

BANK ISLAM PROPERTY AUCTION

In exercise of the Assignee/Bank's rights and powers conferred upon

BANK ISLAM (MALAYSIA) BERHAD

it is hereby proclaimed

that the Assignee/Bank with the assistance of the
Auctioneer will sell the undermentioned properties by

AUCTION SALE

VIA ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my

ON FRIDAY, 25 SEPTEMBER 2026 @ 3.00 PM

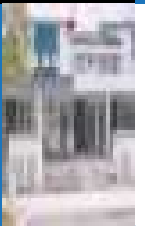
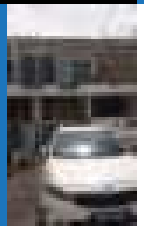
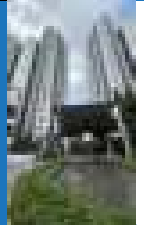
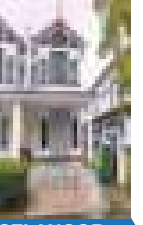
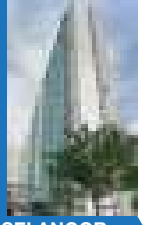
(All Intending Online eBidders are required to register at least one (1) working day before Auction for registration & verification purpose)



JTR AUCTION HOUSE

ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

1. Read and fully understand all the terms and conditions in the Proclamation of sale; 2. Conduct an official search on the parent title of the subject property at the land office and/or other relevant authorities; 3. Inspect the subject property; 4. Verify pertinent particulars of the documents; 5. Verify the postal address of the subject property with the developer; 6. Check on issuance of separate individual title for the subject property with developer; 7. Seek legal advice on the terms and conditions of sale herein; 8. Make necessary enquiries with the relevant authorities and the developer whether the property is open to all races or Bumiputra Only, Restriction-in-Interest, Terms and Conditions of consent to the sale herein; 9. The subject property will be sold on "as is where is" basis; 10. The Assignee Bank is not responsible in obtaining any Consent from the Developer and/or state authorities or bodies prior or after the auction sale (if applicable); 11. This material is based upon information which we consider reliable as it been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

JTR1 (88823) DENGKIL  SELANGOR	Reserve RM 269,730 Price A TOWNHOUSE UNIT 920 sf <i>Malay Reserve Land</i> No. 7, Jalan KM 17, Kita Mekar @ Cybersouth, 43800 Dengkil, Selangor Assignors/Customers: 1. Muhamad Noor Bin Zainon 2. Rafidah Binti Dahlan Solicitors: M/S Manjit Singh Sachdev Mohammad Radzi & Partners	JTR2 (86836) JENJAROM  SELANGOR	Reserve RM 288,000 Price A TOWNHOUSE UNIT 915 sf No. 20B, Jalan SP 4/22, Bandar Saujana Putra, 42610 Jenjarom Selangor. Assignors/Customers: Azhar Bin Jamal Solicitors: M/S Zulpadli & Edham	LOT3 (88825) KUALA LUMPUR  W.P KUALA LUMPUR	Reserve RM 340,000 Price A CONDOMINIUM UNIT 1000 sf No. A-22-10, Blok A, Damai Vista Condominium Jalan Damai Perdana 1/1, Bandar Damai Perdana, 56000 Kuala Lumpur. Assignors/Customers: Norhasnah Binti Mat El Solicitors: M/S Syed Alwi, Ng & Co
JTR4 (88822) KLANG  SELANGOR	Reserve RM 200,000 Price 3 ROOM APARTMENT 850 sf No. B-2-12, Block B, Meru Courts Apartment, Jalan Meru, 41050 Klang Selangor Assignors/Customers: 1. Nor Aznan Bin Ahmad 2. Asfiza Binti Mohd Nor Solicitors: M/S Syed Alwi, Ng & Co	JTR5 (88539) PETALING JAYA  SELANGOR	Reserve RM 885,735 Price A CONDOMINIUM UNIT 3638 sf No. 21-07, Block A, Maxwell Tower Jalan 5/58C, 46000 Petaling Jaya Selangor Assignors/Customers: Andrew Vijayanath A/L B.R. Anthonysamy Solicitors: M/S Syed Alwi, Ng & Co	LOT6 (88824) SEMENYIH  SELANGOR	Reserve RM 850,000 Price DOUBLE STOREY CLUSTER HOUSE 2400 sf No. 30, Jalan Eco Majestic 2/3F, Eco Majestic, 43500 Semenyih, Selangor Assignors/Customers: 1. Aizat Farid Bin Md Yusuf 2. Siti Nor Fadhliah Binti Rozainoor Solicitors: M/S Manjit Singh Sachdev Mohammad Radzi & Partners
JTR7 (88822) SHAH ALAM  SELANGOR	Reserve RM 310,000 Price WITHDRAWN	JTR8 (88827) SUBANG JAYA  SELANGOR	Reserve RM 330,000 Price 3 ROOM APARTMENT 1001 sf No. B-22-05, Pangsapuri Harmoni 1 Persiaran Putra Megah, Putra Heights 47650 Subang Jaya, Selangor Assignors/Customers: Mohamad Razif Bin Mohd Rosli Solicitors: M/S Manjit Singh Sachdev Mohammad Radzi & Partners	 	SCAN ME !

RESERVE PRICE:- The subject property will be sold subject to the Reserve Price and the CONDITIONS OF SALE herein

DEPOSIT:- All intending bidders are required to deposit 10% of the reserve price by way of BANK DRAFT in favour of BANK ISLAM MALAYSIA BERHAD or via Online Banking Transfer by 5pm at least (1) working day before auction date. The balance of the purchase price to be settled within (90) DAYS from the date of sale.

(The auctions conducted will be "FULLY ONLINE". For the auction related matters such as Deposit payment and Bidding process, please refer to the respective Proclamation of Sale and Condition of Sale).



JTR AUCTION HOUSE

(Manage by J.THILAGAMRAJ AUCTIONEERS SDN BHD)

R. Raj Yogan Pillai - R. Jai Hari Raj Pillai

R. Yoga Aruleswaran

(Licensed Auctioneers)

Contact Us :

No. 140, 1st Floor, Jalan Tun Sambanthan, 50470
Brickfields, 50470 Kuala Lumpur.

Tel : 03-2274 9999 E-mail : admin@jtraj.com

H/P : 014-6793 560 Website : www.jtraj.com

Fax : 03-22 722797 FB : JTRAUCTIONEERS

* Illustrations in the pamphlet of the forthcoming sales are primarily for general information and guidance for intending bidders only. The auctioneer reserves rights or add to these illustration at any time prior to the sale.

BANK ISLAM MALAYSIA BERHAD

PROCLAMATION OF SALE

In exercise of the rights and power conferred upon **BANK ISLAM MALAYSIA BERHAD** by the **ASSIGNOR(S)/ CUSTOMER(S)**, it is hereby proclaimed that the **ASSIGNEE / BANK** with the assistance of the undermentioned Auctioneers **WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION**

VIA ONLINE BIDDING

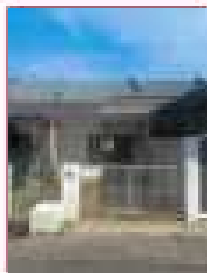
25TH SEPTEMBER 2026, FRIDAY, 09:30 AM

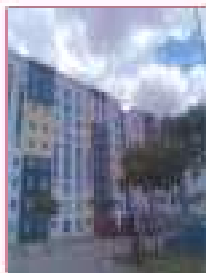
at arenaauctioneers.com

(Bidder registration and payment of auction deposit must be made latest by 4 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

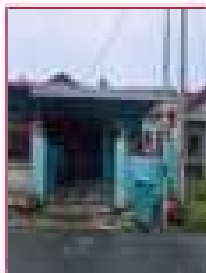
NOTE:

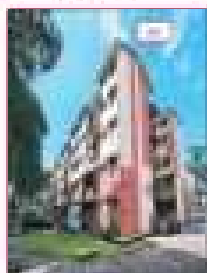
- (1) Prior to the auction sale, all intending bidders are advised to:
 - i) inspect the subject property
 - ii) conduct an official title search
 - iii) enquire from the Developer / Proprietor and /or other relevant authorities
 - iv) obtain a copy of the Conditions of Sale from the Auctioneers
- (2) 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.

LOT 1	RESERVE PRICE : RM 200,000.00	KUANTAN
	DESCRIPTION : A SINGLE STOREY TERRACE HOUSE (INTERMEDIATE LOT) LAND AREA : 1,400.00 SQUARE FEET ASSIGNOR(S) : NORSALIHA BINTI ZAIDI SOLICITOR : MESSRS C SUKUMARAN & CO. REFERENCE : AASB3131/BIMB/031/005/26-M01(BK-1) LOT ID : 85443	NO. 14, LORONG PENOR MAKMUR 1/36, PERUMAHAN PENOR MAKMUR, 26060 KUANTAN, PAHANG

LOT 2	RESERVE PRICE : RM 196,830.00	KLANG
	DESCRIPTION : AN APARTMENT UNIT FLOOR AREA : 861.00 SQUARE FEET ASSIGNOR(S) : MOHD AZLAN BIN MD SALLEH SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS REFERENCE : AASB3128/BIMB/028/002/26-M01(BK-5) LOT ID : 85440	UNIT NO. A-1-17, BLOK A, PANGSAPURI ASTERIA, PERSIARAN DELIMA 4/KS09, BANDAR PARKLAND, 41200 KLANG, SELANGOR

LOT 3	RESERVE PRICE : RM 174,960.00	NILAI
	DESCRIPTION : AN INTERMEDIATE LOWER FLOOR TOWNHOUSE UNIT WITHIN A FOUR (4) STOREY TOWNHOUSE FLOOR AREA : 753.00 SQUARE FEET ASSIGNOR(S) : BADARUDIN BIN JAMALUDIN & NOOR JAURIAH BINTI ISMAIL SOLICITOR : MESSRS NASSIR HAFIZ NAZRI & RAHIM REFERENCE : AASB3127/BIMB/027/001/26-M01(BK-6) LOT ID : 85439	NO. 72B, CEMPAKA SERI 1 TOWN VILLAS, JALAN LAMAN CEMPAKA 2 KOTA SERIEMAS, 71800 NILAI, NEGERI SEMBILAN

LOT 4	RESERVE PRICE : RM 150,000.00	LAHAD DATU
	DESCRIPTION : ONE (1) UNIT OF SINGLE-STOREY INTERMEDIATE TERRACED HOUSE OF PERMANENT CONSTRUCTION LAND AREA : 1,598.87 SQUARE FEET ASSIGNOR(S) : SOFIZAN BIN ISMAIL SOLICITOR : MESSRS ZAINAL & ASSOCIATES REFERENCE : AASB3132/BIMB/032/006/26-M01(BK-1) LOT ID : 85444	LOT B15-11, TAMAN KHAZANAH INDAH (FORMERLY KNOWN AS BANDAR SERI GEMILANG), 91100 LAHAD DATU, SABAH

LOT 5	RESERVE PRICE : RM 144,000.00	PASIR GUDANG
	DESCRIPTION : A UNIT OF LOW COST APARTMENT FLOOR AREA : 688.89 SQUARE FEET ASSIGNOR(S) : AHMAD BIN MOHD NOH SOLICITOR : MESSRS ZAINUL RIJAL TALHA & AMIR (JOHOR) REFERENCE : AASB3130/BIMB/030/004/26-M02(BK-2) LOT ID : 85442	UNIT NO. 4-60, BLOK 7, FLAT TAMAN MAWAR, TAMAN MAWAR, 81700 PASIR GUDANG, JOHOR

LOT 6	RESERVE PRICE : RM 10,466.00	RANTAU PANJANG
	DESCRIPTION : A SHOPLOT UNIT FLOOR AREA : 151.00 SQUARE FEET ASSIGNOR(S) : SYED HASAN BIN SYED DAUD SOLICITOR : MESSRS ALAWI & ASSOCIATES REFERENCE : AASB3129/BIMB/029/003/26-M07(BK-56) LOT ID : 85441 NOTE : MALAY RESERVE AREA	NO. 21, TINGKAT 1, KOMPLEKS BAZAR ABDUL RAHMAN B. AUF, 17200 RANTAU PANJANG, KELANTAN

RESERVE PRICE :

The subject property will be sold on an "as is where is" basis, separately, reserve price, Conditions of Sale and subject to the respective consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale **10%** of the reserve price by **BANK DRAFT** or **CASHIER'S ORDER** in favour of Bank Islam Malaysia Berhad and the balance of the purchase money to be settled within **ninety (90) days**.

Welcome To

Bank Islam Malaysia Berhad

Property Auction Sale

DATE: THURSDAY

25.09.2026

TIME: **10.30 A.M.**

VENUE:

Suite C-0-3A, Level UG, Block C,
Megan Avenue II, No. 12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

010 2161 147

Outstanding Charges Covered By Bank

- | | |
|--|--|
| ☒ Maintenance Charges
Caj Penyelenggaraan | ☒ Assesment
Cukai Pintu |
| ☒ Quit Rent
Cukai Tanah | |

(Terms & Conditions Apply)



EH SAN *Dual-Bid* AUCTION

Prospective bidders may submit bids for the property online via **www.ehsanauctioneers.com**

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

LOT 1

BUKIT MERAH

Type : An Apartment Unit
Area : 310 sq. ft.
Assignor : Huzalene Deliza Bin Husaini
Solicitor : M/S Abdul Hakim Abdul Rahman & Co
Our Ref : (03-2697 0115)
MIA/BIMB1215

BUMI LOT

Address : Unit No. G-1-137, (Room No. 6278), Laketown Serviced Apartments, Blok G, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan

Reserve Price : RM 8,858.00

LOT 2

DENGKIL

Type : A 3-Bedroom Lower-Level Townhouse Unit
Area : 920 sq. ft.
Assignor : Nur Fatin Amirah Binti Esam
Solicitor : M/S Zulpadli & Edham
Our Ref : (03-2694 6979)
MIA/BIMB1490

RIZAB MELAYU

Address : Unit No. 34, Jalan KM 19, Kita Mekar, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan

Reserve Price : RM 225,990.00

LOT 3

KUALA LUMPUR

Type : An Apartment Unit
Area : 1,033 sq. ft.
Assignor : Mohd Ghazman Bin Mat Salleh @ Ismail & Nadia Binti Abd Gaffar
Solicitor : M/S Syed Alwi, Ng & Co
Our Ref : (03 - 2072 1088 / 03 - 2026 6277)
WAWA/BIMB1507

Address : Unit No. 21-8, Residensi PR1MA Jalan Jubilee, No. 7 Jalan Jubilee, Off Jalan Loke Yew, 55200 Kuala Lumpur

Reserve Price : RM 460,000.00

LOT 4 SEMANGGOL



Type : **A 1 Bedroom Serviced Apartment**
 Area : 452 sq. ft.
 Assignor : Shukri Bin Ali & Pauzyah Binti Bahari
 Solicitor : M/S Shariful Azhar & Partners (04-5780041)
 Our Ref : MIA/BIMB1456

Address :
 No. A-3-347 (Room No. 7206 (B/347) Second Floor), Suria Laketown, Blok A, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan

Reserve Price : RM 10,395.00

LOT 5 SHAH ALAM

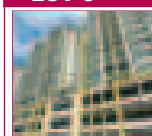


Type : **A 3 Bedroom Apartment Unit**
 Area : 1,002 sq. ft.
 Assignor : RAZU BIN JOSEPH
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-56310415)
 Our Ref : WAWA/BIMB1506

Address :
 Unit No. C-6-15, Block C, Pangsapuri Embun Bayu (Also Known As Embayu Damansara West), Persiaran Kosmos, Taman Subang Murni, Seksyen U5, 40150 Shah Alam, Selangor

Reserve Price : RM 328,050.00

LOT 6 SHAH ALAM



Type : **A 3-Bedroom Apartment Unit**
 Area : 971 sq. ft.
 Assignor : Firdaus Abid Bin Rahimi
 Solicitor : M/S Nassir Hafiz Nazri & Rahim (06-764 0414/764 6414)
 Our Ref : FINA/BIMB1508

Address :
 Unit No. D-10-7, Block D, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor

Reserve Price : RM 300,000.00

RESERVE PRICE :

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by BANK DRAFT or CASHIER'S ORDER only in favour of BANK ISLAM MALAYSIA BERHAD or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money to be settled within ninety (90) days. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at www.ehsanauctioneers.com
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!



You will be notified once your registration has been approved.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

MESSRS EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]



HQ OFFICE

**H/P NO.
TEL NO.**

Suite C-20-3A, Level 20, Block C,
 Megan Avenue II, Jalan Yap Kwan Seng,
 50450 Kuala Lumpur
 016 2161 047
 03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



coordinator2@ehsanauctioneers.com



www.ehsanauctioneers.com

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

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON BANK ISLAM MALAYSIA BERHAD THE ASSIGNEE/FINANCIER BY THE ASSIGNOR(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/FINANCIER WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER WILL SELL THE PROPERTIES DESCRIBED BELOW BY :-

PUBLIC AUCTION ON FRIDAY, 25TH DAY OF SEPTEMBER 2026 TIME: 10.30 A.M. AUCTION VIA ONLINE BIDDING AT www.eszamauctioneer.com (eZ2Bid)

VIA ONLINE
BIDDING



(Prospective bidders may submit bids for the property online via website www.eszamauctioneer.com and please register at least one (1) working day before auction day for registration & verification purposes. Bidders are further subject to the terms and conditions on www.eszamauctioneer.com)

EZ 1 RESERVE PRICE RM340,000.00

KUALA LUMPUR



Type : Condominium
Area : Approx. 1,000 Sq Ft
Assignor(S): Mohd Sufian Bin Abd Manan
Solicitor : M/S Syed Alwi, Ng & Co
(Tel: 03-20721088)

UNIT NO. A-12-08, BLOK A,
DAMAI VISTA CONDOMINIUM,
JALAN DAMAI PERDANA 1/1,
BANDAR DAMAI PERDANA, 56000 KUALA LUMPUR.

EZ 2 RESERVE PRICE RM860,000.00

KUALA LUMPUR

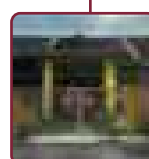


Type : Condominium
Area : Approx. 1,980 Sq Ft
Assignor(S): Heizarina Eza Binti Norzi & Ahmad Haikal Bin Mohd Yusof
Solicitor : M/S Zulpadli & Edham
(Tel :03-26946979)

UNIT NO. 5-15, 8 PETALING, JALAN RADIN 5,
BANDAR BARU SRI PETALING, 57000 KUALA LUMPUR,
WILAYAH PERSEKUTUAN KUALA LUMPUR.

EZ 3 RESERVE PRICE RM345,000.00

BATANG KALI

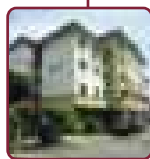


Type : An Intermediate Unit
Single Storey Terrace House
Area : Approx. 1,399 Sq Ft
Assignor(S): Robaiyza Binti Borhan & Rohaizad Bin Borhan
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel : 03-56310415)

NO. 5, JALAN GAPI 1D/8, ANTARA GAPI,
48200 BATANG KALI, SELANGOR.

EZ 4 RESERVE PRICE RM240,000.00

SHAH ALAM

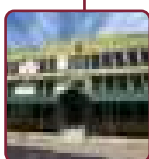


Type : 3 Bedrooms Apartment
Area : Approx. 750 Sq Ft
Assignor(S): Albert Bin Peter
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners
(Tel : 03-56310415)

UNIT NO. M3-3-3, PANGSAPURI SERI BINTANG,
JALAN NOVA U5/45, SEKSYEN U5, SHAH ALAM,
40150 SHAH ALAM, SELANGOR.

EZ 5 RESERVE PRICE RM11,219.00

RANTAU PANJANG



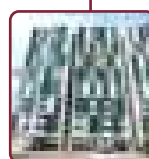
Type : Retail Unit Within A
Bazaar Complex
Area : Approx. 161.46 Sq Ft
Assignor(S): Mohd Ghazali Bin Husain
Solicitor : M/S Aini & Azlina
(Tel : 011-10603667)

DALAM KAWASAN REZAB MELAYU

NO. A1-16, TINGKAT SATU,
KOMPLEKS BAZAR ABDUL RAHMAN BIN AUF,
17200 RANTAU PANJANG, KELANTAN.

EZ 6 RESERVE PRICE RM216,000.00

KOTA KINABALU

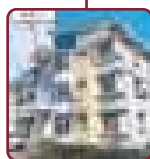


Type : 2 Rooms Apartment
Area : Approx. 600.09 Sq Ft
Assignor(S): Bibianafloren Cialiane
Solicitor : M/S Johari, Zelika & Amin
(Tel : 089-768151)

BUILDING NO. 03A-09-10, BLOCK 03A, 09TH FLOOR,
LOT NO. 10, V21 RESIDENCE PHASE 1, STAGE 1,
88460 KOTA KINABALU, SABAH

EZ 7 RESERVE PRICE RM300,000.00

MASAI



Type : Apartment
Area : Approx. 904 Sq Ft
Assignor(S): Ain Binti Moh Apandi
Solicitor : M/S C Sukumaran & Co.
(Tel : 07-2238999)

UNIT NO. A1-G-7, VISTA SERI ALAM,
JALAN PERSIARAN SERI ALAM,
BANDAR SERI ALAM, 81750 MASAI, JOHOR.

RESERVE PRICE: The subject properties will be sold on an "as is where is" basis, separately subject to the respective Reserve Price and to the Conditions of Sale.

DEPOSIT: All intending bidders are required to deposit 10% of the reserve price by bank draft or cashier's order only in favour of BANK ISLAM MALAYSIA BERHAD prior to the auction sale OR remit the same through online banking transfer at least one (1) working day before auction date. For online bidders, please refer to the Terms and Conditions on www.eszamauctioneer.com for manner of payment of the deposit. The balance of the purchase money to be settled within Ninety (90) days from the date of auction sale.

For Further Particulars, Please Contact The Respective Solicitor(S) Or The Undermentioned Auctioneer.

MESSRS ESZAMA AUCTIONEER SDN. BHD. (200701002904 / 760902-H)

SUITE B-15-03, 15TH FLOOR,
BLOCK B, MEGAN AVENUE 2,
12, JALAN YAP KWAN SENG,
50450 KUALA LUMPUR.

☎ 06-7629786 / 016-6639786 / 018-6639786
☎ 06-7616986
✉ eszamauctioneer@yahoo.com
🌐 www.eszamauctioneer.com



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



NCM CoTM

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Bank Islam Malaysia Berhad and the Assignor(s) / Customer(s) under the 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

On Friday, 25th September 2026, 11:30 AM

at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

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.

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Reserve Price : RM 301,806 LOT 1 SHAH ALAM 3 BEDROOM APARTMENT 1,002 SQ. FT. Unit No. C-5-12, Block C, Pangsapuri Embun Bayu (also known as Embayu Damansara West), Persiaran Kosmos, Taman Subang Murni, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Customer : Walitoh Bin Lumpat Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415) SELANGOR	Reserve Price : RM 310,000 LOT 2 KLANG OFFICE UNIT 1,421 SQ. FT. Unit No. 22-1, Jalan Zapin H/KU5, Bandar Bukit Raja, Batu Belah, 41050 Klang, Selangor. Assignor/Customer : Poniaem Binti Leman Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) SELANGOR	Reserve Price : RM 10,765 LOT 3 SPG AMPAT SEMANGGOL 2 BEDROOM SERVICE APARTMENT 478 SQ. FT. Unit No. H-2-203A (also known on site as Unit No. 6571, Second Floor, Block D), LS Blok H, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak. Assignors/Customers : Abd Rahman Bin Ismail & Rohindun Binti Ramli Solicitor : M/S Badruzzaman & Kamal (Tel : 04-537 7999) PERAK
Reserve Price : RM 150,000 LOT 4 PEKAN 1 STOREY LOW COST SEMI-DETACHED HOUSE 1,948 SQ. FT. No. 134, Lorong Melur 9, Taman Melur, Kg. Marhum, 26600 Pekan, Pahang. Assignors : Mohd Napi Bin Musa, Razilawati Binti Musa & Norzilawati Binti Ramli Customers : Mohd Napi Bin Musa & Razilawati Binti Musa Solicitor : M/S C. Sukumaran & Co. (Tel : 09-513 6797) MALAY RESERVED PAHANG	Reserve Price : RM 36,000 LOT 5 RANTAU PANJANG RETAIL UNIT 161 SQ. FT. Unit No. A0-10, Tingkat Bawah, Kompleks Bazar Abdul Rahman Bin Auf, 17200 Rantau Panjang, Kelantan. Assignor/Customer : Wan Norhayati Binti Wan Jaafar Solicitor : M/S Alawi & Associates (Tel : 09-743 2401) MALAY RESERVED KELANTAN	Reserve Price : RM 210,000 LOT 6 BAYAN LEPAS 3 BEDROOM APARTMENT 614 SQ. FT. Unit No. A-05-23A, Nibong Indah, Lorong Aziz Ibrahim Sungai Nibong, 11900 Bayan Lepas, Pulau Pinang. Assignors/Customers : Mohd Zaironizam Bin Daud, Daud Bin Budin & Siti Minah Binti Daud Solicitor : M/S Shariful Azhar & Partners (Tel : 04-578 0041 / 42) PENANG
Reserve Price : RM 300,000 LOT 7 KOTA KINABALU 3 ROOM 722 SQ. FT. Unit No. A 9-1 (DBKK No. A-1-9), Block A, First Floor, University Condo Apartments 1, Jalan UMS, 88450 Kota Kinabalu, Sabah. Assignor/Customer : Idaly Bin Musa Solicitor : M/S Harmy Yusoff & Azli (Tel : 03-4026 9888) SABAH	NCM CoTM Ideal for First-Time Buyers <i>Properties</i> BELOW RM300k Nationwide <i>Discovery Home</i>	

BANK ISLAM MALAYSIA BERHAD

RESERVE PRICE : The subject properties will be **sold on an “as is where is” basis**, subject to the **respective reserve price** and **Conditions of Sale**. All intending bidders are required to deposit with the Auctioneer the sum equivalent to 10% of the fixed reserve price for the property by bank draft in favour of **BANK ISLAM MALAYSIA BERHAD** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitors** or the **undermentioned Auctioneers**. 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**. The photographs shown here in are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 15th September 2026.*

NCM Co[™]

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

NG CHAN MAU & CO. SDN. BHD.

30060103088 (M177550-1)

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

Johor
No. 088, Level 19, Menara Zurich, Jalan Dato Abdullah Tarik,
80000 Johor Bahru

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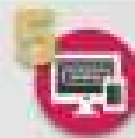
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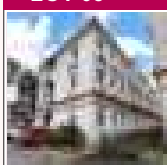
PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD by the ASSIGNOR(S)/CUSTOMER(S), it is hereby proclaimed that the ASSIGNEE/BANK with the assistance of the undermentioned Auctioneers

WILL SELL BY PUBLIC AUCTION ON FRIDAY, THE 25th DAY OF SEPTEMBER, 2026 AT 10.30 A.M. AT EBID.AUCTIONS.COM.MY

Alternatively, prospective bidders may submit bids for the property online via 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**

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual conditions of the Property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 01  ULU SELANGOR Type: Double storey terrace house Area: 829 sq. ft. Assignor(s): RAMLAH BINTI HASHIM Solicitor: M/S Khalek Awang & Associates Ref: PAH42107 Address No. 85, Jalan Meranti 3A/19, Bandar Utama Batang Kali, 44300 Ulu Selangor, Selangor Darul Ehsan. RESERVE PRICE : RM 124,659.00	LOT 02  KUALA LUMPUR Type: Double storey terrace house Area: 1,195 sq. ft. Assignor(s): Badrulisham Bin Baharudin & Norziah Binti Abd Aziz Solicitor: M/S Azhar & Wong Ref: PAH42082 Address No. 45, Jalan Hilir 4, Taman Sri Angsana Hilir, 55100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. RESERVE PRICE : RM 700,000.00	LOT 03  PERAK Type: Service apartment Area: 310 sq. ft. Assignor(s): HAFEZA BINTI MOHAMAD & MOHD RIDZUAN BIN ABDULLAH Solicitor: M/S Rosidi Mustafa & Harryzan Ref: PAH42081 Address No. F-1-151 (Room No. 6176), Laketown Service Blok F, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan. RESERVE PRICE : RM 13,500.00
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NOTE:

Prior to the auction sale, all intending bidders are advised to:-

- 1) Inspect the subject property.
- 2) Obtain a copy of Conditions of Sale and seek legal advice on the Conditions of Sale herein.
- 3) Conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued.

RESERVE PRICE:

The subject property will be sold on an 'as is where is' basis, subject to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT:

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by Bank Draft or Cashier's Order only in favour of BANK ISLAM MALAYSIA BERHAD and the balance of the purchase money to be settled within ninety (90) days.

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Ground Floor, No.1, Jalan Ampang, 50450 Kuala Lumpur

Tel: 20702226 & 20788590 Fax: 03-20729557

E-mail: main@auctions.com.my Website: www.auctions.com.my



DANNY T.F. LOH
PATRICK K.M. WONG
JEFFREY C.K. CHOONG
Licensed Auctioneers

Proclamation Of Sale

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD the ASSIGNEE by the ASSIGNOR'S/CUSTOMER'S, it is hereby proclaimed that the said ASSIGNEE with the assistance of the undermentioned Auctioneers

Will Sell By
Public Auction

ON FRIDAY THE 25TH DAY OF SEPTEMBER 2026
AT 3.00 P.M AT EBID.AUCTIONS.COM.MY

Alternatively, prospective bidders may submit bids for the property online via 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 CONDITION ON ebid.auctions.com.my

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 01	KOTA KINABALU	LOT 02	LAHAD DATU
	Type : 3-room intermediate (Type B) residential unit situated on the ground floor of a 4-storey apartment block with lift services Area : 796.54 sq ft , more or less Assignor/Customer: Muhammad Aufa Bin Ashaari Solicitor : Johari, Zelika & Amin Tel: 089-768151/089-954468 Our Ref : PAHS/8816/9/2026(LA)		Type : One (1) unit of single-storey intermediate terraced house of permanent construction Area : 1,543.01 sq ft , more or less Assignor/Customer: Edid Bin Lakibol Solicitor : Zainal & Associates Tel: 089-214205 Our Ref : PAHS/8814/9/2026(LA)
Address: Lot No. AC/M/G/11 (identified on site as M-G-11), Block M, Ground Floor, Residensi Acacia Phase 3, Menggatal, 88450 Kota Kinabalu, Sabah.		Address: MDLD 9404, Lot 4, Blok A19, Taman Khazanah Indah, Jalan Tungku, 91100 Lahad Datu, Sabah (Formerly known as Bandar Seri Gemilang)	
RESERVE PRICE : RM357,000.00		RESERVE PRICE : RM160,000.00	

Note: Prior to the auction sales, all intending bidders are advised to:

- 1) Inspect the subject property
- 2) Obtain a copy of the Condition of Sale and seek legal advice on the Conditions of Sale.
- 3) Conduct an official search on the Parent Titles at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developers and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued

DEPOSIT: All intending bidders are required to deposit with the Auctioneer, prior to the auction sale **10%** of the reserve price by Bank Draft or Cashier's Order only in favour of **BANK ISLAM MALAYSIA BERHAD** and the balance of the purchase money to be settled within 90 days. Online bidders are further subject to the Terms and Conditions on ebid.auctions.com.my

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Unit A-3-6, 3rd Floor, Block A,
Plaza Tanjung Aru, Jalan Mat Salleh,
88150 Kota Kinabalu, Sabah
Tel: 088-221266 & 221262
Fax : 088-210266
E-mail : sabah@auctions.com.my
Website : ebid.auctions.com.my

TAY SU MEI
JANET MICHAEL
Licensed Auctioneer

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD by the ASSIGNOR(S) / CUSTOMER(S), it is hereby proclaimed that the ASSIGNEE/BANK with the assistance of the undermentioned Auctioneers.

**WILL SELL THE PROPERTY BELOW BY
PUBLIC AUCTION
ON WEDNESDAY, THE 25TH SEPTEMBER 2026 AT 2.30 PM
AT THE AUCTION ROOM OF PRO AUCTION HOUSE SDN. BHD.
NO. 16, 1ST FLOOR, JALAN RAJA LAUT, 50350 KUALA LUMPUR.**

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PAH 01	CYBERJAYA
	Type : An apartment unit Floor Area : 900 square feet Assignor : Sharavanan A/L Balasubramanian Solicitor : Messrs Zulpadli & Edham Tel: 03-26911107
<u>Address</u> Unit No. 3-08-15, Blok 3, Aspire Residence, Jalan Aspire 1, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan.	
RESERVE PRICE : RM200,766.00	

PAH 02	KUALA LUMPUR
	Type : A service apartment unit Floor Area : 559 square feet Assignors : Goh Der Yuan Solicitor : Messrs Harmy Yusoff & Azli Tel: 03-40269888
<u>Address</u> Unit No. D-33-03, Astoria Ampang, Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur	
RESERVE PRICE : RM342,000.00	

PAH 03	DENGKIL
	Type : A three-bedroom end-lot townhouse unit with extra land Floor Area : 920 square feet Assignor : Khairul Aizat Bin Mazzlan Solicitor : Messrs Zulpadli & Edham Tel: 03-26911107
<u>Address</u> No. 47, Jalan KM 19, Kita Mekar, 43800 Dengkil, Selangor Darul Ehsan.	
RESERVE PRICE : RM344,000.00	

PAH 04	BANDAR BARU BANGI
	Type : A three-bedroom walk-up medium-cost apartment unit Floor Area : 845 square feet Assignor : Hazfaizah Binti Jasuki Solicitor : Messrs Abdul Hakim Abdul Rahman Tel: 03-26970115
<u>Address</u> No. 5-4-1, 4th Floor Block 5, Intana Ria Apartment Jalan 7/4 Seksyen 7, 43650 Bandar Baru Bangi, Selangor.	
RESERVE PRICE : RM230,000.00	

PAH 05	KUALA LUMPUR
	Type : A 3 + 1 bedroom apartment unit Floor Area : 12,461 square feet Assignor : Siti Munirah Binti Ab Razak Solicitor : Messrs Kartika & Co Tel: 03-55236074
<u>Address</u> Unit No. A-33-3, Block A, Residensi Rampai 2, No. 2, Jalan Rejang 15, Setapak, 53300 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.	
RESERVE PRICE : RM460,000.00	

PAH 06	DENGKIL
	Type : A Service Apartment Unit Floor Area : 958 square feet Assignor : Abdul-Ghafur Bin Abdul Rahman Solicitor : Messrs Zulpadli & Edham Tel: 03-26911107
<u>Address</u> Unit No. A2-05-02, Savanna Executive Suite, Jalan BBLS2, Bandar Baru Lembah Selatan, 43800 Dengkil, Selangor Darul Ehsan.	
RESERVE PRICE : RM620,000.00	

NOTE :

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- 1) Inspect the subject property
- 2) Obtain a copy of Conditions of Sale herein.
- 3) Conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued.

RESERVE PRICE :

The subject property will be sold on an "as is where is" basis, subject to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by Bank Draft or Cashier's Order only in favour of **BANK ISLAM**

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PRO AUCTION HOUSE SDN BHD (Co. No. 858837-V)

No. 4A, 1st Floor, Jalan Tengku Diauddin, 41000 Klang, Selangor Darul Ehsan.

Tel: 03-3374 4924 Fax: 03-3374 8959 H/P: 019-332 0599

Email: proauctionhouse@hotmail.com

Website: www.proauctionhouse.com



NCM CoTM

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Bank Islam Malaysia Berhad and the Assignor(s) / Customer(s) under the 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

On Monday, 28th September 2026, 11:30 AM
at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

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

View Live Auction at www.ngchanmau.com/live-auction

Reserve Price : RM 380,000 LOT 1 SERI KEMBANGAN 1-STOREY TERRACE HOUSE 1,399 SQ. FT. No. 19, Jalan Permai 11, Taman Lestari Permai, Bandar Putra Permai, 43300 Seri Kembangan, Selangor. Assignor/Customer : Norhidah Bt Ismail Solicitor : M/S Harny Yusoff & Azli (Tel : 03-4026 9888) SELANGOR	Reserve Price : RM 600,000 LOT 2 KOTA BHARU CONDOMINIUM UNIT 1,818 SQ. FT. Unit No. A-6-E, Impiana Condovilla, Kampung Telok Panji, Jalan Raja Perempuan Zainab II, 15200 Kota Bharu, Kelantan. Assignor/Customer : Mohd Rosli Bin Ibrahim Solicitor : M/S Aini & Azlina (Tel : 011-1060 3667) MALAY RESERVED KELANTAN	Reserve Price : RM 100,000 LOT 3 LAHAD DATU 2-STOREY TERRACED HOUSE 971 SQ. FT. MDLD 5635, Lot 725, Block 15, Taman Warisan, Phase 1B, KM 6, Jalan Tengah Nipah, 91100 Lahad Datu, Sabah. Assignor/Customer : Norhayati Binti Istir Solicitor : M/S Antin Zakaria & Rauf (Tel : 088-485380 / 201261) SABAH
Reserve Price : RM 255,000 LOT 4 RANAU 1-STOREY MEDIUM-COST TERRACE HOUSE 1,614 SQ. FT. Block C3, Lot No. C34 (House No. C34-24), Lorong Saujana 4, Taman Saujana Kinabalu, Off Jalan Ranau-Tambunan, 89300 Ranau, Sabah. Assignor/Customer : Aniwati @ Siti Zulaikha Solublin Solicitor : M/S Zainal & Associates (Tel : 089-214 205) SABAH	Reserve Price : RM 350,000 LOT 5 SIPITANG 2-STOREY TERRACED HOUSE 1,065 SQ. FT. Lot 8, Block A, Taman Naparan Ria, 89857 Sipitang, Sabah. Assignor/Customer : Fletcher Chua Kok Kwang Solicitor : M/S Zainal & Associates (Tel : 089-214 205) SABAH	NCM CoTM Good for First-Time Buyers Properties BELOW RM300k Nationwide

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**Publication as dated 17th September 2026.*

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