

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

## **ARENA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 25 March 2025 / Tuesday**

**Time : 10:30 am / 11:30 am**

**Via Online : [arenaauctioneers.com](http://arenaauctioneers.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](http://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 MARCH 2025, TUESDAY, 10:30 AM**  
**at arenaauctioneers.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 /or the relevant authorities.

AmBank (M) Berhad AmBank Islamic Berhad

<b>AA01</b>	<b>RESERVE PRICE : RM 288,000.00</b>	<b>TUARAN</b>
	<b>DESCRIPTION :</b> A DOUBLE STOREY CORNER TERRACED HOUSE <b>LAND AREA :</b> 2,576.00 SQUARE FEET <b>ASSIGNOR(S) :</b> RUZAINI RULLODA BIN ABDULLAH <b>SOLICITOR :</b> MESSRS DR. YEE, TAN & ASSOCIATES <b>REFERENCE :</b> AASB0596/AMBB (S)/045/001/25-N01(BK-3) <b>LOT ID :</b> 24507 <b>NOTE :</b> BUMIPUTERA LOT	
<b>LOT NO. 50, TAMAN PRIMA VILLA, 89208 TUARAN, SABAH</b>		

<b>AA02</b>	<b>RESERVE PRICE : RM 224,000.00</b>	<b>KOTA KINABALU</b>
	<b>DESCRIPTION :</b> A WALK-UP APARTMENT UNIT LOCATED ON THE SECOND FLOOR OF A 4-STOREY APARTMENT BUILDING WITH COMMON LIFT FACILITY <b>FLOOR AREA :</b> 796.53 SQUARE FEET <b>ASSIGNOR(S) :</b> CHIN SIAU FUI <b>SOLICITOR :</b> MESSRS WONG & SHIM (KK) <b>REFERENCE :</b> AASB0605/AMBB (S)/047/003/25-N02(BK-2) <b>LOT ID :</b> 24520	
<b>LOT NO. AC/G/02/03A, BLOCK G, LEVEL SECOND, TYPE B, RESIDENSI ACACIA PHASE 2, 88450 KOTA KINABALU, SABAH</b>		

<b>AA03</b>	<b>RESERVE PRICE : RM 210,600.00</b>	<b>KOTA KINABALU</b>
	<b>DESCRIPTION :</b> AN INTERMEDIATE FIRST FLOOR APARTMENT UNIT <b>FLOOR AREA :</b> 871.00 SQUARE FEET <b>ASSIGNOR(S) :</b> THIEN JYH GANG <b>SOLICITOR :</b> MESSRS DR. YEE, TAN & ASSOCIATES <b>REFERENCE :</b> AASB0597/AMBB (S)/046/002/25-N01(BK-3) <b>LOT ID :</b> 24508 <b>NOTE :</b> NON - BUMIPUTERA LOT	
<b>LOT NO. 7 (K-1F-7), BLOCK K, 1ST FLOOR, TAMAN APARTMEN ANGKASA PHASE 2; KAMPUNG DARAU, RAMPAYAN, MENGGATAL, 88450 KOTA KINABALU, SABAH</b>		

## DEPOSIT :

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

## RESERVE PRICE :

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

**ARENA AUCTIONEERS SDN BHD** (201401016251 / 1092337-X)

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

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

# 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 MARCH 2025, TUESDAY, 11:30 AM

at [arenaauctioneers.com](http://arenaauctioneers.com)



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AmBank (M) Berhad

AmBank Islamic Berhad

AA01 | RESERVE PRICE : RM 2,500,000.00

KUALA LUMPUR



DESCRIPTION : A 4+1-BEDROOM DUPLEX CONDOMINIUM  
FLOOR AREA : 3,466.00 SQUARE FEET  
ASSIGNOR(S) : R A GUNASEHARAN A/L APPOO & SITI ZUBAIDAH BINTI REDZUAN  
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
REFERENCE : AASB0579/AMBB (P)/107/001/25-N01(BK-1)  
LOT ID : 24347  
NOTE : **BUMIPUTERA LOT**

NO. E-01-01, BLOCK E, SUNWAY VIVALDI, JALAN 19/70A, DESA SRI HARTAMAS, 50480 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA02 | RESERVE PRICE : RM 1,200,000.00

SUBANG JAYA



DESCRIPTION : A STRATIFIED END LOT THREE-STOREY SEMI-DETACHED HOUSE WITHIN A GATED & GUARDED SCHEME  
LAND AREA : 2,626.00 SQUARE FEET  
ASSIGNOR(S) : LIM BOO KIAN  
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
REFERENCE : AASB0607/AMBB (P)/126/020/25-N02(BK-2)  
LOT ID : 24522

NO. 31, JALAN USJ 1/1L USJ ONE PARK, 47500 SUBANG JAYA, SELANGOR

AA03 | RESERVE PRICE : RM 1,100,000.00

PUCHONG



DESCRIPTION : A 2 1/2 - STOREY INTERMEDIATE TERRACE  
LAND AREA : 1,496.00 SQUARE FEET  
ASSIGNOR(S) : MOHD REZA BIN OTHMAN & NOOR FAZREEN BINTI MOHAMAD RAMLI  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
REFERENCE : AASB0604/AMBB (P)/124/018/25-N01(BK-1)  
LOT ID : 24519

NO. 22A, JALAN NPT 7/1G, TAMAN NUSAPUTRA TIMUR, 47130 PUCHONG, SELANGOR

AA04 | RESERVE PRICE : RM 600,000.00

KUALA LUMPUR



DESCRIPTION : A ONE-BEDROOMS SERVICED APARTMENT UNIT  
FLOOR AREA : 646.00 SQUARE FEET  
ASSIGNOR(S) : CHIANG WEI YEEN  
SOLICITOR : MESSRS AZHAR & WONG (KL)  
REFERENCE : AASB0580/AMBB (P)/108/002/25-N01(BK-1)  
LOT ID : 24348

UNIT NO. B-10-07, 10TH FLOOR, BLOCK B, MENARA INSPIRASI, NO. 30, JALAN 1/65, OFF JALAN TUN RAZAK, 50400 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AA05 | 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 : AASB0590/AMBB (P)/112/006/25-N02(BK-4)  
LOT ID : 24395

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

**AA06 | RESERVE PRICE : RM 500,000.00****SHAH ALAM**

DESCRIPTION : AN INTERMEDIATE UNIT DOUBLE-STOREY TERRACED HOUSE  
 LAND AREA : 1,076.00 SQUARE FEET  
 ASSIGNOR(S) : ROTHMAN BIN GHAZALI & KHAZAINAH BINTI RALIP  
 SOLICITOR : MESSRS AZHAR & WONG (KL)  
 LOT ID : 24515

NO. 49, JALAN PEGAGA U12/7A, DESA ALAM, SEKSYEN U12, 40170 SHAH ALAM, SELANGOR

**AA07 | RESERVE PRICE : RM 380,000.00****KAJANG**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM  
 FLOOR AREA : 1,055.00 SQUARE FEET  
 ASSIGNOR(S) : CHAN WEN KAI  
 SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS  
 LOT ID : 24357

NO. A-13A-09, RESIDENSI LAVENDER, JALAN KIARA SUNGAI LONG, BANDAR SUNGAI LONG, 43000 KAJANG, SELANGOR

**AA08 | RESERVE PRICE : RM 360,000.00****KUALA LUMPUR**

DESCRIPTION : A FOUR-BEDROOM APARTMENT UNIT  
 FLOOR AREA : 1,050.00 SQUARE FEET  
 ASSIGNOR(S) : FARHANA BINTI MOHD FU'AD & MOHAMMAD NAZARUDDIN BIN MD NOOR  
 SOLICITOR : MESSRS AZHAR & WONG (KL)  
 LOT ID : 24521

UNIT NO. B-13-13A, 13TH FLOOR, BLOCK B, RESIDENSI MINEST, JALAN SINAR SENTUL, SENTUL, 51100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**AA09 | RESERVE PRICE : RM 350,000.00****DENGKIL**

DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT  
 FLOOR AREA : 958.00 SQUARE FEET  
 ASSIGNOR(S) : MUHAMMAD SYUBLI BIN HAJI ABDULAH  
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
 LOT ID : 24518

NO. D1-23-08, SAVANNA EXECUTIVE SUITES, JALAN SOUTHVILLE 2, SOUTHVILLE CITY, 43800 DENGKIL, SELANGOR

**AA10 | RESERVE PRICE : RM 310,000.00****PETALING JAYA**

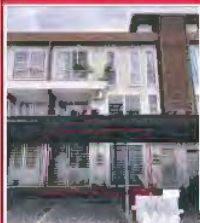
DESCRIPTION : A 2+1-BEDROOM CONDOMINIUM  
 FLOOR AREA : 923.00 SQUARE FEET  
 ASSIGNOR(S) : NURUL AZIMAH BINTI ABD LATIP  
 SOLICITOR : MESSRS GOH & PARTNERS (KL)  
 LOT ID : 24350

NO. B-9-08, BLOCK B, PARK AVENUE CONDOMINIUM, NO. 5, JALAN PJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR

**AA11 | RESERVE PRICE : RM 302,400.00****PETALING JAYA**

DESCRIPTION : A THREE-BEDROOM SERVICED APARTMENT UNIT  
 FLOOR AREA : 915.00 SQUARE FEET  
 ASSIGNOR(S) : LAM WEI KHIAN  
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
 LOT ID : 24511

UNIT NO. A-14-06, 14TH FLOOR, BLOCK A, RESIDENSI DAMAI MERIAH – THE ZIZZ, NO 2, JALAN PJU 10/1A, DAMANSARA DAMAI, PJU 10, 47830 PETALING JAYA, SELANGOR

**AA12 | RESERVE PRICE : RM 265,680.00****KAJANG**

DESCRIPTION : A 4-BEDROOM TOWNHOUSE (LOWER UNIT)  
 LAND AREA : 1,349.00 SQUARE FEET  
 ASSIGNOR(S) : LIM YEE FUN & LEE GAIK HEON  
 SOLICITOR : MESSRS GOH & PARTNERS (KL)  
 LOT ID : 24397

NO. G-22, JALAN SABHA IMPIAN 1, TAMAN SABHA IMPIAN, 43000 KAJANG, SELANGOR

**AA13 | RESERVE PRICE : RM 246,240.00****SHAH ALAM**

DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT  
 FLOOR AREA : 861.00 SQUARE FEET  
 ASSIGNOR(S) : MUHAMMAD SYAHIR BIN MUZAFAR & SALWANA BINTI OTHMAN  
 SOLICITOR : MESSRS GOH & PARTNERS (KL)  
 LOT ID : 24399  
 NOTE : BUMIPUTERA LOT

NO. B-23A-09, ALAM SANJUNG, JALAN BUDIMAN 22/3, SEKSYEN 22, 40300 SHAH ALAM, SELANGOR

**AA14 | RESERVE PRICE : RM 230,000.00****SHAH ALAM**

DESCRIPTION : SMALL OFFICE HOME OFFICE (AFFORDABLE SOHO)  
 FLOOR AREA : 441.00 SQUARE FEET  
 ASSIGNOR(S) : NICHOLAS NANGAI ANAK SALLEH  
 SOLICITOR : MESSRS VAS & CO (KLG)  
 LOT ID : 24517

NO. 12-08, ALINEA SUITES, JALAN PERDAGANGAN 14/4, SEKSYEN 14, 40000 SHAH ALAM, SELANGOR

**AA15 | RESERVE PRICE : RM 224,000.00****KUALA LUMPUR**

DESCRIPTION : SMALL OFFICE HOME OFFICE (SOHO)  
 FLOOR AREA : 614.00 SQUARE FEET  
 ASSIGNOR(S) : WONG YOKE YEE  
 SOLICITOR : MESSRS AZHAR & WONG (KL)  
 LOT ID : 24524

NO. C-20-11, ZETAPARK ZEN SUITE, KOMPLEKS DANAU KOTA, JALAN TAMAN IBU KOTA, 53300 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

<b>AA16</b>	<b>RESERVE PRICE : RM 209,952.00</b>	<b>CYBERJAYA</b>
	<p><b>DESCRIPTION :</b> 4-BEDROOM TOWNHOUSE (UPPER UNIT)</p> <p><b>FLOOR AREA :</b> 1,690.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) :</b> MUHAMAD FAIZAL BIN ROZALI &amp; NURFARNAZ BINTI SHAIK AHMAD</p> <p><b>SOLICITOR :</b> MESSRS SIDEK TEOH WONG &amp; DENNIS</p> <p><b>REFERENCE :</b> AASB0593/AMBB (P)/115/009/25-N02(BK-6)</p> <p><b>LOT ID :</b> 24398</p>	
NO. E-23-B, CYBERIA SMARTHOMES, JALAN CYBERIA 3, CYBER 11, 63000 CYBERJAYA, SELANGOR		

<b>AA17</b>	<b>RESERVE PRICE : RM 180,000.00</b>	<b>BATU CAVES</b>
	<p><b>DESCRIPTION :</b> AN INTERMEDIATE 3-BEDROOM WALK-UP APARTMENT</p> <p><b>FLOOR AREA :</b> 840.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) :</b> GUNASILAN A/L VELOO</p> <p><b>SOLICITOR :</b> MESSRS SIDEK TEOH WONG &amp; DENNIS</p> <p><b>REFERENCE :</b> AASB0600/AMBB (P)/120/014/25-N01(BK-3)</p> <p><b>LOT ID :</b> 24512</p>	
NO. B-1-03, BLOCK DELIMA, APARTMENT DESA PUTRA, JALAN BUNGA RAYA 2, TAMAN BATU CAVES, 68100 BATU CAVES, SELANGOR		

<b>AA18</b>	<b>RESERVE PRICE : RM 163,296.00</b>	<b>PETALING JAYA</b>
	<p><b>DESCRIPTION :</b> A THREE-BEDROOM APARTMENT UNIT</p> <p><b>FLOOR AREA :</b> 1,080.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) :</b> LIM WEY HOE</p> <p><b>SOLICITOR :</b> MESSRS NIK HISHAM, FAKIHAN &amp; CO (KL)</p> <p><b>REFERENCE :</b> AASB0591/AMBB (P)/113/007/25-N02(BK-5)</p> <p><b>LOT ID :</b> 24396</p>	
UNIT NO. F-23A-22A, 23ATH FLOOR, BLOCK F, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR		

<b>AA19</b>	<b>RESERVE PRICE : RM 145,000.00</b>	<b>AMPANG</b>
	<p><b>DESCRIPTION :</b> AN END FLAT UNIT</p> <p><b>FLOOR AREA :</b> 829.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) :</b> SAFIAH BINTI SUTAN TAHARUDIN &amp; HUSIN BIN SALLEH</p> <p><b>SOLICITOR :</b> MESSRS VAS &amp; CO (KLG)</p> <p><b>REFERENCE :</b> AASB0608/AMBB (P)/127/021/25-N02(BK-2)</p> <p><b>LOT ID :</b> 24523</p>	
UNIT NO. 401, BLOCK 4, FLAT PKNS, JALAN 4M, AMPANG JAYA, 68000 AMPANG, SELANGOR		

<b>AA20</b>	<b>RESERVE PRICE : RM 110,000.00</b>	<b>SERI KEMBANGAN</b>
	<p><b>DESCRIPTION :</b> A 3-BEDROOM APARTMENT</p> <p><b>FLOOR AREA :</b> 622.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) :</b> LOH WING KEONG</p> <p><b>SOLICITOR :</b> MESSRS ZAIN MEGAT &amp; MURAD (SJ)</p> <p><b>REFERENCE :</b> AASB0581/AMBB (P)/109/003/25-N01(BK-1)</p> <p><b>LOT ID :</b> 24349</p>	
NO. A-2-001-1B, JALAN LP 7/3, SEKSYEN 7, TAMAN LESTARI PERDANA, BANDAR PUTRA PERMAI, 43300 SERI KEMBANGAN, SELANGOR		

<b>AA21</b>	<b>RESERVE PRICE : RM 105,300.00</b>	<b>PETALING JAYA</b>
	<p><b>DESCRIPTION :</b> A 3-BEDROOM LOW-COST APARTMENT</p> <p><b>FLOOR AREA :</b> 657.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) :</b> NORYANTI BINTI JASRI</p> <p><b>SOLICITOR :</b> MESSRS GOH &amp; PARTNERS (KL)</p> <p><b>REFERENCE :</b> AASB0595/AMBB (P)/117/011/25-N01(BK-4)</p> <p><b>LOT ID :</b> 24400</p> <p><b>NOTE :</b> BUMIPUTERA LOT</p>	
NO. B-19-13, BLOCK B (RAYA), PELANGI DAMANSARA, PJU 6, PERSIARAN SURIAN, 47800 PETALING JAYA, SELANGOR		

<b>AA22</b>	<b>RESERVE PRICE : RM 100,000.00</b>	<b>PUCHONG</b>
	<p><b>DESCRIPTION :</b> A THREE-BEDROOM LOW-COST APARTMENT UNIT</p> <p><b>FLOOR AREA :</b> 678.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) :</b> ZAMRI BIN MD DESA &amp; RAZIANA BINTI ABD RAHIM</p> <p><b>SOLICITOR :</b> MESSRS AZHAR &amp; WONG (KL)</p> <p><b>REFERENCE :</b> AASB0610/AMBB (P)/129/023/25-N02(BK-2)</p> <p><b>LOT ID :</b> 24525</p>	
UNIT NO. A-4-10, BLOCK A, PANGSAPURI SRI DAHLIA, LAMAN PUTERI 3, BANDAR PUTERI, 47100 PUCHONG, SELANGOR		

<b>AA23</b>	<b>RESERVE PRICE : RM 93,960.00</b>	<b>BANTING</b>
	<p><b>DESCRIPTION :</b> A 3-BEDROOM DUPLEX MEDIUM COST APARTMENT</p> <p><b>FLOOR AREA :</b> 945.00 SQUARE FEET</p> <p><b>ASSIGNOR(S) :</b> MOHAMAD ADI FAEZ BIN MOHD NASRI</p> <p><b>SOLICITOR :</b> MESSRS AZHAR &amp; WONG (KL)</p> <p><b>REFERENCE :</b> AASB0598/AMBB (P)/118/012/25-N01(BK-4)</p> <p><b>LOT ID :</b> 24509</p>	
NO. F-4-25, BLOCK F, PANGSAPURI TAMAN LANGAT UTAMA, JALAN PRAMUGARA, TAMAN LANGAT UTAMA, 42700 BANTING, SELANGOR		

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#### RESERVE PRICE :

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**ARENA AUCTIONEERS SDN BHD** (201401016251 / 1092337-X)

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H/P : 012-327 5047

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



## GUIDELINE FOR ONLINE AUCTION REGISTRATION



### DEPOSIT :

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### 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 /

EMAIL : [aasb@arenaauctioneers.com](mailto:aasb@arenaauctioneers.com)

03 - 7832 4047

H/P : 012 - 327 5047

WEBSITE : [arenaauctioneers.com](http://arenaauctioneers.com)

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

## Property Auction House Sdn. Bhd. ONLINE AUCTION

**Date/Day : 25 March 2025 / Tuesday**  
**Time : 3.00 pm**  
**Via Online : [ebid.auctions.com.my](http://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](http://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 TUESDAY, THE 25<sup>TH</sup> DAY OF MARCH, 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](http://ebid.auctions.com.my)

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

<b>1</b> <b>RESERVE PRICE:</b> <b>RM259,815.00</b> <b>Kuala Lumpur</b>  <p><b>Description:</b> Retail lot <b>Address:</b> Unit No. 3A-05, Plaza Haji Taib, Lorong Haji Taib 5, 50300 Wilayah Persekutuan Kuala Lumpur. <b>Area:</b> approx 12.00 sq metres (129 sq feet) <b>Assignor(s):</b> TSL Franchisee (M) Sdn Bhd <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH37473(7)</p>	<b>2</b> <b>RESERVE PRICE:</b> <b>RM750,000.00</b> <b>Shah Alam</b>  <p><b>Description:</b> Serviced apartment <b>Address:</b> No. SA-25-08, Dataran Prestij, Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor Darul Ehsan. <b>Area:</b> approx 134 sq metres (1,442 sq feet) <b>Assignor(s):</b> Yeap Heng Chin &amp; Yap Boon Pin <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH38171</p>	<b>3</b> <b>RESERVE PRICE:</b> <b>RM550,000.00</b> <b>Bdr. Puncak Alam</b>  <p><b>Description:</b> Double storey terrace house <b>Address:</b> No. 2, Jalan Ritma 2/8, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. <b>Area:</b> approx 2,482 sq feet (231.51 sq metres) <b>Assignor(s):</b> Shanmugamurthy A/L Supramuniam <b>Solicitor:</b> M/S Zain Megat &amp; Mured <b>Our Ref:</b> PAH38210</p>
<b>4</b> <b>RESERVE PRICE:</b> <b>RM490,000.00</b> <b>Kuala Lumpur</b>  <p><b>Description:</b> 3 bedroom condominium <b>Address:</b> Unit No. A1-17-3A, Block A1, Sri Putramas II, Jalan Putramas, Off Jalan Kuching, 51200 Kuala Lumpur. <b>Area:</b> approx 1,237 sq feet (115 sq metres) <b>Assignor(s):</b> Balbinder Singh <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH38212</p>	<b>5</b> <b>RESERVE PRICE:</b> <b>RM460,000.00</b> <b>Kuala Lumpur</b>  <p><b>Description:</b> Serviced apartment <b>Address:</b> No. D1-12-8, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur. <b>Area:</b> approx 99 sq metres (1,066 sq feet) <b>Customer(s):</b> Siti Nur Surhayani Binti Jeffri &amp; Mohd Fauzan Shafiq Bin Imam Sarkawi <b>Solicitor:</b> M/S Sidek Teoh Wong &amp; Dennis <b>Our Ref:</b> PAH38168 <b>AmBank Islamic Berhad</b></p>	<b>6</b> <b>RESERVE PRICE:</b> <b>RM400,000.00</b> <b>Cheras</b>  <p><b>Description:</b> Serviced apartment <b>Address:</b> Unit No. B-13-02, Block B, Residensi Cheras Selatan (Traders Garden), Jalan Dataran Cheras 7, 43200 Cheras, Selangor Darul Ehsan. <b>Area:</b> approx 72 sq metres (775 sq feet) <b>Customer(s):</b> Mohammed Ridzwan Rejab Bin Ismail <b>Solicitor:</b> M/S Zain Megat &amp; Mured <b>Our Ref:</b> PAH38127 <b>AmBank Islamic Berhad</b></p>
<b>7</b> <b>RESERVE PRICE:</b> <b>RM380,000.00</b> <b>Kuala Lumpur</b>  <p><b>Description:</b> SOHO <b>Address:</b> No. A-11-10, Suite DEX, No. 7, Jalan 3/18A, Taman Mastiara, 51200 Kuala Lumpur. <b>Area:</b> approx 698 sq feet (64.85 sq metres) <b>Assignor(s):</b> Ng Chee Wah &amp; Pou Bee Hong <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH38148</p>	<b>8</b> <b>RESERVE PRICE:</b> <b>RM370,000.00</b> <b>Cheras</b>  <p><b>Description:</b> Serviced apartment <b>Address:</b> No. B-20-6, Block B, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor Darul Ehsan. <b>Area:</b> approx 94.76 sq metres (1,020 sq feet) <b>Assignor(s):</b> Chong Jia Zheng <b>Solicitor:</b> M/S Azhar &amp; Wong <b>Our Ref:</b> PAH38049(2)</p>	<b>9</b> <b>RESERVE PRICE:</b> <b>RM299,700.00</b> <b>Shah Alam</b>  <p><b>Description:</b> SOFO <b>Address:</b> Unit No. 11-09, Surla Jaya, Jalan Padang Jawa, Seksyen 18, 40200 Shah Alam, Selangor Darul Ehsan <b>Area:</b> approx 839.91 sq feet (78.00 sq metres) <b>Assignor(s):</b> Aw Kah Guan <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH38133</p>
<b>10</b> <b>RESERVE PRICE:</b> <b>RM200,000.00</b> <b>Sungai Buloh</b>  <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. H-507, Iris Apartment, Persiaran Saujana 4, Taman Saujana Utama, 47000 Sungai Buloh, Selangor Darul Ehsan. <b>Area:</b> approx 70 sq metres (753 sq feet) <b>Assignor(s):</b> Mohd Nazry Bin Mohd Ruhani <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH38126</p>	<b>11</b> <b>RESERVE PRICE:</b> <b>RM184,000.00</b> <b>Bestari Jaya</b>  <p><b>Description:</b> Single-storey terrace house <b>Address:</b> No. 42, Jalan Ilmu 1/16A, Taman Ilmu, 45600 Bestari Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 130.1 sq metres (1,400 sq feet) <b>Customer(s):</b> Muhammad Zakl Bin Shahrir <b>Solicitor:</b> M/S Vas &amp; Co <b>Our Ref:</b> PAH38045(2) <b>AmBank Islamic Berhad</b></p>	<b>12</b> <b>RESERVE PRICE:</b> <b>RM136,080.00</b> <b>Sungai Buloh</b>  <p><b>Description:</b> 3 bedroom apartment <b>Address:</b> No. B-110, Iris Apartment, Persiaran Saujana 4, Taman Saujana Utama, 47000 Sungai Buloh, Selangor Darul Ehsan. <b>Area:</b> approx 70 sq metres (753 sq feet) <b>Assignor(s):</b> Shahwira Bin Semaudin <b>Solicitor:</b> M/S Nik Hisham, Fakhiah &amp; Co <b>Our Ref:</b> PAH38072</p>
<b>13</b> <b>RESERVE PRICE:</b> <b>RM120,000.00</b> <b>Petaling Jaya</b>  <p><b>Description:</b> 3 bedroom flat <b>Address:</b> No. J-305, Block J, Harmoni Apartment, No. 55, Jalan PUJ 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 60.38 sq metres (650 sq feet) <b>Assignor(s):</b> Chan Choy Leng <b>Solicitor:</b> M/S B.H. Gan, Nor &amp; Kim <b>Our Ref:</b> PAH38118</p>	<b>14</b> <b>RESERVE PRICE:</b> <b>RM118,098.00</b> <b>Petaling Jaya</b>  <p><b>Description:</b> Studio office suite <b>Address:</b> No. A-10-07, Menara Halo (Menara A), No. 8, Jalan Damansara, Empire City, PUJ 8, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 451 sq feet (41.90 sq metres) <b>Assignor(s):</b> Chew Fatt Kin <b>Solicitor:</b> M/S Sidek Teoh Wong &amp; Dennis <b>Our Ref:</b> PAH38170</p>	<b>15</b> <b>RESERVE PRICE:</b> <b>RM93,150.00</b> <b>Petaling Jaya</b>  <p><b>Description:</b> Apartment <b>Address:</b> Unit No. B-9A-14, Block B, Apartment Lestari, No. 1, Jalan PUJ 10/1B, Damansara Damai, 47380 Petaling Jaya, Selangor Darul Ehsan. <b>Area:</b> approx 650 sq feet (60.39 sq metres) <b>Customer(s):</b> Siti Nur Hidayah Amran &amp; Amirul Hafizuan Bin Zainuddin <b>Solicitor:</b> M/S Zain Megat &amp; Mured <b>Our Ref:</b> PAH38125 <b>AmBank Islamic Berhad</b></p>

**16 RESERVE PRICE: RM75,816.00 Seri Kembangan**



**Description:** Shop lot  
**Address:** Unit No. B-1-11, Block B, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan.  
**Area:** approx 56 sq metres (603 sq feet)  
**Assignor(s):** Khalijah Binti Lob  
**Solicitor:** M/S B.H. Gan, Nor & Kim  
**Our Ref:** PAH33055(2)

**P1 RESERVE PRICE: RM280,000.00 Penang**



**Description:** Townhouse  
**Address:** No. 83F-3-8, The Maven, Jalan Sungai Pinang, 11000 Balik Pulau, Pulau Pinang.  
**Area:** approx 108.32 sq metres (1,166 sq feet)  
**Customer(s):** Mohd Faris Bin Mustafa  
**Solicitor:** M/S Zaid Ibrahim & Co  
**(Tel No: 04-3753100)**  
**Our Ref:** PAH38107(2)  
**AMBANK ISLAMIC BERHAD**

**P2 RESERVE PRICE: RM122,472.00 Perak**



**Description:** 3 bedrooms townhouse  
**Address:** No. 83-2, Blok 83, Aras 2, Persiaran Residenal, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.  
**Area:** approx 102 sq metres (1,098 sq feet)  
**Assignor(s):** Wong Wing Fai  
**Solicitor:** M/S Nor Ding & Co.  
**(Tel No: 05-6882627)**  
**Our Ref:** PAH38211

**P3 RESERVE PRICE: RM80,000.00 Perak**



**Description:** 3 bedroom apartment  
**Address:** Unit No. 3-2-06, LFV Blok 3, Bukit Merah Laketown, 34400 Sg. Ampat Semangol, Perak Darul Ridzuan.  
**Area:** approx 84.00 sq metres (904 sq feet)  
**Assignor(s):** Rahimi Bin Md Sharif  
**Solicitor:** M/S Azmi Rahim & Co.  
**(Tel No: 04-4235092)**  
**Our Ref:** PAHP5693(2)

**P4 RESERVE PRICE: RM35,429.00 Perak**



**Description:** 3 bedroom apartment  
**Address:** Unit No. 3-1-07, LFV Blok 3, Bukit Merah Laketown, 34400 Sg. Ampat Semangol, Perak Darul Ridzuan.  
**Area:** approx 84 sq metres (904 sq feet)  
**Assignor(s):** Zursida Binti Abdul Karim  
**Solicitor:** M/S Lailah & Newnet  
**(Tel No: 05-2494600)**  
**Our Ref:** PAHP5778(3)

**S1 RESERVE PRICE: RM520,000.00 Johor Bahru**



**Description:** 3 bedroom service apartment  
**Address:** Unit No. 05-17, Block B, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor  
**Area:** approx 127 sq metres (1,367 sq feet)  
**Customer(s):** Ramliah Binti Nur Hashim  
**Solicitor:** M/S Nor Ding & Co.  
**Our Ref:** PAHJ7331(1)/3/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S2 RESERVE PRICE: RM380,000.00 Johor Bahru**



**Description:** Service apartment  
**Address:** Unit No. 09-14, Pangsapuri Teluk Bayu, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor  
**Area:** approx 93 sq metres (1,001 sq feet)  
**Assignor(s):** Tan Mei Ling  
**Solicitor:** M/S Nor Ding & Co.  
**Our Ref:** PAHJ7310(2)/3/2025(LA)

**J3 RESERVE PRICE: RM135,000.00 Johor Bahru**



**Description:** Shop lot  
**Address:** #02-137, Kompleks Kapital, Jalan Tempoi, Kawasan Perindustrian Tempoi, 81200 Johor Bahru, Johor  
**Area:** approx 18.02 sq metres (194 sq feet)  
**Assignor(s):** Yap Yeong Tai  
**Solicitor:** M/S Nor Ding & Co.  
**Our Ref:** PAHJ7320(1)/3/2025(LA)

**S1 RESERVE PRICE: RM697,000.00 Kota Kinabalu**



**Description:** A retail unit (intermediate)  
**Address:** Lot No. 1L-19, Block B, First Level, Riverson Walk, 88000 Kota Kinabalu, Sabah  
**Area:** approx 43.20 sq metres (465 sq feet)  
**Customer(s):** Ayub Khan Bin Gulam Khan & Faresha Natasha Binti Annur Zaini  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8425(2)/3/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S2 RESERVE PRICE: RM362,880.00 Kota Kinabalu**



**Description:** A double storey intermediate terraced house  
**Address:** House No. 19, Lot No. 42, Lorong Rimba 12, Taman Rimba Phase 3, 88450 Kota Kinabalu, Sabah  
**Area:** approx 1,468 sq feet (136.38 sq metres)  
**Customer(s):** Achmad Noorasyul Bin Noorail  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8419(2)/3/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S3 RESERVE PRICE: RM164,754.00 Penampang**



**Description:** An apartment unit  
**Address:** Lot No. 204-1, First Floor, Block 20, Country Heights Apartments Phase 2, Jalan Bantayan Mhntod, 88500 Penampang, Sabah  
**Area:** approx 78.5 sq metres (845 sq feet)  
**Assignor(s):** Rual Bin Rolon  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8319(4)/3/2025(LA)

**S4 RESERVE PRICE: RM103,680.00 Kota Kinabalu**



**Description:** A 2-room walk-up apartment unit  
**Address:** House No. 2-3-4, Unit No. 8, 3rd Floor, Block B, Taman Fejar Menggetai, 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/8384(4)/2/2025(LA)

**S5 RESERVE PRICE: RM330,000.00 Kota Kinabalu**



**Description:** A condominium unit  
**Address:** Lot No. A-13a-08, Type C, Level 13a, 1Borneo Tower A, Off Jalan Highway, 88450 Kota Kinabalu, Sabah  
**Area:** approx 83.61 sq metres (900 sq feet)  
**Assignor(s):** Allen Ernest Ting Ing Shyang  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8430(2)/2025(LA)

**S6 RESERVE PRICE: RM105,300.00 Tuaran**



**Description:** A low-medium cost apartment unit  
**Address:** Lot No. 13, Second Floor, Block F (MDT No. F-2F-13, Lorong Tuanan Impian 5), Apartment Tuanan Impian, KM 24, Jalan Tuaran Lama (now renamed as Jalan Tellpok Lama), Tellpok, 89200 Tuaran, Sabah  
**Area:** approx 69.67 sq metres (750 sq feet)  
**Customer(s):** Superdy Bin Baljo  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8359(4)/2/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S7 RESERVE PRICE: RM137,700.00 Lahad Datu**



**Description:** Single storey intermediate affordable terrace house - Type C  
**Address:** MDLD 10151, Lot C061-10, Taman Khazaneh Indah Phase 1E, Km 12, Jalan Tungku, 91100 Lahad Datu, Sabah  
**Area:** approx 149.91 sq metres (1,613.62 sq feet)  
**Customer(s):** Mohd Hafizan Bin Abd Rajik  
**Solicitor:** M/S Dr. Yee, Tan & Associates  
**Our Ref:** PAHS/8404(2)/2/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S8 RESERVE PRICE: RM207,360.00 Tuaran**



**Description:** An apartment unit situated on Level 3A of a 5-storey apartment building with common lift facility [Type B] (BUMI LOT)  
**Address:** Unit No. G-3A-2, Block G, Level 3A, E Residence @ Tellpok Phase 1, 89200 Tuaran, Sabah  
**Area:** approx 1,029 sq feet (95.59 sq metres)  
**Assignor(s):** Andry Bin Imos & Sharon James  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8417(2)/3/2025(LA)

**S9 RESERVE PRICE: RM550,000.00 Kota Kinabalu**



**Description:** 2 1/2 -storey terraced house (BUMI LOT)  
**Address:** Lot No. 78, Lorong Kingfisher Sulaman 3A, Taman Kingfisher Sulaman Phase 2B, 88450 Kota Kinabalu, Sabah  
**Area:** approx 167.50 sq metres (1,803 sq feet)  
**Assignor(s):** Dinsia @ Dinsia Binti Marikan  
**Borrower(s):** Dinsia @ Dinsia Binti Marikan & Elvin Yeo Wee Hwa @ Elvin Marikan  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8418(2)/3/2025(LA)

**S10 RESERVE PRICE: RM285,000.00 Penampang**



**Description:** A 9th floor hotel suite  
**Address:** Unit No. 7, 9th Floor, ITCC Suites, International Technology & Commercial Centre Penampang (ITCC Penampang), 88300 Penampang, Sabah  
**Area:** approx 510 sq feet (47.38 sq metres)  
**Customer(s):** Chua Heng Tjen, Chua Heng Yek & Chua Men Nam  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8424(2)/3/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S11 RESERVE PRICE: RM285,000.00 Penampang**



**Description:** A 9th floor hotel suite  
**Address:** Unit No. 8, 9th Floor, ITCC Suites, International Technology & Commercial Centre Penampang (ITCC Penampang), 88300 Penampang, Sabah  
**Area:** approx 510 sq feet (47.38 sq metres)  
**Customer(s):** Chua Heng Tjen, Chua Heng Yek & Chua Men Nam  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8424(2)/3/2025(LA)  
**AMBANK ISLAMIC BERHAD**

**S12 RESERVE PRICE: RM264,000.00 Keningau**



**Description:** A single storey corner terraced house with attic floor  
**Address:** Lot No. S185, Taman Villa Palma @ Keningau, Phase 3, 89008 Keningau, Sabah  
**Area:** approx 278.10 sq metres (2,993.44 sq feet)  
**Customer(s):** Adigun Jimmy & Saranih Binti Jambu @ Rambu  
**Solicitor:** M/S Wong & Shim  
**Our Ref:** PAHS/8420(2)/3/2025(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.

**Online bidders are further subject to the Terms and Conditions on [ebid.auctions.com.my](http://ebid.auctions.com.my).**

## HOW TO JOIN OUR ONLINE E-BIDDING AUCTION?

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

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

### PROPERTY AUCTION HOUSE SDN BHD (187793X)

Kuala Lumpur (HQ)  
Ground Floor, No. 1, Jalan Ampang,  
50450 Kuala Lumpur  
Tel: 03-20702226 & 03-20788590  
Fax: 03-20729557  
E-mail: [main@auctions.com.my](mailto:main@auctions.com.my)  
Website: [www.auctions.com.my](http://www.auctions.com.my)

Johor:  
No 98, Jalan Wijaya, Century Garden  
80250 Johor Bahru, Johor  
Tel: 607-333 6226 / 3226  
Fax: 607-331 6226  
Email: [johor@auctions.com.my](mailto:johor@auctions.com.my)

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

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

# **PRAISE MILLION SDN. BHD. ONLINE AUCTION**

**Date/Day : 26 March 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](https://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 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 MARCH 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 : RM100,000.00		LOT 2	MIRI		
		Description	: Commercial shoplot					
		Land Area	: -					
		Built-up Area	: Approx. 41.1547 sqm. / 443 sqft.					
		Our Ref.	: AMB-2022-0039					
		Assignee	: AmBank (M) Berhad					
		Bank Ref	: 01152100021772					
		Solicitors	: Ariffin, Lai & Kan Advocates (Kch)					
Parcel No. 2.03A, Level 3, Merdeka Mall, Jalan Miri - Bintulu, 98000 Miri, Sarawak								

LOT 3	KUCHING	RESERVE PRICE : RM43,200.00	Organised by the below Auctioneer:	
	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)		 <b>PRAISE MILLION SDN. BHD.</b> (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 Website : <a href="https://praisemillion.com.my">https://praisemillion.com.my</a> E-mail Address: <a href="mailto:auction@praisemillion.com.my">auction@praisemillion.com.my</a>	
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)			Licensed Auctioneers : Iris Mui Tze En / Muhd Khairul Azhar / Tiong Mei Chek / Lo Lion Hock	

**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.



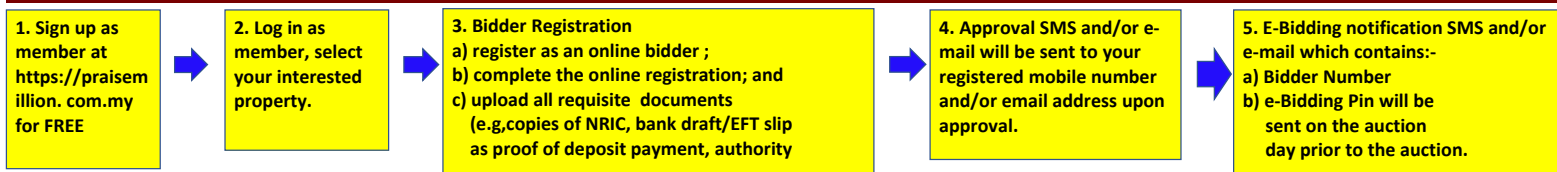
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

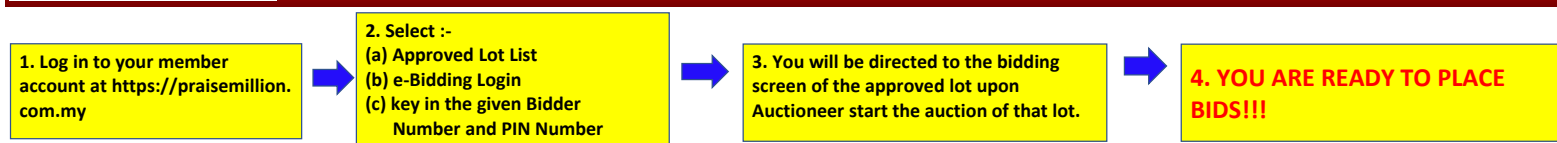


## HOW TO REGISTER AND BID ONLINE?

### BIDDER REGISTRATION PROCEDURE



### ONLINE BIDDING STEPS



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

# **PALMA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 27 March 2025 / Thursday**

**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**



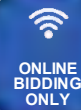
03-7452 1318 | [ambank.com.my](http://ambank.com.my)



# 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 Thursday	DATE 27 <sup>TH</sup> March 2025	TIME 2.30 P.M	ONLINE BIDDING AT <a href="https://palma.bidnow.my">https://palma.bidnow.my</a>
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(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	Bayan Lepas	Reserve Price	RM 630,000
01		Condominium Unit 1,399 sq.ft.  Unit No. 1C-26-03, Lengkok Merbah 3, The Clovers, 11900 Bayan Lepas, Pulau Pinang.  Assignor / Borrower : Santhi A/P Chokkalingam  Solicitor : Zaid Ibrahim (Tel: 04-375 3147)	
LOT	Ipoh	Reserve Price	RM 303,264
02		Condominium Unit 1,163 sq.ft.  Unit No. D-G-8, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak.  Assignor / Borrower : Chan Kam Soon  Solicitor : Lalchand & Nawawi (Tel: 05-7820009)	
LOT	Simpang Ampat	Reserve Price	RM 19,132
03		Studio Apartment Unit 315 sq.ft.  Unit No. B-5-502, SL Blok B, Bukit MERAH Laketown, 34400 Simpang Ampat, Semanggol, Perak.  Assignor / Borrower : Mohd Yusoff Bin Abdul Jaafar  Solicitor : Lalchand & Nawawi (Tel: 05-7820009)	



= AmBank (M) 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

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](mailto: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 March 2025 / Friday**

**Time : 3.00 pm | 3.30 pm**

**Via Online : [www.ngchanmau.com](http://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](http://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](http://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](http://www.ngchanmau.com).

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Friday, 28th March 2025, 3.00 p.m.

at [www.ngchanmau.com](http://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**  
**SUBANG JAYA**

Reserve Price **RM 510,000**

**End Serviced Apartment Unit**  
915 sq. ft. / 85 sq.mtr.

**Unit No. A-23A-13A, Tower A, Residensi Paisley, Jalan MP 1, Tropicana Metropark, 47500 Subang Jaya, Selangor.**

Assignor/Customer :  
Siti Noor Aishah Binti Osman  
Solicitor : M/S Vas & Co  
(Tel : 03-3324 5050)  
**\*AMBANK ISLAMIC BERHAD**

**SELANGOR**

**LOT 2**  
**JALAN KLANG LAMA**

Reserve Price **RM 360,000**

**1 Bedroom Serviced Suite**  
549 sq. ft. / 51 sq.mtr.

**Unit No. A-13-06, Verve Suites KL South, Jalan Klang Lama, 58000 Wilayah Persekutuan Kuala Lumpur.**

Assignor/Borrower : Simon Chua Kok Keong  
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners  
(Tel : 03-2698 7533)

**KUALA LUMPUR**

**LOT 3**  
**PETALING JAYA**

Reserve Price **RM 330,000**

**3 Bedroom Serviced Apartment**  
1,076 sq. ft. / 99.96 sq.mtr.

**Unit No. A-17-05, Block A, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.**

Assignor/Borrower : Chok Yoon Fook  
Solicitor : M/S Nik Hisham, Fakihah & Co  
(Tel : 03-4101 2399)

**SELANGOR**

**LOT 4**  
**SETAPAK JAYA 2**

Reserve Price **RM 290,000**

**3 Bedroom Apartment**  
(affordable Housing-RUMAHWIP)  
807 sq. ft. / 74.97 sq.mtr.

**Unit No. D-25-11, Residensi MH Platinum 2 (RUMAHWIP), Jalan Usahawan 6, Setapak Jaya 2, 53200 Kuala Lumpur.**

Assignor/Customer :  
Omarhadi Bin Mohd Shaffie  
Solicitor : M/S A Rahim & Co  
(Tel : 03-2282 4922)  
**\*AMBANK ISLAMIC BERHAD**

**KUALA LUMPUR**

**LOT 5**  
**SHAH ALAM**

Reserve Price **RM 283,435**

**Office Unit**  
1,593 sq. ft. / 147.99 sq.mtr.

**Unit No. 345, Block 6, No. 7, Persiaran Sukan, Laman Seri Business Park, Seksyen 13, 40100 Shah Alam, Selangor.**

Assignor/Customer : Mohd Tarmizi Bin Samsi  
Solicitor : M/S Azhar & Wong  
(Tel : 03-2602 3898)  
**\*AMBANK ISLAMIC BERHAD**

**BUMI LOT**  
**SELANGOR**

**LOT 6**  
**KUANTAN**

Reserve Price **RM 190,000**

**Stratified Studio Apartment**  
463 sq. ft. / 43.01 sq.mtr.

**Unit No. C-L16-02, Valley Suite Apartment, Jalan IM 9/2, Indera Mahkota 9, 25200 Kuantan, Pahang.**

Assignor/Customer :  
Mohd Muhaizan Bin Ismail  
Solicitor : M/S Hamidah Rosmawati & Associates  
(Tel : 09-517 3400, 517 3555, 517 3386)  
**\*AMBANK ISLAMIC BERHAD**

**PAHANG**

**LOT 7**  
**CYBERJAYA**

Reserve Price **RM 170,586**

**Duplex Townhouse (upper Unit)**  
Within 4-storey Walk-up Building  
1,464 sq. ft. / 136.01 sq.mtr.

**Unit No. D-65-B, Jalan Cyberia 1, Cyberia Smarthomes, Persiaran Multimedia, 63000 Cyberjaya, Selangor.**

Assignors/Borrowers : Sahari Bin Mohd Aris & Hadzrin Bin Shahari  
Solicitor : M/S B.H. Gan, Nor & Kim  
(Tel : 03-2142 9393)  
**\*AMBANK ISLAMIC BERHAD**

**BUMI LOT**  
**SELANGOR**

**LOT 8**  
**PETALING JAYA**

Reserve Price **RM 153,900**

**3 Bedroom Medium Cost Apartment**  
850 sq. ft. / 78.96 sq.mtr.

**Unit No. F-10-12, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.**

Assignor/Customer :  
Muhammad Nizar Bin Saidin  
Solicitor : M/S Goh & Partners  
(Tel : 03-2166 8300)  
**\*AMBANK ISLAMIC BERHAD**

**SELANGOR**

**LOT 9**  
**PETALING JAYA**

Reserve Price **RM 151,200**

**Office Unit**  
778 sq. ft. / 72.27 sq.mtr.

**Unit No. 10-1B (J4), First Floor, Bangunan Khas, Lorong 8/1E, 46050 Petaling Jaya, Selangor.**

Assignor/Borrower : TS Maritime Sdn Bhd  
Solicitor : M/S Azhar & Wong  
(Tel : 03-2602 3898)

**SELANGOR**

**LOT 10**  
**PETALING JAYA**

Reserve Price **RM 151,200**

**Apartment Unit (rear Portion)**  
**777 sq. ft. / 72.18 sq.mtr.**

**Unit No. 11-2B (K6), Second Floor,**  
**Bangunan Khas, Lorong 8/1E, 46050**  
**Petaling Jaya, Selangor.**

Assignor/Borrower : TS Maritime Sdn Bhd  
Solicitor : M/S Azhar & Wong  
(Tel : 03-2602 3898)

**SELANGOR**

**LOT 11**  
**PETALING JAYA**

Reserve Price **RM 144,000**

**Apartment Unit (rear Portion)**  
**778 sq. ft. / 72.27 sq.mtr.**

**Unit No. 10-2B (J6), Second Floor,**  
**Bangunan Khas, Lorong 8/1E, 46050**  
**Petaling Jaya, Selangor.**

Assignor/Borrower : TS Maritime Sdn Bhd  
Solicitor : M/S Azhar & Wong  
(Tel : 03-2602 3898)

**SELANGOR**

**LOT 12**  
**KLANG**

Reserve Price **RM 130,000**

**3 Bedroom Low-cost Apartment**  
**650 sq. ft. / 60.38 sq.mtr.**

**Unit No. B3-4-16, Pangsapuri Sri Ayu,**  
**Lebuh Kebun Nenas 1/KS7, Bandar**  
**Putera, 41200 Klang, Selangor.**

Assignor/Borrower : Kamalam A/P Veeran  
Solicitor : M/S Sidek Teoh Wong & Dennis  
(Tel : 03-2692 3000)

**SELANGOR**

**LOT 13**  
**RAWANG**

Reserve Price **RM 95,000**

**3 Bedroom Low-cost Flat**  
**650 sq. ft. / 60.38 sq.mtr.**

**Unit No. D-G-16, Blok D, Apartment**  
**Kemuning, Jalan Bunga Raya 2,**  
**Taman Bunga Raya, Bukit Beruntung,**  
**48300 Rawang, Selangor**

Assignor/Borrower : Rosdi Bin Ismail  
Solicitor : M/S Zain Megat & Murad  
(Tel : 03-6207 9331)

**SELANGOR**

**LOT 14**  
**PETALING JAYA**

Reserve Price **RM 72,900**

**3 Bedroom Low-cost Apartment**  
**650 sq. ft. / 60.38 sq.mtr.**

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

Assignor/Customer :  
Siti Nur Khairunisa Binti Mohd Termiji  
Solicitor : M/S Zain Megat & Murad  
(Tel : 03-6207 9331)

**SELANGOR**

**\*AMBANK ISLAMIC BERHAD**

**Freshly Shortlisted**  
**Below Market Price**  
**Auction Listings**



[www.ngchanmau.com](http://www.ngchanmau.com)

**WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING**  
**On Friday, 28th March 2025, 3.30 p.m.**  
**at [www.ngchanmau.com](http://www.ngchanmau.com)**



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**LOT 1**  
**MASAI**

Reserve Price **RM 400,000**

**Service Apartment**  
**980 sq. ft. / 91.05 sq.mtr.**

**Unit No. A2-06-10, Blok A2,**  
**Pangsapuri Sierra Meridian, Jalan**  
**Sierra Perdana 6/3, Taman Sierra**  
**Perdana, 81750 Masai, Johor.**

Assignors/Borrowers :  
Jayalatchume A/P Nararajoo &  
Batmaraja A/L Ganasan  
Solicitor : M/S Nor Ding & Co.  
(Tel : 07- 335 7277)

**JOHOR**

**LOT 2**  
**JOHOR BAHRU**

Reserve Price **RM 380,000**

**Service Apartment Unit**  
**1,227 sq. ft. / 113.99 sq.mtr.**

**Unit No. 14-02, Blok B, Pangsapuri**  
**Rimba Kota, Jalan Abdul Samad,**  
**80100 Johor Bahru, Johor.**

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

**JOHOR**

**LOT 3**  
**JOHOR BAHRU**

Reserve Price **RM 300,000**

**Service Apartment**  
**883 sq. ft. / 82.0334 sq.mtr.**

**Unit No. 10-16, Menara E, Residensi**  
**KSL Kangkar Tebrau, Jalan Kesum,**  
**Taman Istimewa, 81100 Johor Bahru,**  
**Johor.**

Assignor/Borrower : Leong Chon Yien  
Solicitor : M/S Ibrahim Nik Junainah &  
Associates  
(Tel : 07-226 8272)

**JOHOR**

 = **AmBank (M) Berhad**

 = **AmBank Islamic Berhad**

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

**DEPOSIT :** All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten 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](http://www.ngchanmau.com)**.

\*Publication as dated 19th March 2025.

Licensed Auctioneers :

Kuala Lumpur

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

📍 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

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

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

Contact Us (Mon - Fri)

Hotline : 03-2162 3333 (ext. 1023 / 1038 / 2008) (Call/Whatsapp)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



Visit [www.ngchanmau.com](http://www.ngchanmau.com)  
for more attractive  
properties nationwide

CALL/WHATSAPP  
**03-2162 3333**  
(EXT. 1023 / 1038 / 2008)

### HOW TO BID AUCTION PROPERTY ONLINE?

[www.ngchanmau.com/hybrid/guide-to-bid](http://www.ngchanmau.com/hybrid/guide-to-bid)

**STEP 1**  
Register As User

**STEP 2**  
Select Property

**STEP 3**  
Register To Bid Online

**STEP 4**  
Placement Of Auction Deposit  
\*Refer T&C

**STEP 5**  
On The Auction Day,  
Log On Via [www.ngchanmau.com](http://www.ngchanmau.com)  
And Start To Bid

### WHY SHOULD I BID ONLINE?

Safe and Convenient

Save Time and Cost

Transparent Bidding Process

### DEVICE TIPS BEFORE AUCTION

1.

MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION

2.

MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER

3.

MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL

4.

DISABLE THE SCREENSAVER OF YOUR DEVICE

5.

USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)

6.

TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON [www.ngchanmau.com](http://www.ngchanmau.com)

### DURING AUCTION

DON'T USE YOUR DEVICE FOR OTHER APPS THAT CONSUME INTERNET BANDWIDTH

DON'T PRESS BACK BUTTON OF YOUR BROWSER WHEN AUCTION STARTED

NOTE : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_