

Welcome To

Bank Islam Malaysia Berhad

Property Auction Sale

DATE: MONDAY

22.12.2025

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Maintenance Charges
Caj Penyelenggaraan | <input checked="" type="checkbox"/> Assesment
Cukai Pintu |
| <input checked="" type="checkbox"/> 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

JOHOR



Type : A Unit Of Low Cost Flat
Area : 688.89 sq. ft.
Assignor : Tee Kim Sing
Solicitor : M/S Norzaki Yusop & Co
(07-2317740)
Our Ref : NINA/BIMB1468

Address :
No. 03-02 Block N Jln Permas 7, Bandar Baru Permas Jaya,
81750 Masai Johor

Reserve Price : RM 220,000.00

LOT 2

KAJANG



Type : An Apartment Unit
Area : 1,107 sq. ft.
Assignor : Mohd Nashriq Bin Saifullah
Solicitor : M/S Syed Alwi, Ng & Co
(03 - 2072 1088 / 03 - 2026 6277)
Our Ref : NINA/BIMB1459

Address :
Unit No. B-21-1, Residensi Pr1ma Bandar Bukit Mahkota,
Persiaran Mahkota 1, Bandar Bukit Mahkota, 43000 Kajang,
Selangor

Reserve Price : RM 317,115.00

LOT 3

KELANTAN



Type : A Shoplot Unit
Area : 161 sq. ft.
Assignor : Mohd Ghazali Bin Husain
Solicitor : M/S Aini & Azlina
(011-10603667)
Our Ref : WAWA/BIMB1355

Address :
Unit No. A1-16, Tingkat 1, Kompleks Bazar Abdul Rahman Bin Auf,
17200 Rantau Panjang, Kelantan Darul Naim

Reserve Price : RM 28,800.00

LOT 4 KUALA LUMPUR



Type : **A 4-bedroom Serviced Apartment Unit**
 Area : 1,539 sq. ft.
 Assignor : Mohd Fahmy Bin Md Karim
 Solicitor : M/S Zulpadli & Edham (03-2694 6979)
 Our Ref : NINA/BIMB1469

Address :
 Unit No. A-38-01, Block A, Residensi Duta Park, No. 11, Jalan Kuching, 51200 Kuala Lumpur

Reserve Price : RM 860,000.00

LOT 5 PERAK



Type : **A Double Storey Low-cost Cluster House**
 Area : 656.60 sq. ft.
 Assignor : Khairil Ashizar Bin Kamarudin
 Solicitor : M/S Ana Sharana Annuar & Co. (05-546 5001)
 Our Ref : WAWA/BIMB0616

Address :
 Plot No. 209, Rumah Kos Rendah, RKR Desa Seri Iskandar Fasa 1A, 32610 Seri Iskandar, Perak Darul Ridzuan

Reserve Price : RM 17,720.00

TANAH SIMPANAN MELAYU

LOT 6 PETALING JAYA



Type : **An Apartment Unit**
 Area : 753 sq. ft.
 Assignor : Annaliza Binti Mohd Zainol
 Solicitor : M/S Azhar & Wong (03-2602 3898)
 Our Ref : NINA/BIMB1470

Address :
 Unit No. 208 Blok B, Gugusan Mawar, Jalan Camar 4/5B, Seksyen 4, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan

Reserve Price : RM 240,000.00

LOT 7 RANTAU PANJANG



Type : **A Commercial Unit Of Bazar Abdul Rahman Bin Auf**
 Area : 170.00 sq. ft.
 Assignor : Nor Zailani Binti Abd Majid
 Solicitor : M/S Alawi & Associates (09-743 2401 / 5401)
 Our Ref : WAWA/BIMB1013

Address :
 No. 104 Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan

Reserve Price : RM 11,100.00

WITHIN MALAY RESERVE AREA

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

Suite C-20-3A, Level 20, Block C,
 Megan Avenue II, Jalan Yap Kwan Seng,
 50450 Kuala Lumpur

H/P NO.

016 2161 047

TEL NO.

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 [Company No.: 98127-X]** the Assignee by the Assignor(s).

It is proclaimed that the Assignee with assistance of the undermentioned Auctioneer

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION

VIA ONLINE ONLY

ON MONDAY THE 22ND DECEMBER 2025, AT 3.00 P.M

AT <http://ebid.auctions.com.my>

NOTE: Prospective bidders are advised to : (i) inspect the subject property and check on the issuance of separate individual strata title (ii) seek legal advice on all matters in connection with the auction sale, including the Conditions of Sale herein (iii) conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the 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 to the sale herein prior to the auction sale. The successful bidder ("the Purchaser") shall immediately upon the sale undertake to apply for and obtain the consent to transfer (if any) from the Developer and/or the Proprietor and/or State Authorities or relevant bodies. (v) check and verify whether the sale is subject to any prevailing tax imposed by the Government of Malaysia

**The photographs shown are solely for general identification. It not make representation of warranty as to their accuracy or the actual condition of the property(ies)*

JOHOR BAHRU		RESERVE PRICE: RM380,000.00
Description: medium cost apartment		
Area : 1,001 square feet.		
Address :		
Unit No. #08-10, Blok B, Pangsapuri Mutiara Idaman, Jalan Idaman Utama, Taman Larkin Idaman, 80350 Johor Bahru, Johor.		
Assignor(s) : Hasbullah Bin Sulaiman		
Solicitor :		
M/S Terang, Manjit, Azmi & Hardip Singh		
Our Ref : PAHJ/7600(1)/12/2025(LA)		

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 subject to the Conditions of Sale and subject to the consent being obtained by the Purchaser from the Developer 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 by **"Online Transfer" OR Bank Draft** only in favour of **BANK ISLAM MALAYSIA BERHAD** on the day of auction sale. **ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS & CONDITIONS ON ebid.auctions.com.my**

ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS & CONDITIONS on ebid.auctions.com.my.

For further detail please contact undermentioned Auctioneer:

PROPERTY AUCTION HOUSE SDN BHD (187793X)

No. 44-01, Jalan Kebun Teh 1,
Pusat Perdagangan Kebun Teh,
80250 Johor Bahru, Johor.

Email: johor@auctions.com.my

Website: auctions.com.my

ALI AKBAR BIN MOHAMAD TAHIR

Licensed Auctioneer

012-6102726

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 MONDAY, THE 22nd DAY OF DECEMBER, 2025
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 CYBERJAYA  <p>Type: Apartment Area: 900 sq. ft. Assignor(s): Yau Deck Wee Solicitor: M/S Zulpadli & Edham Ref: PAH40136</p> <p>Address Unit No. 3-06-09, Block 3, Aspire Residence 1, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan.</p> RESERVE PRICE : RM 255,150.00	LOT 02 SHAH ALAM  <p>Type: Double storey terrace house Area: 1,076 sq. ft. Assignor(s): Kharunmuzammil Anuar Bin A Rahim & Norazzah Binti Md Diah Solicitor: M/S Zulpadli & Edham Ref: PAH40144</p> <p>Address No. 13, Jalan Pegaga U12/3, Desa Alam, Seksyen U12, 40170 Shah Alam, Selangor Darul Ehsan.</p> RESERVE PRICE : RM 500,000.00	LOT 03 PERAK  <p>Type: Serviced Apartment Area: 319 sq. ft. Assignor(s): Mohd Subki Bin Ab Latif & Bazlina Binti Ab Hamid Solicitor: M/S Badruzzaman & Kamal Ref: PAH40145</p> <p>Address Unit No. J-0-007 (Room No. 6368), Laketown Serviced Apartments, Block J, Bukit Merah Laketown, 34100 Simpang Ampat Semanggol, Perak Darul Ridzuan</p> RESERVE PRICE : RM 12,250.00
LOT 04 PENANG  <p>Type: 3 bedroom apartment Area: 800 sq. ft. Assignor(s): Shahida Binti Danus Solicitor: M/S Rosidi Mustafa & Harryzan Ref: PAH40146</p> <p>Address Unit No. 186-13-06, Pangsapuri Bayu Tiara, Jalan Kampung Bukit, 11900 Bayan Lepas, Pulau Pinang.</p> RESERVE PRICE : RM 283,500.00		

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 by the ASSIGNOR(S)/CUSTOMER(S), it is hereby proclaimed that the said ASSIGNEE/BANK with the assistance of the undermentioned Auctioneers

Will Sell By
Public Auction

ON MONDAY THE 22ND DAY OF DECEMBER 2025
AT 3.00 P.MAT 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	F.T.LABUAN
	Type : 3-room residential intermediate unit of a 5-storey walk-up apartment building Area : 73.5 sq metres, more or less Assignor/Customer: Md. Yusof Bin Subari & Hamidah Binti Ag Zulkiflee Solicitor : M/S Johari, Zelika & Amin (Tel : 089-768151/089-954468) Our Ref : PAHS/8633/12/2025(LA)		Type : 4-rooms residential unit on the 3rd floor of a 5-storey walk-up apartment building Area : 862.25 sq. feet (80.1 sq. metres), more or less Assignor/Customer: Mohamad Azrul Bin Adnan Solicitor : M/S Antin Zakaria & Rauf (Tel : 088-485380 / 201261) Our Ref : PAHS/8634/12/2025(LA)
Address: Unit No. B3 (DBKK No. 1-1-3), First Floor, Block LM3, Ramin Apartment, Taman Putera Jaya, Telipok, 88450 Kota Kinabalu, Sabah		Address: Unit No. M11-3003, Third Floor, Block M11, Taman Mutiara Permai (also known as Taman Mutiara), Kampong Sungai Bedaun, Jalan Bebuloh, 87000 Federal Territory of Labuan I	
RESERVE PRICE : RM198,000.00		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)

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
Website: ebid.auctions.com.my

Johor:
No. 44-01, Jalan Kebun Teh 1,
Pusat Perdagangan Kebun Teh
80250 Johor Bahru, Johor
Tel: 607-333 6226 / 3226
Fax : 607-331 6226
E-mail: johor@auctions.com.my
Website: ebid.auctions.com.my

Sabah:
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: www.auctions.com.my



TAY SU MEI
JANET MICHAEL
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Years of Auction Excellence

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, 22nd December 2025, 11.00 a.m.
at www.ngchanmau.com

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

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 396,900 LOT 1 JALAN KUCHING DUPLEX SIGNATURE SUITE 851 SQ. FT. Unit No. 20-02, Menara Flexus @ Jalan Kuching, No. 92, Jalan Kuching, 51200 Kuala Lumpur. Assignor/Customer : Bernie Lim Fung Chean Solicitor : M/S Nassir Hafiz Nazri & Rahim (Tel : 06-7640414 / 7646414) KUALA LUMPUR	Reserve Price : RM 249,318 LOT 2 PETALING JAYA APARTMENT 1,001 SQ. FT. Unit No. F-1-17, D'Shire Villa Apartment, Seksyen 4 Kota Damansara, 47810 Petalang Jaya, Selangor. Assignor/Customer : Ibrahim Bin Ismail Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) SELANGOR	Reserve Price : RM 196,636 LOT 3 DENGKIL SERVICED APARTMENT UNIT 958 SQ. FT. Unit No. B1-25-05, Savanna Executives Suite, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor. Assignor/Customer : Muh Syakir Bin Muh Puzi Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415) SELANGOR
Reserve Price : RM 262,440 LOT 4 SEPANG 2 STOREY END-LOT TERRACE HOUSE 1,076 SQ. FT. No. 50, Jalan Dahlia 1/4, Taman Dahlia, 43900 Sepang, Selangor. Assignor/Customer : Rosli Bin Ramli Solicitor : M/S Harny Yusoff & Azli (Tel : 03-4026 9888) SELANGOR	Reserve Price : RM 235,000 LOT 5 NILAI TOWN HOUSE 877 SQ. FT. No. 72B, Cempaka Seri 1 Town Villas, Jalan Laman Cempaka 2, Kota Seriemas, 71800 Nilai, Negeri Sembilan. Assignors : Badarudin Bin Jamaludin & Noor Jauriah Binti Ismail Customer : Badarudin Bin Jamaludin Solicitor : M/S Nassir Hafiz Nazri & Rahim (Tel : 06-7640414 / 7646414) NEGERI SEMBILAN	Reserve Price : RM 140,000 LOT 6 TAWAU 1 STOREY TERRACED HOUSE 1,543 SQ. FT. Lot A14-6, Taman Apas Permai, Tawau, Sabah. Assignor/Customer : Abdullah Bin Sainal Ackri Solicitor : M/S Zainal & Associates (Tel : 089-214 205) SABAH

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 10th December 2025.

Visit www.ngchanmau.com for more attractive properties nationwide

NCM Co

Licensed Auctioneers:

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

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

Kuala Lumpur

No. 7, Ground Floor, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

Johor

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,
80300 Johor Bahru

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Call : 03-2162 3333

Whatsapp : 012-295 1388

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



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HOW TO BID AUCTION PROPERTY ONLINE?



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Select
Property



Register to Bid
Online



Placement of Auction
Deposit
*Refer T&C



On the Auction Day, Log on via
www.ngchanmau.com
and Start to Bid

Visit www.ngchanmau.com/hybrid/guide-to-bid for more info

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

DURING AUCTION



Don't use your device for
other apps that consume
internet bandwidth



Don't press the "back"
button of your browser
when auction started

WHY SHOULD I BID ONLINE?



Safe and
Convenient



Save Time
and Cost



Transparent
Bidding Process

NOTE :

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 TUESDAY, 23RD DAY OF DECEMBER 2025 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 RM300,000.00 KUALA LUMPUR



Type : 3 Bedroom Apartment
Area : Approx. 893 Sq Ft
Assignor(S) : Sharonizam Bin Ahmad
& Noraishah Binti Ariffin
Solicitor : M/S Harny Yusoff & Azli
(Tel No. : 03-40269888)
Note : Bumiputera Unit

UNIT NO. A-13A-02, KONDOMINIUM SENTUL UTAMA,
NO. 92, JALAN DATO SENU 26,
TAMAN DATO SENU, BANDAR SENTUL UTAMA,
51000 KUALA LUMPUR.

EZ 2 RESERVE PRICE RM77,490.00 SHAH ALAM



Type : Low Cost Apartment
Area : Approx. 516.67 Sq Ft
Assignor(S) : Roslan Bin Uri
Solicitor : M/S Manjit Singh
Sachdev, Mohammad
Radzi & Partners
(Tel : 03-56310415)

UNIT NO. 501, FLAT PKNS BLOK 2,
JALAN CANGKUL 19/3, SEKSYEN 19,
40300 SHAH ALAM, SELANGOR.

EZ 3 RESERVE PRICE RM648,000.00 SHAH ALAM



Type : Intermediate Unit
Double Storey Terrace
House
Area : Approx. 1,206 Sq Ft
Assignor(S) : Romi Bin Ramly &
Noorfadhillah Binti
Mohammad
Solicitor : M/S Kartika & Co.
(Tel No. : 03-55236074)
Note : Bumiputera Lot

NO. 92, JALAN ELMINA ILHAM 4, ILHAM RESIDENCE,
ELMINA EAST, SEKSYEN U16,
40160 SHAH ALAM, SELANGOR.

EZ 4 RESERVE PRICE RM9,300.00 RANTAU PANJANG



Type : Commercial Unit
Area : Approx. 161.40 Sq Ft
Assignor(S) : Abdul Malik Bin
Abdullah
Solicitor : M/S Alawi & Associates
(Tel No. : 09-7432401)
Note : Malay Reserved Land

NO. 64, FIRST FLOOR,
BAZAR ABDUL RAHMAN BIN AUF,
JALAN HULU PASAR,
17200 RANTAU PANJANG, KELANTAN.

EZ 5 RESERVE PRICE RM53,670.00 PASIR MAS



Type : Intermediate Unit Single
Storey Terrace House
Area : Approx. 1,399.31 Sq Ft
Assignor(S) : Mulia Alimi Syukri Bin
Ladin
Solicitor : M/S Alawi & Associates
(Tel : 09-7432401)
Note : Malay Reserved Land

19, JALAN PRIMA B1/3,
RESIDENSI PRIMA LUBOK JONG,
17070 PASIR MAS, KELANTAN.

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 ESZAM 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)

BANK ISLAM MALAYSIA BERHAD



ONLINE AUCTION

DATE : 24TH DECEMBER 2025 (WEDNESDAY)
TIME : 12:30 PM
ONLINE : 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.

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

Visit arenaauctioneers.com for free attractive properties nationwide

BANK ISLAM MALAYSIA BERHAD

PROCLAMATION OF SALE

In exercise of the rights and power conferred upon **BANK ISLAM MALAYSIA BERHAD** by the **ASSIGNORS(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

24TH DECEMBER 2025, WEDNESDAY, 12:30 PM

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 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 503,010.00

KOTA BHARU



DESCRIPTION : A FOUR-BEDROOM APARTMENT UNIT
FLOOR AREA : 1,818.00 SQUARE FEET
ASSIGNOR(S) : MOHD ROSLI BIN IBRAHIM
SOLICITOR : MESSRS AINI & AZLINA
REFERENCE : AASB1765/BIMB/042/005/25-U01(BK-1)
NOTE : **MALAY RESERVE AREA**

**UNIT A-6-E, IMPIANA CONDOVILLA, KG TELOK JALAN RAJA PEREMPUAN
ZAINAB II PANJI, 15200 KOTA BHARU, KELANTAN**

LOT 2

RESERVE PRICE : RM 450,000.00

PETALING JAYA



DESCRIPTION : A THREE-BEDROOM CONDOMINIUM UNIT
FLOOR AREA : 1,150.00 SQUARE FEET
ASSIGNOR(S) : MOHD AZHARI BIN AHMAD & SHARIZAL BIN ABDUL AZIM
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REFERENCE : AASB1766/BIMB/043/006/25-U01(BK-1)

**A/1107, PERDANA VIEW CONDO, NO. 21, JLN PJU 8/1
DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR**

LOT 3

RESERVE PRICE : RM 450,000.00

SANDAKAN



DESCRIPTION : 3-STOREY INTERMEDIATE WALK-UP APARTMENT (TYPE - DOUBLE LOADED INTERMEDIATE LOT)
FLOOR AREA : 1,885.26 SQUARE FEET
ASSIGNOR(S) : NORHAYATI BINTI ABD WAHAB
SOLICITOR : MESSRS ZAINAL & ASSOCIATES
REFERENCE : AASB1767/BIMB/044/007/25-U01(BK-1)

**HOUSE/LOT NO. 49, BLOCK F, TAMAN SPRING FIELD
PHASE 1, JALAN LINTAS LABUK, MILE 8 JALAN
LINTAS LABUK, 90000 SANDAKAN, SABAH**

LOT 4

RESERVE PRICE : RM 370,000.00

PUTRAJAYA



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 815.00 SQUARE FEET
ASSIGNOR(S) : NOR HANUM BINTI HARUN & NOOR AZROL BIN ABU BAKAR
SOLICITOR : MESSRS SYED ALWIN, NG & CO
REFERENCE : AASB1763/BIMB/040/003/25-U01(BK-1)

**UNIT NO. B-12-9, PANGSAPURI PRIMA@11, JALAN
P11E/1, PRESINT 11, 62300 PUTRAJAYA, SELANGOR**

LOT 5

RESERVE PRICE : RM 205,740.00

PETALING JAYA



DESCRIPTION : THREE BEDROOM MEDIUM COST APARTMENT UNIT
FLOOR AREA : 1,080.00 SQUARE FEET
ASSIGNOR(S) : SHARIFAH NADHIA BINTI SYED ISMAIL
SOLICITOR : MESSRS AZHAR & WONG (KL)
REFERENCE : AASB1761/BIMB/038/001/25-U01(BK-8)

NOTE : **BUMIPUTERA LOT**
**UNIT NO. E-10-02, BLOK E, FLORA DAMANSARA, NO.
1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA,
47820 PETALING JAYA, SELANGOR**

LOT 6

RESERVE PRICE : RM 150,000.00

NUSAJAYA



DESCRIPTION : A LOW COST FLAT UNIT
FLOOR AREA : 689.00 SQUARE FEET
ASSIGNOR(S) : FARID BIN MUHAMMAD
SOLICITOR : MESSRS ZAINUL RIJAL TALHAR & AMIR (JOHOR)
REFERENCE : AASB1764/BIMB/041/004/25-U01(BK-1)

**A3-03-12, JALAN INDAH 23/1, TAMAN BUKIT INDAH 2,
79100 NUSAJAYA, JOHOR**

LOT 7

RESERVE PRICE : RM 27,000.00

RANTAU PANJANG



DESCRIPTION : A SHOPLOT UNIT
FLOOR AREA : 151.00 SQUARE FEET
ASSIGNOR(S) : SYED HASAN BIN SYED DAUD
SOLICITOR : MESSRS ALAWI & ASSOCIATES
REFERENCE : AASB1762/BIMB/039/002/25-U06(BK-46)

NOTE : **MALAY RESERVE AREA**
**A1-21, TINGKAT 1, 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**.



Date & Time:

24 DECEMBER 2025

@ 3.00 PM

via ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my



Bid for premium properties of unbeatable prices &
Exclusive deals !
visit www.jtraj.com

Organized by:

JTR AUCTION HOUSE

(Managed by J.Thilagamraj Auctioneers Sdn Bhd)

03-2274 9999 / 014-6793560



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 WEDNESDAY, 24 DECEMBER 2025 @ 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 (87894)	Reserve Price	RM 270,000	JTR2 (87895)	Reserve Price	RM 118,098	LOT 3 (87896)	Reserve Price	RM 700,000
BANDAR SUNWAY			CHERAS			JENJAROM		
	AN APARTMENT UNIT.			LOW COST APARTMENT			DOUBLE STOREY CLUSTER SEMI DETACHED HOUSE. (4395 sf)	
	992 sf			645 sf				
	No. B1-06-19, Blok 1, Pangsapuri Lagoon Perdana, Jalan PJS 9/1, 46150 Bandar Sunway, Selangor			No. 01-A308, Tingkat 3, Blok A, Pangsapuri Suakasih, Bandar Tun Hussein Onn, 43200 Cheras, Selangor.			No. 72, Jalan SP 10/10, Bandar Saujana Putra, 42610 Jenjarom, Selangor.	
	Assignors/Customers: Lovinya A/P Chandrahekanan			Assignors/Customers: 1. Khairul Nazri Bin Sarippudin 2. Nurul Huda Binti Sarippudin			Assignors/Customers: Mohd Taufik Bin Mohd	
SELANGOR	Solicitors: M/S Azhar & Wong		SELANGOR	Solicitors: M/S Manjit Singh Sachdev, Mohammad, Radzi & Partners		SELANGOR	Solicitors: M/S Syed Alwi, Ng & Co	

JTR4 (87897)	Reserve Price	RM 350,000	JTR5 (87898)	Reserve Price	RM 250,000
PUCHONG			AMPANG		
WITHDRAWN			WITHDRAWN		



AUCTION CHOICE

IS A

SMARTER BUY

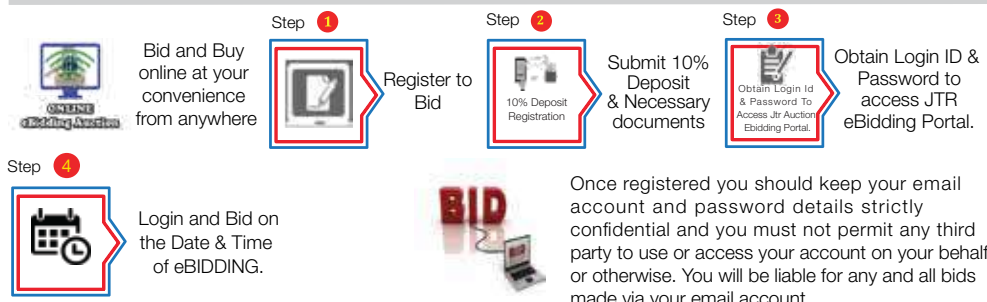
RESERVE PRICE:-

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).

BUYER'S GUIDE FOR ONLINE EBIDDING



NECESSARY DOCUMENTS FOR BIDDING :-

1. A photocopy of his / her NRIC card (both sides) & Correspondence address . (For an individual bidder)
2. A certified true copy of the Company Memorandum and Articles of Association.(For a Corporation)
3. Form 24, 44 and 49 & Board of Directors' Resolution.
4. Letter of Authority from the Intending Bidder & A photocopy of the NRIC card (both sides). (For Agent/Representative).



JTR AUCTION HOUSE (705253-H)
(Managed by J.THILAGAMRAJ AUCTIONEERS SDN BHD)

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

R. RAJ YOGAN PILLAI - R. JAI HARI RAJ PILLAI - R. YOGA ARULESWARAN
(Licensed Auctioneers)

H/P : 014-6793 560

TEL : 03-2274 9999

FAX: 03-2272 2797

JTR AUCTIONEERS

admin@jtraj.com

www.jtraj.com.my

* 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.

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 24TH DECEMBER 2025 AT 2.30 PM
AT THE AUCTION ROOM OF PRO AUCTION HOUSE SDN. BHD.
NO. 16, 1ST FLOOR, JALAN RAJA LAUT, 50350 KUALA LUMPUR.**

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 any reason of such withdrawal.

PAH 01	KUALA LUMPUR
	<p>Type : An Apartment</p> <p>Floor Area : 1,465 Square Feet</p> <p>Assignor : 1. Gauri Mageswari A/P Kanasan 2. Kalaiselvan A/L Somasundaram</p> <p>Solicitor : Messrs Harmy Yusoff & Azli</p> <p>Tel: 03-4026 9888</p>
<p><u>Address</u></p> <p>Unit No. 10-13-1, Jalan 3A/155, Bukit Oug Condominum, 58200 Wilayah Persekutuan Kuala Lumpur</p>	
<p>RESERVE PRICE : RM440,000.00</p>	

PAH 02	SHAH ALAM
	<p>Type : A Serviced Apartment Unit</p> <p>Floor Area : 1,184 Square Feet</p> <p>Assignors : Mohd Farid Bin Mohd Ali</p> <p>Solicitor : Messrs Azhar & Wong</p> <p>Tel: 03-26023898</p>
<p><u>Address</u></p> <p>Unit No. B-3-4, Pangsapuri Perkhidmatan Mutiara Anggerik, No. 3, Jalan Tukul Q15/Q, Seksyen 15, 40200 Shah Alam, Selangor Darul Ehsan</p>	
<p>RESERVE PRICE : RM400,000.00</p>	

PAH 03	KAJANG
	<p>Type : A Walk-Up Apartment Unit</p> <p>Floor Area : 872 Square Feet</p> <p>Assignor : Nur'Eza Binti Zakaria</p> <p>Solicitor : Messrs Harmy Yusoff & Azli</p> <p>Tel: 03-4026 9888</p>
<p><u>Address</u></p> <p>Unit No. B-1-14, Block B, Pangsapuri Suria, Seksyen 2/1, Taman Kajang Utama, 43000 Kajang, Selangor Darul Ehsan</p>	
<p>RESERVE PRICE : RM234,000.00</p>	

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 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

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**

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

PRO AUCTION HOUSE SDN BHD (Co. No. 851379-W)
No. 4A, Tingkat Satu, Jalan Tengku Diauddin, 41000 Klang, Selangor Darul Ehsan.
Tel: 03-3374 4924 Fax: 03-3374 8959 H/P: 016-205 8959
Email: proauctionhouse@hotmail.com
Website: www.proauctionhouse.com