

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 3 December 2024 / Tuesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

For more information, please call:
03-7452 1318

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

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

HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

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

Will Sell The Property Described Below By
PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 3RD DAY OF DECEMBER, 2024, AT 11.00 A.M.,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

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

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

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

Lot	MARKET PRICE	RESERVE PRICE	Property Description	Location
Lot 1	RM1,100,000.00	RM1,100,000.00	Stratified 3-Storey Semi Detached House 297 sq. metres (3,196.88 sq. ft.) No. 15, Jalan SE 2A, Sunway Eastwood, Taman Equine, Bandar Putra Permai, 43300 Seri Kembangan, Selangor. Assignor(s): Soh Kim Heng Solicitors: M/S Zain Megat & Murad (KL) Our ref: HAH/3830/AMBB/24	SERI KEMBANGAN
Lot 2	RM900,000.00	RM900,000.00	Stratified Shop Unit 144.278 sq. metres (1,553 sq. ft.) No. 32, Jalan PJS 5/2, Taman Desaria, 46000 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Saravana Kumar A/L Chandra Sharian Solicitors: M/S Zain Megat & Murad (KL) Our ref: HAH/3069/AMBB/20	PETALING JAYA
Lot 3	RM900,000.00	RM900,000.00	Stratified Shop Unit 144.278 sq. metres. (1,553 sq. ft.) No. 34, Jalan PJS 5/2, Taman Desaria, 46000 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Saravana Kumar A/L Chandra Sharian Solicitors: M/S Zain Megat & Murad (KL) Our ref: HAH/3070/AMBB/20	PETALING JAYA
Lot 4	RM750,000.00	RM750,000.00	Double-Storey Intermediate Terrace House 111 sq. metres (1,194.79 sq. ft.) No. 59, Jalan Saujana 2, Ampang Saujana, 68000 Ampang, Selangor Darul Ehsan. Assignor(s): Ramli Bin Rahi Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HAH/3827/AMBB/24	AMPANG
Lot 5	RM550,000.00	RM550,000.00	Office Lot 161.00 sq. metres (1,733 sq. ft.) No. C2-2, Radius Cyberjaya, Jalan Teknokrat 2, Cyber 4, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s): Jaringan Ilham Technology Sdn Bhd Solicitors: M/S Nik Hisham ,Fakihah & Co Our ref: HAH/3845/AMBB/24	CYBERJAYA
Lot 6	RM360,000.00	RM360,000.00	2-Storey Intermediate Terrace House 130 sq. metres (1,400 sq. ft.) No. 281, Jalan BS 2/3, Bukit Saujana, 47000 Sungai Buloh, Selangor. Assignor(s): Noorashikin Binti Kamaruddin & Ahmad Zabidi Bin Abdullah Solicitors: M/S Zain Megat & Murad (KL) Our ref: HAH/3836/AMBB/24	SUNGAI BULOH
Lot 7	RM350,000.00	RM350,000.00	Corner 2+1-Bedroom Serviced Apartment 94 sq. metres (1,012 sq. ft.) No. E-11-02, Block E, Maxim Citylights Sentul, No. 25, Jalan Sentul Perdana, Setapak, 51000 Kuala Lumpur. Assignor(s): Siew Kooi Peng Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HAH/3828/AMBB/24	KUALA LUMPUR
Lot 8	RM343,440.00	RM343,440.00	3+1-Bedroom Serviced Apartment 98.36 sq. metres (1,059 sq. ft.) No. E-30-09, Block E, Plaza KLTS, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur. Assignor(s): Rohani Binti Hamed Solicitors: M/S Zain Megat & Murad Our ref: HAH/3841/AMBB/24	KUALA LUMPUR
Lot 9	RM400,000.00	RM320,000.00	4-Bedroom Townhouse (Upper Unit) 157 sq. metres (1,690 sq. ft.) No. E-23-B, Cyberia Smarthomes, Jalan Cyberia 3, Cyber 11, 63000 Cyberjaya, Selangor. Assignor(s): Muhamad Faizal Bin Rozali & Nurfaraz Binti Shaik Ahmad Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HAH/3822/AMBB/24	PETALING JAYA
Lot 10	RM470,000.00	RM307,800.00	3-Bedroom Apartment Unit 103.87 sq. metres (1,118 sq. ft.) Unit No. A-04-13, 4th Floor, Block A, Jalan Sutera Pines, Sutera Pines, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Lai Woon Fui & Foh Sau Yen Solicitors: M/S Azhar & Wong Our ref: HAH/3834/AMBB/24	KAJANG
Lot 11	RM290,000.00	RM290,000.00	Corner 1-Bedroom Small Office Home Office (SOHO) Unit 45 sq. metres (484 sq. ft.) No. C-25-11, Tower C, Horizon Suites, Jalan HVO, Bandar Sunsuria, 43900 Sepang, Selangor Darul Ehsan. Assignor(s): Muhammad Afif Qayyum Bin Shamsudin & Nurul Norshafikah Binti Hasani Solicitors: M/S Goh & Partners Our ref: HAH/3832/AMBB/24	SEPANG
Lot 12	RM260,000.00	RM260,000.00	Single Storey Mid Terraced House 100 sq. metres (1,076 sq. ft.) No.22, Jalan Seroja 5A/3, Section BS6, Bukit Sentosa 48300 Rawang, Selangor. Assignor(s): Mohamed Yusuf Bin Amran & Mohamed Yasman Bin Mohamed Yusuf Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HAH/3851/AMBB/24	RAWANG

HERITAGE eBid Auction @ www.heritageauctioneers.my

Lot 13 MARKET PRICE RM250,000.00 **RESERVE PRICE RM250,000.00**



3-Bedroom Medium-Cost Flat Unit
78.97 sq. metres (850 sq. ft.)

Unit No. E-3A-22, Tingkat 4, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Law Kok Kheng
Solicitors: M/S Zain Megat & Murad (KL)
Our ref: HAH/3826/AMBB/24

PETALING JAYA

Lot 14 MARKET PRICE RM320,000.00 **RESERVE PRICE RM244,800.00**



An Apartment
83.70 sq. metres (901 sq. ft.)

No. MPC-03-08, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.

Assignor(s): Vigneswaran A/L Anbarasu
Solicitors: M/S Azhar & Wong
Our ref: HAH/3849/AMBB/24

PUNCAK ALAM

Lot 15 MARKET PRICE RM360,000.00 **RESERVE PRICE RM234,900.00**



3-Bedroom Serviced Apartment Unit
63.00 sq. metres (678 sq. ft.)

Unit No. C-21-11, 21st Floor, Block C, Residensi Damai Meriah - The Zizz, No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Muhamad Sharizan Bin Abdul Ghani
Solicitors: M/S Zain Megat & Murad
Our ref: HAH/3838/AMBB/24

PETALING JAYA
AMBANK ISLAMIC BERHAD

Lot 16 MARKET PRICE RM300,000.00 **RESERVE PRICE RM194,400.00**



Intermediate 3 Bedroom Apartment
103.69 sq. metres (1,119 sq. ft.)

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

Assignor(s): Choo Seak Yoon
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3833/AMBB/24

Note: The successful bidder has to pay an outstanding sum of RM 6,084.27.

KEPONG

Lot 17 MARKET PRICE RM300,000.00 **RESERVE PRICE RM194,400.00**



3 Bedroom Apartment
76.00 sq. metres (818 sq. ft.)

No.16-11 Residensi Permai, Jalan Dana Permai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor Darul Ehsan.

Assignor(s): Kong Chee Choong
Solicitors: M/S Nik Hisham, Fakhiah & Co.
Our ref: HAH/3847/AMBB/24

SEMENYIH

Lot 18 MARKET PRICE RM320,000.00 **RESERVE PRICE RM186,624.00**



3 Bedroom Medium Cost Apartment
100.34 sq. metres (1,080 sq. ft.)

E-06-28, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor(s): Nurrahshidah Binti Jamalain & Muhammad Imran Bin Zulkipli
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3840/AMBB/24

PETALING JAYA
AMBANK ISLAMIC BERHAD

Lot 19 MARKET PRICE RM225,000.00 **RESERVE PRICE RM180,000.00**



Studio Office Suite
41.90 sq. metres (451 sq. ft.)

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

Assignor(s): Chew Fatt Kin
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3819/AMBB/24

PETALING JAYA

Lot 20 MARKET PRICE RM170,000.00 **RESERVE PRICE RM170,000.00**



3-Bedroom Low-Cost Apartment Unit
60.00 sq. metres (646 sq. ft.)

Unit No. B-10-05, 10th Floor, Block B, Desa Perangsang, No. 1, Jalan PJS 3/52, 46150 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Megala A/P Perumal
Solicitors: M/S B.H. Gan, Nor & Kim
Our ref: HAH/3831/AMBB/24

PETALING JAYA

Lot 21 MARKET PRICE RM160,000.00 **RESERVE PRICE RM160,000.00**



3-Bedroom Low-Cost Walk-Up Flat Unit
62.00 sq. metres (667 sq. ft.)

Unit No. B-2-05, 2nd Floor, Block B, Pangsapuri Cempaka, Bandar Bukit Puchong 2, 47120 Puchong, Selangor Darul Ehsan.

Assignor(s): Selvakumar A/L Anthony Samy
Solicitors: M/S Goh & Partners
Our ref: HAH/3848/AMBB/24

PUCHONG

Lot 22 MARKET PRICE RM150,000.00 **RESERVE PRICE RM150,000.00**



Intermediate 3- Bedroom Low Cost Apartment Unit
61.00 sq. metres (657 sq. ft.)

No. 9-16, Pangsapuri Cempaka, Jalan GP 1, Off Lebuhraya Utama Sri Gombak, Taman Gombak Permai, 68100 Batu Caves, Selangor Darul Ehsan.

Assignor(s): Chandrakala A/P Ganesan & Sathia Sellan A/L Ganesan
Solicitors: M/S B. H. Gan, Nor & Kim
Our ref: HAH/3829/AMBB/24

BATU CAVES

Lot 23 MARKET PRICE RM170,000.00 **RESERVE PRICE RM129,600.00**



3-Bedroom Serviced Apartment
66.15 sq. metres (712 sq. ft.)

No. D-12-14, Blok D, Kompleks Suria Kinrara, Persiaran Kinrara Sek. 3, 47100 Puchong, Selangor.

Assignor(s): Chai Weng Hee & Chai Yoon Wai
Solicitors: M/S Zain Megat & Murad
Our ref: HAH/3844/AMBB/24

PUCHONG

Lot 24 MARKET PRICE RM150,000.00 **RESERVE PRICE RM115,200.00**



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

No. G-038, Ground Floor, Block G Apartment Harmoni, No. 55 Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Nor Suhana Binti Abdul Rahim
Solicitors: M/S Goh & Partners
Our ref: HAH/3837/AMBB/24

PETALING JAYA
AMBANK ISLAMIC BERHAD

Lot 25 MARKET PRICE RM150,000.00 **RESERVE PRICE RM97,200.00**



3-Bedroom Low-Cost Flat
62.00 sq. metres (667 sq. ft.)

No. 7-10, Pangsapuri Seri Intan, Taman Seri Intan, 68000 Ampang, Selangor.

Assignor(s): Krishnasamy A/L P. Appalasamy
Solicitors: M/S Goh & Partners
Our ref: HAH/3561/AMBB/23

AMPANG

Lot 26 MARKET PRICE RM160,000.00 **RESERVE PRICE RM94,770.00**



Fiat Unit
60.85 sq. metres (655 sq. ft.)

No. A-7-8, Block A, No. 1, Jalan PJS 3/22, Taman Sri Manja, 46000 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Juharazi Bin Bahazin
Solicitors: M/S Vas & Co.
Our ref: HAH/3846/AMBB/24

Note: Successful bidder has to pay an outstanding sum of RM4,000.00.

PETALING JAYA
Bumiputera Unit

Lot 27 MARKET PRICE RM150,000.00 **RESERVE PRICE RM91,125.00**



A Medium Cost Apartment Duplex
92.43 sq. metres (995 sq. ft.)

No. F-4-24, Pangsapuri Taman Langat Utama, Jalan Pramuqara, Off Jalan KLIA, 42700 Banting, Selangor Darul Ehsan.

Assignor(s): Wan Mohd Izzuel Hafiq Bin Wan Omar
Solicitors: M/S Vas & Co.
Our ref: HAH/3842/AMBB/24

BANTING
AMBANK ISLAMIC BERHAD

Lot 28 MARKET PRICE RM120,000.00 **RESERVE PRICE RM86,400.00**



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

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

Assignor(s): Mohd Alias Bin Md Yusof
Solicitors: M/S Zain Megat & Murad
Our ref: HAH/3839/AMBB/24

Note: The successful bidder has to pay an outstanding sum of RM1,687.50.

RAWANG

Lot 29 MARKET PRICE RM140,000.00 **RESERVE PRICE RM72,171.00**



End Apartment Unit
65.03 sq. metres (700 sq. ft.)

No. M-1-13A, Block M, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, 48300 Rawang, Selangor Darul Ehsan.

Assignor(s): Mohammad Najib Bin Ahmad Subian
Solicitors: M/S Vas & Co.
Our ref: HAH/3835/AMBB/24

Note: Successful bidder has to pay an outstanding sum of RM1,737.50

RAWANG

Lot 30 MARKET PRICE RM90,000.00 **RESERVE PRICE RM58,320.00**



3-Bedroom Walk Up Apartment
65.20 sq. metres (702 sq. ft.)

No. G-4-15, Block G, Apartmen Cempaka, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang Selangor Darul Ehsan.

Assignor(s): Badrulhisham Bin Shaharuddin
Solicitors: M/S Goh & Partners
Our ref: HAH/3843/AMBB/24

RAWANG

Lot 31 MARKET PRICE RM70,000.00 **RESERVE PRICE RM49,500.00**



3 Bedroom Walk Up Apartment
60.38 sq. metres (650 sq. ft.)

No. A-2-21, Block A, Apartment Kemuning, Taman Bunga Raya, 48300 Bukit Beruntung, Selangor Darul Ehsan.

Assignor(s): Suhaimi Bin Mat Nazari
Solicitors: M/S Vas & Co
Our ref: HAH/3850/AMBB/24

Note: Successful bidder has to pay an outstanding sum of RM875.00

RAWANG

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Call or whatsapp 011-5585 1442 now!

Remarks:

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

RESERVE PRICE:

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

DEPOSIT:

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

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

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)

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

Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.
Tel: 03-5518 1442 Fax: 03-5518 1443
Whatsapp Hotline: 011 5585 1442
Email: hauctionhouse@gmail.com
Website: www.heritageauctioneers.my
Facebook : [heritageauctioneersMY](https://www.facebook.com/heritageauctioneersMY)

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



A STEP BY STEP GUIDE TO BID ONLINE



WHY BID ONLINE?

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

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

PRAISE MILLION SDN. BHD. ONLINE AUCTION

Date/Day : 03 December 2024 / Tuesday

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 : TUESDAY, THE 03RD OF DECEMBER 2024

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 : RM250,000.00	LOT 2	BINTULU	RESERVE PRICE : RM226,000.00
	Description : Apartment Land Area : - Built-up Area : Approx. 72.0 sqm. / 775.0 sqft. Our Ref. : AMB-2024-0121 Assignee : AmBank Islamic Berhad Bank Ref : 88820001684120 Solicitors : S.K. Ling & Tan Advocates (Kch)			Description : Apartment Land Area : - Built-up Area : Approx. 77.10 sqm. / 829.89 sqft. Our Ref. : AMB-2024-0117 Assignee : AmBank (M) Berhad Bank Ref : 0115020032780 Solicitors : S.K. Ling & Tan Advocates (Kch)	

Sublot No. B4-1-27, Level 1, Block 4, Desa Bahagia @ Bahagia Residence, 98000 Miri, Sarawak

Parcel No. 6-1-2, Parcel No. 2, Storey No. 1, Block No. 6, Iris Garden Apartment, Jalan Sultan Iskandar, 97000 Bintulu, Sarawak

LOT 3	KOTA SAMARAHAN	RESERVE PRICE : RM350,000.00	LOT 4	KUCHING	RESERVE PRICE : RM450,000.00
	Description : Single storey terraced intermediate Land Area : Approx. 180.90 sqm. / 1,947.21 sqft. Built-up Area : Approx. 77.00 sqm. / 828.83 sqft. Our Ref. : AMB-2024-0122 Assignee : AmBank (M) Berhad Bank Ref : 88820003586459 Solicitors : Ariffin, Lai & Kan Advocates (Kch)			Description : Single storey terraced corner Land Area : Approx. 538.30 sqm. / 5,794.20 sqft. Built-up Area : Approx. 93.00 sqm. / 1,001.00 sqft. Our Ref. : AMB-2024-0120 Assignee : AmBank (M) Berhad Bank Ref : 88820001281267 Solicitors : S.K. Ling & Tan Advocates (Kch)	

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

House No. 42 (Lot 2753, Sublot No. 27), Lorong Matang Residence 1, Taman Matang Residence, Off Jalan Sungai Tengah, 93050 Kuching, Sarawak

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

What you need to prepare for online bidding:

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

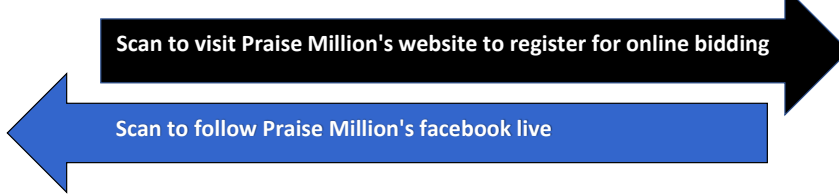
Organised by the Auctioneer:



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

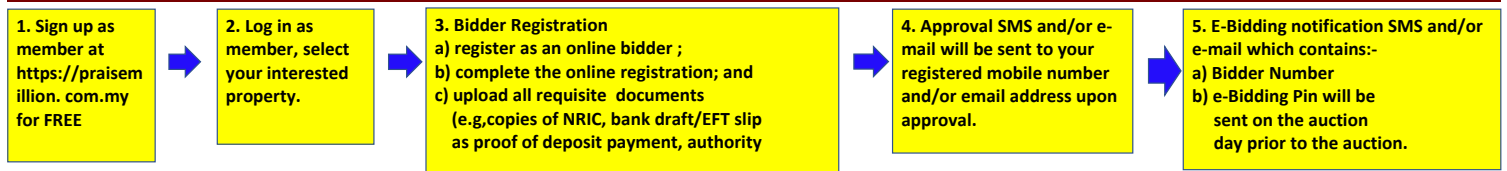
Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak.
TEL: 082-349069, H/P: 012-8786966 / 016-2107727 FAX: 082-349135
(Web Site : <https://praisemillion.com.my> E-mail Address: auction@praisemillion.com.my)

Iris Mui Tze En
Muhd Khairul Azhar
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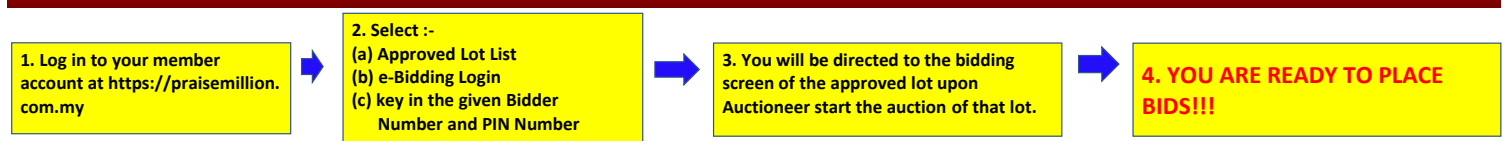


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



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

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

**Date/Day : 3 December 2024 / Tuesday
Time : 3.00 pm
Via Online : ebid.auctions.com.my**

**For more information, please call:
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**AmBank Financing Please contact:
For Individual bidder(s)
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For Company bidder
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**PROPERTY
AUCTION**



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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 3RD DAY OF DECEMBER, 2024 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

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

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

<p>1 RESERVE PRICE: RM950,000.00</p> <p>Shah Alam</p>  <p>Description: Double storey semi-detached house Address: No. 18, Jalan Pulau Tioman U10/94A, Greenhill Residence, 40170 Shah Alam, Selangor Darul Ehsan. Area: approx 346.00 sq metres (3,724 sq feet) Assignor(s): Tong Keng Eng & Lim Chon Lan Solicitor: M/S Vas & Co Our Ref: PAH37703</p>	<p>2 RESERVE PRICE: RM580,000.00</p> <p>Subang Jaya</p>  <p>Description: Apartment Address: Unit No. A-26-02, Residensi Paisley, Jalan MP 1, Tropicana Metropark, 47500 Subang Jaya, Selangor Darul Ehsan. Area: approx 968.75 sq feet (90.00 sq metres) Assignor(s): Chan Chun Hoo Solicitor: M/S Vas & Co Our Ref: PAH37664</p>	<p>3 RESERVE PRICE: RM425,000.00</p> <p>Kuala Lumpur</p>  <p>Description: Service apartment Address: Unit No. B-17-09, Menara Vista Petaling, No. 137, Jalan Puchong, 58200 Kuala Lumpur Area: approx 731 sq feet (68 sq metres) Customer(s): Fong Jing Xian Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH37634(2) AmBank Islamic Berhad</p>
<p>4 RESERVE PRICE: RM360,000.00</p> <p>Rawang</p>  <p>Description: 2 storey semi-detached house Address: No. 1, Jalan SR 8/3G, Saujana Rawang, 48000 Rawang, Selangor Darul Ehsan Area: approx 444.54 sq metres (4,785 sq feet) Assignor(s): Govin Pillai A/L Shamugam & Sallama A/P G. Subramaniam Solicitor: M/S Zain Megat & Murad Our Ref: PAH37468(2)</p>	<p>5 RESERVE PRICE: RM360,000.00</p> <p>Seri Kembangan</p>  <p>Description: Service apartment Address: No. B-25-6, SK 1 Residensi, Jalan PSK 4, Pusat Perdagangan Seri Kembangan, 43300 Seri Kembangan, Selangor Darul Ehsan. Area: approx 113 sq metres (1,216 sq feet) Assignor(s): Ziaahul Asraf Bin Syed Sultan & Shaheera Binti Rahim Raja Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH37702</p>	<p>6 RESERVE PRICE: RM350,000.00</p> <p>Sungai Buloh</p>  <p>Description: Single storey intermediate terrace house Address: No. 30, Jalan Matang Jaya 10, Taman Matang Jaya, 47000 Sungai Buloh, Selangor Darul Ehsan. Area: approx 130.06 sq metres (1,400 sq feet) Assignor(s): Yong Won Huang Solicitor: M/S Zain Megat & Murad Our Ref: PAH37704</p>
<p>7 RESERVE PRICE: RM330,000.00</p> <p>Kuala Lumpur</p>  <p>Description: Serviced apartment Address: No. A-32-11, Tower A, 28 Boulevard, Jalan Perdana 3/10, Pandan Perdana, 55300 Kuala Lumpur. Area: approx 42 sq metres (452 sq feet) Assignor(s): Leong Yeou Wei & Kok Yau Yau Solicitor: M/S Vas & Co Our Ref: PAH37733</p>	<p>8 RESERVE PRICE: RM320,000.00</p> <p>Kuala Lumpur</p>  <p>Description: 3 bedroom condominium Address: Unit No. A-08-13A, 8th Floor, Block A, Monte Bayu Condominium, Jalan Bukit Pandan Bistari 5, Cheras Baru, 56100 Kuala Lumpur. Area: approx 78.00 sq metres (840 sq feet) Assignor(s): Masri Bin Saad & Noor Rita Binti Abd Ghani Solicitor: M/S B.H. Gan, Nor & Kim Our Ref: PAH37679</p>	<p>9 RESERVE PRICE: RM230,000.00</p> <p>Kuala Lumpur</p>  <p>Description: Service apartment Address: Unit No. 4-09, 4th Floor, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Area: approx 78.04 sq metres (840 sq feet) Assignor(s): Chung Sui Yi Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our Ref: PAH37735</p>
<p>10 RESERVE PRICE: RM180,000.00</p> <p>Subang Jaya</p>  <p>Description: Flat Address: Unit No. A-3-16, Block Angsa, Pangsapuri Sri Mutiara, Jalan Putra Indah 9/1C, Putra Heights, 47650 Subang Jaya, Selangor Darul Ehsan. Area: approx 60 sq metres (646 sq feet) Assignor(s): Sinnapillai A/P S Karuppusamy Solicitor: M/S Goh & Partners Our Ref: PAH37691</p>	<p>11 RESERVE PRICE: RM171,000.00</p> <p>Petaling Jaya</p>  <p>Description: Apartment (BUMI LOT) Address: No. E-23A-10, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area: approx 78.97 sq metres (850 sq feet) Customer(s): Muhamad Zahiruddin Bin Abd. Rahman Solicitor: M/S Vas & Co Our Ref: PAH37734 AmBank Islamic Berhad</p>	<p>12 RESERVE PRICE: RM150,000.00</p> <p>Bandar Puncak Alam</p>  <p>Description: 3 bedroom walk-up apartment Address: No. 04-28, Lili Mutiara, Residensi Warnasari 3, Jalan Residensi Warnasari 13/1, Seksyen 13, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. Area: approx 67 sq metres (721 sq feet) Customer(s): Darry Lucas Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH37690 AmBank Islamic Berhad</p>
<p>13 RESERVE PRICE: RM123,120.00</p> <p>Kuala Lumpur</p>  <p>Description: Apartment Address: Unit No. 6-2-17, 2nd Floor, Block 6, Green View, Jalan 8/40, Taman Pusat Kepong, 52100 Kuala Lumpur. Area: approx 79.40 sq metres (855 sq feet) Assignor(s): Kalai Selvan A/L Supramaniam & Wanmadi A/P Balaguru Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH37705</p>	<p>14 RESERVE PRICE: RM120,000.00</p> <p>Klang</p>  <p>Description: Apartment Address: No. H-4-8, Blok H, Pangsapuri Seri Perantau, Persiaran Sireh Junjung/ KS4, 42000 Pelabuhan Klang, Selangor Darul Ehsan. Area: approx 60.42 sq metres (650 sq feet) Assignor(s): Krishna Moorthy a/l Vellu & Mahaeswary a/p Velloo Solicitor: M/S Zain Megat & Murad Our Ref: PAH37730</p>	<p>15 RESERVE PRICE: RM116,640.00</p> <p>Seri Kembangan</p>  <p>Description: 3 bedroom apartment Address: Unit No. C8-5-1, 5th Floor, Block C (Cempaka), Pangsapuri Putra Permai, Jalan Putra Permai 2, Taman Equine, 43300 Seri Kembangan, Selangor Area: approx 84.00 sq metres (904 sq feet) Assignor(s): Syed Mohamad Ismail Bin Syed Jaafar Solicitor: M/S Zain Megat & Murad Our Ref: PAH37701</p>

16 RESERVE PRICE: **RM89,100.00** Seri Kembangan



Description: Apartment
Address: No. B-01-10B, Jalan Puncak Desa 2, Taman Puncak Desa, Kepong, 52100 Kuala Lumpur.
Area: approx 61.04 sq metres (657 sq feet)
Assignor(s): Cheong Chin Fee
Solicitor: M/S Azhar & Wong
Our Ref: PAH37731

17 RESERVE PRICE: **RM64,800.00** Rawang



Description: Apartment
Address: Unit No. D-4-11, 4th Floor, Block D, Apartment Buginville, Persiaran Bunga Raya, Taman Bunga Raya, 48300 Rawang, Selangor Darul Ehsan.
Area: approx 62.40 sq metres (672 sq feet)
Assignor(s): Khairul Annuar Bin Anuar
Solicitor: M/S Zain Megat & Murad
Our Ref: PAH37700

P1 RESERVE PRICE: **RM376,000.00** Penang



Description: 3 bedroom condominium
Address: No. 13A-06, Kondominium Evoke Pauh Jaya, Lorong Pauh Jaya 1/1, 13500 Permatang Pauh, Pulau Pinang.
Area: approx 1,141 sq feet
Assignor(s): Wong Wah Pin
Solicitor: M/S Zaid Ibrahim and Co
Our Ref: PAHP5805 (2)

P2 RESERVE PRICE: **RM132,840.00** Perak



Description: 3 bedroom townvilla
Address: Unit No. 90-3, Block 90, Level 3, Persiaran Residensi, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.
Area: approx 1,099 sq feet
Assignor(s): Kueh Lian Hoi
Solicitor: M/S Lalchand and Nawawi
Our Ref: PAHP5370 (3)

P3 RESERVE PRICE: **RM49,572.00** Perak



Description: 2 bedroom apartment
Address: Unit No. 2-1-09, Blok 2, Tropicana Apartment, BM Laketown, 34400 Spg Empat Semanggol, Perak Darul Ridzuan.
Note: ** The successful bidder has to pay an outstanding sum of RM4,084.33 due to the Developer. **
Area: approx 863 sq feet
Assignor(s): Mohd Azizi Bin Said
Solicitor: M/S Azmi Rahim and Co
Our Ref: PAHP5814 (1)

P4 RESERVE PRICE: **RM430,000.00** Penang



Description: Double storey terrace house
Address: No. 78, Bertamian Seksyen 2/7, Bandar Putera Bertam, 13200 Kepala Batas, Penang
Area: approx 1,539 sq feet
Customer(s): Mohd Tarmizee Bin Abdullah
Solicitor: M/S Zaid Ibrahim and Co
Our Ref: PAHP5815 (1)
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J1 RESERVE PRICE: **RM610,000.00** Pengerang



Description: Double storey stratified terrace house corner unit within a gated and guarded community
Address: No. 1, Jalan Gunung Pulai 5, Bukit Pelali @ Pengerang (Presint Gunung Pulai), 81600 Pengerang, Johor
Area: approx 269 sq metres (2,896 sq feet)
Assignor(s): Ong Poh Sang
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ7205(1)/11/2024(LA)

J2 RESERVE PRICE: **RM416,000.00** Pasir Gudang



Description: Double storey terrace house intermediate lot
Address: No. 29, Jalan Ceria 9, Taman Nusa Damai, 81700 Pasir Gudang, Johor
Area: approx 111 sq metres (1,195 sq feet)
Assignor(s): Dewiayuni Binti Edi Rianto
Solicitor: M/S A. Rahim & Co
Our Ref: PAHJ7194(2)/11/2024(LA)
Note: "Successful bidder has to pay an outstanding sum of RM 14,400 due to Developer under the Principal Sale and Purchase Agreement"

J3 RESERVE PRICE: **RM380,000.00** Johor Bahru



Description: Service apartment
Address: Unit No. 22-06, Block B, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor
Area: approx 91 sq metres (980 sq feet)
Assignor(s): Mohamad Sharif Bin Yusuff
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7204(1)/11/2024(LA)

J4 RESERVE PRICE: **RM370,000.00** Johor Bahru



Description: Service apartment
Address: Unit No. 08-02, Block A, Residensi ARC, Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor
Area: approx 78.97 sq metres (850 sq feet)
Assignor(s): Yap Kah Chun
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/7203(1)/11/2024(LA)

J5 RESERVE PRICE: **RM368,000.00** Johor Bahru



Description: 2 bedroom service apartment
Address: #20-05, Block 13B, Lovell, Persiaran Danga Perdana, Country Garden Danga Bay, 80200 Johor Bahru, Johor
Area: approx 89 sq metres (959 sq feet)
Assignor(s): Quenot Jean-Christophe, Marie, Georges
Solicitor: M/S A. Rahim & Co
Our Ref: PAHJ/7195(2)/11/2024(LA)

J6 RESERVE PRICE: **RM290,000.00** Masai



Description: Service apartment
Address: No. C-11-06, Block C, Pangsapuri Midas Seri Alam, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor
Area: approx 62 sq metres (667 sq feet)
Assignor(s): Nita Anak Rumpang
Solicitor: M/S A. Rahim & Co
Our Ref: PAHJ/7206(1)/11/2024(LA)

J7 RESERVE PRICE: **RM145,000.00** Kulai



Description: Apartment **[BUMI LOT]**
Address: No. 2648-1B, Jalan Sri Putri 8/1, Taman Putri Kulai, 81000 Kulai, Johor.
Area: approx 66 sq metres (710 sq feet)
Assignor(s): Suraiya Binti Kamarudin
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7207(1)/11/2024(LA)

S1 RESERVE PRICE: **RM300,000.00** Kota Kinabalu




Description: An apartment unit
Address: Lot No. L-6F-2, Block L, 6th Floor, Apartmen Angkasa, Phase 2, Kampung Darau, Rampayan, Menggatal, 88450 Kota Kinabalu, Sabah
Area: approx 80.92 sq metres (871 sq feet)
Customer(s): Nerda Wati Binti Damsah
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8094(2)/11/2024(LA)
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S2 RESERVE PRICE: **RM435,000.00** Kota Kinabalu



Description: A level 11 corner condominium parcel within a 29-storey condominium block
Address: Lot No. AT/11/16 (DBKK No. 11-16), Unit No. 16, Level 11, Pangsapuri Ashton, Kg. Nountun, Inanam, 88450 Kota Kinabalu, Sabah
Area: approx 82.1 sq metres (884 sq feet)
Assignor(s): Chong Jack Fan @ Jackie
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8340/11/2024(LA)

S3 RESERVE PRICE: **RM164,000.00** Putatan



Description: An apartment unit
Address: Lot No. D15, Block MA, Third Floor, Taman Ketiau, Jalan Ketiau Tombovo, 88200 Putatan, Sabah
Area: approx 68.9 sq metres (742 sq feet)
Assignor(s): Datu Kiplee Bin Ali Hassan
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8316(2)/11/2024(LA)

S4 RESERVE PRICE: **RM250,000.00** Kota Kinabalu



Description: Second floor intermediate apartment unit
Address: Unit No. 08, Second Floor, Block E (DBKK No. E-2-8, Lorong Seri Warisan 4), Seri Warisan Apartment, Inanam, Off Km 11, Jalan Tuaran, 88450 Kota Kinabalu, Sabah
Area: approx 74.9 sq metres (806 sq feet)
Assignor(s): Chong Ten Yu & Pang Fui Chau
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8337/11/2024(LA)

S5 RESERVE PRICE: **RM98,415.00** Tuaran




Description: A low-medium cost apartment unit **(BUMI LOT)**
Address: Lot No. S-1F-14, First Floor, Block S, Lorong Tuaran Impian 16, Apartment Tuaran Impian, Phase 1B, Telipok, 89200 Tuaran, Sabah
Area: approx 69.68 sq metres (750 sq feet)
Assignor(s): Sulizah Binti Muhiman
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8231(4)/11/2024(LA)
Note: ** Successful bidder has to pay an outstanding sum of RM5,765.32 due to Developer under the Principal Sale and Purchase Agreement

S6 RESERVE PRICE: **RM296,000.00** Tuaran



Description: Single-storey corner terraced house
Address: Lot No. 30, Taman Sabandar Jaya, 89208 Tuaran, Sabah
Area: approx 352.8 sq metres (3,797 sq feet)
Customer(s): Nursaliza Binti Anson
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8318(2)/11/2024(LA)
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S7 RESERVE PRICE: **RM264,000.00** Keningau



Description: A single storey corner terraced house with attic floor house **[BUMI LOT]**
Address: Lot No. S108, Taman Villa Palma @ Keningau, Phase 3, 89008 Keningau, Sabah
Area: approx 264.60 sq metres (2,848.13 sq feet)
Customer(s): Welinah Binti Bonduroi & Frindey Jaukit
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8317(2)/11/2024(LA)
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S8 RESERVE PRICE: **RM75,000.00** Sandakan



Description: Double storey intermediate terrace house
Address: Lot 185, Block 15, Taman Kenari, Mile 8, Labuk Road, 90000 Sandakan, Sabah
Area: approx 80.38 sq metres (865.21 sq feet)
Assignor(s): Amran Bin Ali Matar
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8329/11/2024(LA)

S9 **RESERVE PRICE:**
RM360,000.00 **Sandakan**



Description: Intermediate double storey terrace house
Address: Lot 8, Taman Khaya, Mile 7, Jalan Airport, 90000 Sandakan, Sabah
Area: approx 127.46 sq metres (1,372 sq feet)
Customer(s): Siti Karnizah Binti Karim
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8328/11/2024(LA)
AmBank Islamic Berhad

S10 **RESERVE PRICE:**
RM336,000.00 **Tawau**



Description: An extended double storey corner terrace house – Type A1
Address: TB 13299, Lot No. 225, Bandar Sri Indah, Phase 1, Stage 2, Mile 10, Jalan Apas, 91000 Tawau, Sabah
Area: approx 3,238 sq feet (300.82 sq metres)
Assignor(s): Mustapha Bin Habe & Rukia Binti Antiew @ Rokiah
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8315(2)/11/2024(LA)

S11 **RESERVE PRICE:**
RM407,000.00 **Tawau**



Description: Double storey intermediate terraced house **[BUMI LOT]**
Address: TB 417, Lot 1798, Bandar Sri Indah, Phase 5I, Km 16 (Mile 10), Jalan Apas, 91000 Tawau, Sabah
Area: approx 125.70 sq metres (1,353 sq feet)
Customer(s): Muhammad Khair Bin Rosdiansa & Rasedi Bin Liaron
Solicitor: M/S Wong & Shim
Our Ref: PAHS/8093(3)/11/2024(LA)
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S12 **RESERVE PRICE:**
RM237,600.00 **Puatan**



Description: A 3-bedroom condominium unit with common lifts facility together with one (1) car park bay
Address: Lot No. E-7-18, Block Emerald, Level 7, Alam Pesona Putatan Phase 1, Jalan Ketiau Tombovo, 89500 Putatan, Sabah
Area: approx 662 sq feet (61.50 sq metres)
Customer(s): Mohammad Gahphur Bin Matshah
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8339/11/2024(LA)
AmBank Islamic Berhad

S13 **RESERVE PRICE:**
RM622,000.00 **Kota Kinabalu**




Description: A retail unit (corner)
Address: Lot No. 1L-40, Block B, First Level, Riverson Walk, 88000 Kota Kinabalu, Sabah
Area: approx 38.18 sq metres (411 sq feet)
Customer(s): Ayub Khan Bin Gulam Khan & Mohd Irfan Bin Rashun
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8321(2)/11/2024(LA)
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S14 **RESERVE PRICE:**
RM183,060.00 **Penampang**



Description: An apartment unit
Address: Lot No. 204-1, First Floor, Block 20, Country Heights Apartments Phase 2, Jalan Bantayan Minintod, 89500 Penampang, Sabah
Area: approx 78.5 sq metres (845 sq feet)
Assignor(s): Rusli Bin Rolon
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8319(2)/11/2024(LA)

S15 **RESERVE PRICE:**
RM279,936.00 **Tuaran**



Description: A double storey corner terraced house
Address: Lot No. 44, Block F, Taman Vila Arc Phase 2, 89150 Tuaran, Sabah
Area: approx 2,249.98 sq feet (209.03 sq metres)
Customer(s): Nur Safwah Binti Julubin
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8284(2)/11/2024(LA)
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S16 **RESERVE PRICE:**
RM259,200.00 **Sandakan**



Description: A 3-storey intermediate terraced house **[BUMI LOT]**
Address: Lot No. 102, Taman Bersatu, Mile 7, Airport Road, 90000 Sandakan, Sabah
Area: approx 882 sq feet (81.94 sq metres)
Customer(s): Suhaili Bin Ahmad & Suhaimay Bin Ahmad
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8293(3)/11/2024(LA)
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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.
DEPOSIT: All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%) of the reserve price or a minimum of RM2,000.00 whichever is higher** by **Bank Draft** or **Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** for the a/c of (Assignor/Borrower) or remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.
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Plaza Tanjung Aru, Jalan Mat Salleh,
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Tel: 088-221 266, 088-221 262
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