taman Puchong Indah, 47150 Puchong, Selangor.

Assignors/Borrowers :
Redjsita Binti Mohamad Kasim & Nurhusin Bin Mad Saat
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Friday, 28th February 2025, 3.30 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.)

LOT 1
ISKANDAR PUTERI

Reserve Price **RM 260,000**



Service Apartment
904 sq. ft. / 84 sq.mtr.

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