

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 21st DAY OF APRIL, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 | KAJANG | LOT 02 | SIMPANG AMPAT |
|--|---|---|---|
|  | Type: 3 bedroom serviced apartment Area: 1,119 sq. ft. Assignor(s): Surethran A/I Nadarajah Solicitor: M/S Zulpadli & Edham Ref: PAH38151(2) |  | Type: Serviced partment Area: 310 sq. ft. Assignor(s): Zulkernain Bin Abdul Wahid Solicitor: M/S Azhar & Wong Ref: PAH38147(2) |
| Address Unit No. B-13-02, Block B, Residensi PR1MA Kajang Utama, Jalan Seksyen 2/1, Taman Kajang Utama, 43000 Kajang, Selangor Darul Ehsan. | | Address Unit No. G-2-213A (Room No. 6345), Laketown Serviced Apartments, Block G (also known as Block B), Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan | |
| RESERVE PRICE : RM 249,318.00 | | RESERVE PRICE : RM 13,293.00 | |

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 WEDNESDAY THE 23RD DAY OF APRIL 2025
AT 3.30 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 |
|--|---|
|  | <p>Type : Double-storey intermediate terraced house (Type C3A) Area : 1,839 sq feet, more or less Assignors/Customers: Ahdie Bin Dodds & Annie Binti Baihat Solicitor : M/S Zainal & Associates (Tel : 089-214205) Our Ref : PAHS/8037(3)/3/2025(LA)</p> <p>Address: Lot No. 6 (House No. C27-27), Block C-27, Lorong Indah Permai 18, Taman Indah Permai Phase 3, Jalan Sepanggar, 88450 Kota Kinabalu, Sabah</p> <p>RESERVE PRICE : RM450,000.00</p> |

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 : www.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 [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 THURSDAY THE 24TH APRIL 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)*

| LOT 1 PUTERI HARBOUR | RESERVE PRICE: RM550,000.00 |
|---|--|
| Description: service apartment Area : 1,167 square feet. Address : Unit No. A-14-8, Menara Teega, Lebuhraya Laksamana, Puteri Harbour, 79250 Iskandar Puteri, Johor. Assignor(s) : Abdul Basit Bin Abdul Rahman Solicitor : M/S Zainul Rijal Talha & Amir Our Ref : PAHJ/7364(1)/4/2025(LA) |  |

| LOT 2 SEREMBAN | RESERVE PRICE: RM204,120.00 |
|---|--|
| Description: apartment Area : 1,001 square feet. Address : Unit No. C-07-01, Block C, Laman Villa, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan. Assignor(s) : Amira Syahirah Binti Amerudin Solicitor : M/S Tan Norizan & Associates Our Ref : PAHJ/7321(2)/4/2025(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. 98, Jalan Wijaya, Century Garden ,
80250 Johor Bahru, Johor.
No. Tel: 07-3336226/3333226
Email: johor@auctions.com.my
Website: auctions.com.my

ALI AKBAR BIN MOHAMAD TAHIR
Licensed Auctioneer
0126102726

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 **Bank Islam Malaysia Berhad** [198301002944 (98127-X)] ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by **PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE** <https://praisemillion.com.my>.

DATE : THURSDAY, THE 24TH APRIL 2025

TIME : 10.30 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 property(ies) and check on the issuance of separate Individual Title(s)/Strata Title(s); (2) obtain a copy of the POS and seek independent legal advice; (3) conduct official Parent Title(s)/Individual Title(s) search at the relevant Land and Survey Office and/or other relevant authorities; (4) make the necessary enquiries with the Developer(s) and/or other relevant authorities 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; and (5) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

| LOT 1 | MIRI | RESERVE PRICE : RM700,000.00 |
|--|---|------------------------------|
|  | Description : Double storey semi-detached Land/Fir Area : Approx. 454.90 sqm. Our Ref. : BI-2025-0029 Assignee : Bank Islam Malaysia Berhad Solicitors : David Allan Sagah & Teng Advocates (Kch) | |
| Lot 6965, Lorong 10A, Jalan Dato' Permaisuri 5B, Desa Pujut 1, Bandar Baru Permyjaya, Tudan, 98000 Miri, Sarawak | | |

Organised by the below 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 Website : <https://praisemillion.com.my>

E-mail Address: auction@praisemillion.com.my

Licensed Auctioneers:

Iris Mui Tze En / Muhd Khairul Azhar / Tiong Mei Chek / Lo Lion Hock

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

NOTE : The balance purchase price shall be settled within ninety (90) days from the date of auction sale to the Assignee.

What you need to prepare for online bidding:

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



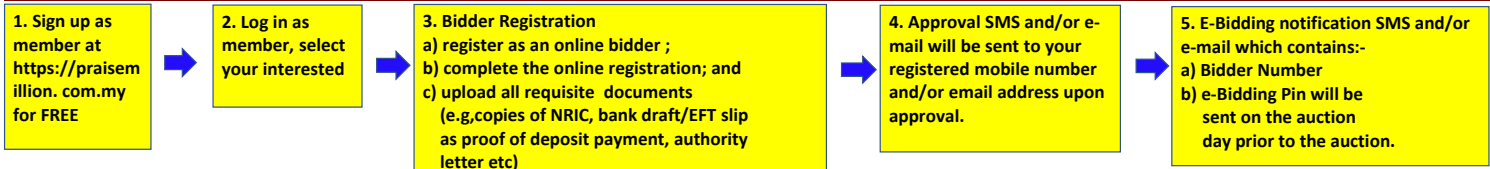
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

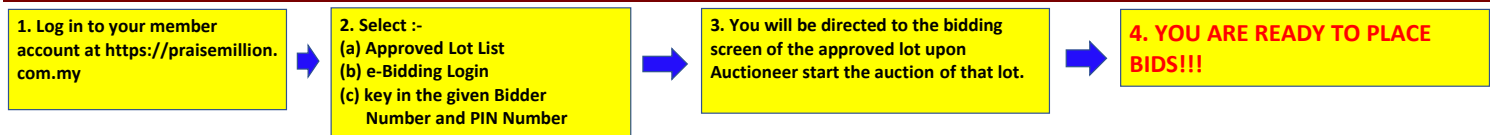


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



Online bidding can be done using a computer, notebook, smart phone or tablet

On the auction day, please:

- ensure your device is in good and functioning condition
- ensure your device is charged
- check Internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g google chrome, internet explorer etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

NCM Co.

AUCTION SALE

Auction Date : 24th April 2025, 11.30am

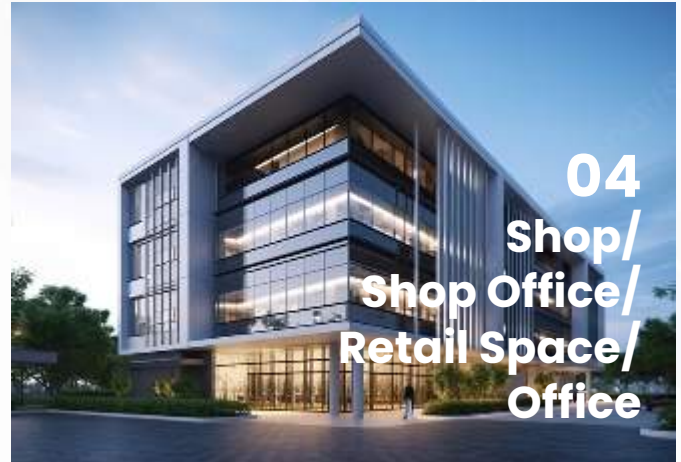
BANK ISLAM MALAYSIA BERHAD



Prospective bidders may register with us at www.ngchanmau.com or Call/Whatsapp us at **03-2162 3333**

DIRECTORY

Quick link to your preferred property type



LOT 2

**RM 450,000**[View Details >>](#)**2 Storey Terrace House, Intermediate****No. 9, Jalan KE 8/1D, Kota Emerald, 48000 Rawang, Selangor****Auction Date : 24 Apr 2025****Size : 1,400 sq.ft****Freehold****COMING UP NEXT: SHOP/SHOP OFFICE/RETAIL SPACE/OFFICE**

Freshly Shortlisted
Below Market Price
Auction Listings 📱

www.ngchanmau.com

LOT 5

-86%**RM 7,065**[View Details >>](#)**Commercial Unit**

No. 16, First Floor, Komplek Bazar Abdul Rahman Bin Auf,
Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan

Auction Date : **24 Apr 2025**

Size : **161 sq.ft**

LOT 6

-85%**RM 7,065**[View Details >>](#)**Shop Lot**

No. 21, 1st Floor, Bazar Abdul Rahman Bin Auf, Jalan
Hulu Pasar, 17200 Rantau Panjang, Kelantan

Auction Date : **24 Apr 2025**

Size : **151 sq.ft**

COMING UP NEXT: APARTMENT/CONDO/SOHO

OWNER AUCTION™
**Need to Sell Your
PROPERTY Fast?**
Receive 10% Deposit upon Auction Sale

LOT 1

**RM 370,000**[View Details >>](#)**Service Apartment**

Unit No. A-08-08, Urban 360, Jalan Makmur, Taman
Sri Gombak, 68100 Batu Caves, Selangor

Auction Date : **24 Apr 2025**

Size : **980 sq.ft**

LOT 7

**RM 162,000**[View Details >>](#)**Apartment**

Unit No. M06-0004, Ground Floor, Block M06, Taman
Mutiarra, Kampong Sungai Bedaun, Jalan Bebuloh, 87000,
Labuan

Auction Date : **24 Apr 2025**

Size : **863 sq.ft**

LOT 4

**RM 45,000**[View Details >>](#)**Apartment**

Unit No. A-3-347 (Room No. 7206), Suria Laketown, Block A,
Bukit Merah Laketown, 34400 Simpang Ampat Semanggol,
Perak

Auction Date : **24 Apr 2025**

Size : **452 sq.ft**

1

COMING UP NEXT: HOTEL/RESORT/CLUBHOUSE

LOT 3

**RM 200,000**[View Details >>](#)**Water Chalet Resort**

Unit No. 63, Lexis Port Dickson (formerly known as The Legend Water Chalet Resort), Batu 2, Jalan Seremban, 71000 Port Dickson, Negeri Sembilan

Auction Date : **24 Apr 2025**

Size : **418 sq.ft**

Freehold

If you need further information, please feel free to contact us :

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

Kuala Lumpur

No. 6 & 7, Level 1, Block B, Megan Avenue II, No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

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

Contact Us (Mon - Fri)

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

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



**Scan for
Whatsapp**

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 THURSDAY, THE 24TH APRIL 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.

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| PAH 01 | RAWANG |
|---|---|
|  | Type : A Townhouse Unit (Upper Level) Floor Area : 1,130 Square Feet Assignor : 1. Yushabani Bin Yusuf 2. Shamsinar Binti Zailan Solicitor : Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Tel: 03-5631041 |
| <u>Address</u> Unit No. 55-2, Jalan Amansiara 2/3, Taman Amansiara, 48000 Rawang, Selangor Darul Ehsan | |
| RESERVE PRICE : RM247,860.00 | |

| PAH 02 | GOMBAK |
|---|---|
|  | Type : A Double Storey Intermediate Terrace House Floor Area : 1,399 Square Feet Assignors : Mastura Binti Yusoff Solicitor : Messrs Nik Hisham, Fakhah & Co Tel: 03-41012399 Note : "Pengisytiharan Rezab Melayu" |
| <u>Address</u> No. 20, Jalan DG 1/6, Desa Gemilang, Kg Sungai Pusu, 53100 Gombak, Selangor Darul Ehsan | |
| RESERVE PRICE : RM360,855.00 | |

| PAH 03 | SHAH ALAM |
|--|--|
|  | Type : A Low-Cost Apartment Unit Floor Area : 516.67 Square Feet Assignor : Roslan Bin Uri Solicitor : Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Tel: 03-5631041 |
| <u>Address</u> Unit No. 501, Flat PKNS, Blok 2, Jalan Cangkul 19/3, Seksyen 19, 40300 Shah Alam, Selangor Darul Ehsan | |
| RESERVE PRICE : RM180,000.00 | |

| PAH 04 | DENGKIL |
|---|--|
|  | Type : A Three Bedroom Serviced Apartment Unit Floor Area : 901 Square Feet Assignor : 1. Muhamad Mazlan Bin Abu Bakar 2. Nor Faridah Binti Abd Rashed Solicitor : Messrs Azhar & Wong Tel: 03-26023898 Note : "Pengisytiharan Rezab Melayu" |
| <u>Address</u> Unit No. KR-19-14, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, Cybersouth 43800 Dengkil, Selangor Darul Ehsan. | |
| RESERVE PRICE : RM243,000.00 | |

| PAH 05 | AMPANG |
|---|--|
|  | Type : An Apartment Unit Floor Area : 806.24 Square Feet Assignor : Norhaslinda Binti Harun R. Rashid Solicitor : Messrs Azhar & Wong Tel: 03-26023898 |
| <u>Address</u> Unit No. MC-B011, Blok B, Jalan Pinggiran Delima, Taman Pinggiran Delima, 68000 Ampang, Selangor Darul Ehsan. | |
| RESERVE PRICE : RM200,000.00 | |

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 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 Dauluddin, 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



Date & Time:

24 APRIL 2025

@ 3.00 PM

via ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my



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

JTR AUCTION HOUSE

(Managed by J.Thilagamraj Auctioneers Sdn Bhd)

03-2274 9999 / 014-6793560

Organized by:



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 THURSDAY, 24 APRIL 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 Bumiputera 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.

| | | |
|--|---|---|
| LOT 1 (87031) BATU CAVES  SELANGOR Reserve Price RM 270,000 AN APARTMENT UNIT. 807 sf No. D-08-02, Lake View Apartment, Blok D Taman, Jasa Perwira, Jalan Sg Tua, 68100 Batu Caves, Selangor. Assignors/Customers: 1. Gunaseelan A/L Perumal 2. Manimala A/P Kuppusamy Solicitors: M/S Abdul Hakim Abdul Rahman & Co | LOT 2 (86973) CYBERJAYA  SELANGOR Reserve Price RM 270,000 A STUDIO APARTMENT UNIT 535 sf No. A-10-8, Vega Residensi 1, Persiaran SP 2, Seksyen 1, Selangor Science Park 2 63300 Cyberjaya, Selangor. Assignors/Customers: Reeza Lim Si-hien Solicitors: M/S Kartika & Co | LOT 3 (87036) RAWANG  SELANGOR Reserve Price RM 290,000 AN APARTMENT UNIT 850 sf No. E-17-08, Residensi Laguna Biru 2 Jalan Tasik Biru 2, Taman Tasik Biru 48050 Rawang, Selangor. Assignors/Customers: 1. Fazlin Illani Binti Ibrahim 2. Muhammad Solehin Bin Shuhada Solicitors: M/S Harmy Yusoff & Azli |
| LOT 4 (86972) SHAH ALAM  SELANGOR Reserve Price RM 242,757 2 ROOM SERVICE APARTMENT 911 sf No. SA1-3-20, Block SA 1, Vista Alam Jalan Ikhtisas 14/1, 40000 Shah Alam Selangor. Assignors/Customers: Mohd Fairuz Nizam Bin Mohd Awal Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners | LOT 5 (85495) SHAH ALAM  SELANGOR Reserve Price RM 145,800 AN APARTMENT UNIT 689 sf No. 1-09, Block 52, Apartment Sri Angkasa Jalan Kanchung Darat 28/7, Taman Alam Megah, Seksyen 28, 40400 Shah Alam Selangor. Assignors/Customers: Hassan Bin Abd Rahim Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners | LOT 6 (87035) TELOK PANGLIMA GARANG  SELANGOR Reserve Price RM 2,000,000 DOUBLE STOREY SEMI DETACHED HOUSE 5091 sf No. 2, Jalan Aman Dahlia 5, Bandar Tropicana Aman (Dahlia), 42500 Telok Panglima Garang, Selangor. Assignors/Customers: Ong Kim Swee Solicitors: M/S Shahrizat Rashid & Lee |

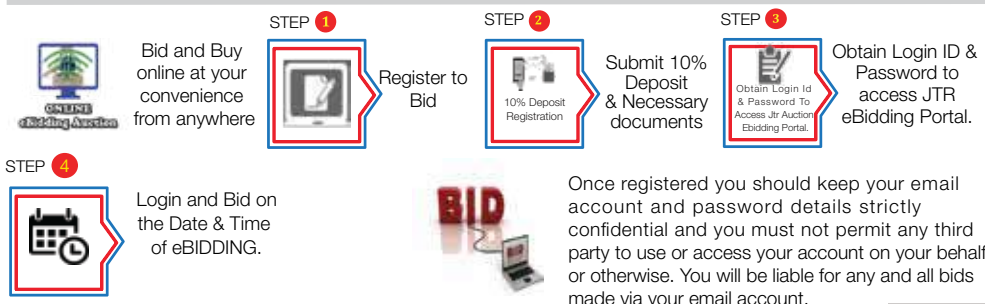
RESERVE PRICE:-

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)
(Manage 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.AuctionSale.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.

Welcome To
Bank Islam Malaysia Berhad
Property Auction Sale

DATE: THURSDAY
24.4.2025
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

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

(Terms & Conditions Apply)



EHSAN *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 BATU CAVES



Type : A 3-BEDROOM DUPLEX
SERVICED-APARTMENT UNIT
Area : 1,679 sq. ft.
Assignor : Nazhatulshima Binti Mohd Tajudin
& Mohd Faisal Bin Jaafar
Solicitor : M/S Kartika & Co.
(03-5523 6074 / 6041)
Our Ref : FIFAH/BIMB1395

Address :
Unit No. C-19-07, Block C, Amara Boulevard Serviced Residence,
Off Jalan Batu Caves, Batu Caves, 68100 Selangor

Reserve Price : RM 405,000.00

LOT 2 KELANTAN



Type : A COMMERCIAL UNIT
Area : 161.4 sq. ft.
Assignor : Abdul Malik Bin Abdullah
Solicitor : M/S Alawi & Associates
(09-743 2401/5401)
Our Ref : FIFAH/BIMB1398

Address :
No. 64, Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu
Pasar, 17200 Rantau Panjang, Kelantan

MALAY RESERVE AREA

Reserve Price : RM 21,555.00

LOT 3 KOTA BAHRU



Type : A CONDOMINIUM UNIT WITH 4
BEDROOMS
Area : 1,818 sq. ft.
Assignor : Mohd Rosli Bin Ibrahim
Solicitor : M/S Aini & Azlina
(011-10603667)
Our Ref : FIFAH/BIMB1434

Address :
Unit No. A-6-E, Impiana Condovilla, Kg Telok, Jalan Raja
Perempuan Zainab II Panji, 16100 Kota Bharu, Kelantan

IN MALAY RESERVE AREA

Reserve Price : RM 558,900.00

LOT 4**KUALA LUMPUR**

Type : **A 3-BEDROOM CONDOMINIUM UNIT**
 Area : 1,195 sq. ft.
 Assignor : Safrizal Bin Mohd Nazar & Noryazihan Bt Md Noor
 Solicitor : M/S Harmy Yusoff & Azli (603 4026 9888)
 Our Ref : LIYANA/BIMB0588

Address : Unit No. B-11-7, Block B, Menara Alpha Condominium, Jalan 4A/27A, Section 2, Wangsa Maju, 53300 Kuala Lumpur.

Reserve Price : RM 242,757.00

LOT 5**PASIR MAS**

Type : **AN INTERMEDIATE UNIT OF A SINGLE STOREY TERRACE HOUSE**
 Area : 1,399.31 sq. ft.
 Assignor : Mulia Alimi Syukri Bin Ladin
 Solicitor : M/S Alawi & Associates (09-743 2401/5401)
 Our Ref : FIFAH/BIMB1423

Address : 19, Jalan Prima B1/3 Residensi Prima Lubok Jong, 17070 Pasir Mas, Kelantan

WITHIN MALAY RESERVE AREA

Reserve Price : RM 81,794.00

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)]



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

HQ OFFICE

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

H/P NO.
TEL NO.

016 2161 047
 03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



coordinator2@ehsanauctioneers.com



www.ehsanauctioneers.com

BANK ISLAM MALAYSIA BERHAD



ONLINE AUCTION

DATE : 25TH APRIL 2025 (FRIDAY)
TIME : 11:00 AM
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

25TH APRIL 2025, FRIDAY, 11:00 AM

at arenaauctioneers.com

(Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

NOTE:

- (1) Prior to the auction sale, all intending bidders are advised to:-
 - i) inspect the subject property
 - ii) conduct an official title search
 - iii) enquire from the Developer / Proprietor and /or other relevant authorities
 - iv) obtain a copy of the Conditions of Sale from the 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 242,757.00

PUCHONG



DESCRIPTION : A THREE-BEDROOM SERVICE APARTMENT UNIT
FLOOR AREA : 1,076.00 SQUARE FEET
ASSIGNOR(S) : ANNA MUTIARA LUBIS BINTI HIFNI SIDIK & MOHD AZUAN BIN MD BAKRI
SOLICITOR : MESSRS SHAHRIZAT RASHID & LEE
REFERENCE : AASB0651/BIMB/015/003/25-N02(BK-5)
LOT ID : 24734

UNIT NO. O-09-13, BLOCK O, D'AMAN RESIDENCE, TAMAN MAS, 47130 PUCHONG, SELANGOR

LOT 2

RESERVE PRICE : RM 85,050.00

LABUAN



DESCRIPTION : FIRST FLOOR APARTMENT UNIT OF A 5-STORY WALK-UP APARTMENT
FLOOR AREA : 553.00 SQUARE FEET
ASSIGNOR(S) : AINNUR HAFIZAH BINTI ANUAR MOKHTAR
SOLICITOR : MESSRS ZAINAL & ASSOCIATES
REFERENCE : AASB0652/BIMB/016/004/25-N02(BK-6)
LOT ID : 24735

BLOCK L16-1001, FIRST FLOOR, TAMAN MUTIARA DAMAI (ALSO KNOWN AS TAMAN MUTIARA), KAMPONG SUNGAI BEDAUN, JALAN BEBULOH, 87008 FEDERAL TERRITORY OF LABUAN, SABAH

LOT 3

RESERVE PRICE : RM 54,000.00

KOTA BHARU



DESCRIPTION : AN END APARTMENT UNIT
FLOOR AREA : 668.00 SQUARE FEET
ASSIGNOR(S) : ABD. GHAFAR BIN ABD RASIP
SOLICITOR : MESSRS ALAWI & ASSOCIATES
REFERENCE : AASB0653/BIMB/017/005/25-N02(BK-13)
LOT ID : 24736

UNIT NO. 1-17, PANGSAPURI KENALI, JALAN RAJA PEREMPUAN ZAINAB II, KUBANG KERIAN, 16150 KOTA BHARU, KELANTAN

LOT 4

RESERVE PRICE : RM 25,380.00

RANTAU PANJANG



DESCRIPTION : A COMMERCIAL UNIT OF BAZAR ABDUL RAHMAN BIN AUF
FLOOR AREA : 170.00 SQUARE FEET
ASSIGNOR(S) : NOR ZAILANI BINTI ABD MAJID
SOLICITOR : MESSRS ALAWI & ASSOCIATES
REFERENCE : AASB0649/BIMB/013/001/25-N02(BK-8)
LOT ID : 24732
NOTE : **MALAY RESERVE AREA**

NO. 104, TINGKAT 1, BAZAR ABDUL RAHMAN BIN AUF, JALAN HULU PASAR, 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**.

LELONGAN AWAM

公开拍卖 PUBLIC AUCTION

Hp 012-483 5052

bestarig@yahoo.com

BESTARI AUCTION HOUSE (PG0112226-W), No. 2753, 2nd Flr, Jalan Chain

Ferry, Taman Inderawasih, 13600 Prai, Penang. Pelelong Berlesen: Sr NG SIEW HUA

Email: bestarig@yahoo.com Tel: 04-3986505 H/p: 012-483 5052

Foto tertera semata-mata untuk pengenalan umum, tidak memberi gambaran sebenar, tidak memberi jaminan atas ketepatan keadaan sebenar / sebarang andaian ke atas hartanah subjek. Kami berhak membuat perubahan tanpa notis terdahulu.



ON 25-APRIL-2025 FRIDAY 3.00PM

AT BESTARI AUCTION HOUSE,

**10% Bank Draft In Favour Of BANK ISLAM
MALAYSIA BERHAD, Balance 90% Payable
Within 90 Days From The Auction Date.**



Harga Rizab: **RM7,101.00**

LAKETOWN, BUKIT MERAH,

Studio Service Apartment 310 sq ft (bah-3208)

**G-2-235 (6330), Blk G Laketown Bukit Merah
Laketown, 34400 Semanggol, Perak**



Harga Rizab: **RM8,865.00**

PALM VIEW, BUKIT MERAH,

Apartment 314 sq ftt (bah-3302)

**E-2-208, PV Blk E, Bukit Merah Laketown,
34400 Semanggol, Perak.**



Harga Rizab: **RM9,930.00**

LAKETOWN, BUKIT MERAH

Studio Service Apartment 310 sf (bah-2836)

**G-1-137 (6278), Laketown Serviced
Apartments Blk G, 34400 Semanggol, Perak**



Harga Rizab: **RM214,650.00**

BANDAR PERDA, BUKIT MERTAJAM

Condominium 3-bedroom 800 sq ft (bah-3181)

**3-07, Blk F, Kondo Mutiara, Jln Perda Bara
Bdr Perda, 14000 Bkt Mertajam, Penang**



Harga Rizab: **RM207,000.00**

BANDAR PERDA, BUKIT MERTAJAM

Condominium 3-bedroom 700 sq ft (bah-3309)

**16-11, Blk A, Kondo Mutiara, Jln Perda
Barat, 14000 Bkt Mertajam, Penang**

Sila sms ke 012-483 5052 / email ke <bestarig@yahoo.com>, alamat email anda untuk mendapatkan 1 set "Proclamation & Conditions of Sale".

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 APRIL 2025

TIME: 2.30 P.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 RM307,800.00 PETALING JAYA



Type : Condominium
Area : Approx. 949 Sq Ft
Assignor(S): Azleena Binti Jaafar & Ahmad Ridzuan Bin Ahmad Khir
Solicitor : M/S Jailani Zubir & Partners
(Tel : 09-6317000)

UNIT NO. A-203 , BLOCK A,
PERDANA VIEW CONDOMINIUM,
NO 21, JALAN PJU 8/1, DAMANSARA PERDANA,
47820 PETALING JAYA, SELANGOR.

EZ 2 RESERVE PRICE RM24,174.00 Kuantan



Type : Apartment
Area : Approx. 810 Sq Ft
Assignor(S): Ahmad Hilmi Bin Sadikan
Solicitor : M/S Rafaei & Co.
(Tel : 09-6262725)

SUITES NO. N2-05-08, CARIBBEAN BAY RESORT,
JALAN BUKIT GAMBANG UTAMA,
BUKIT GAMBANG RESORT CITY,
26300 Kuantan, PAHANG.

EZ 3 RESERVE PRICE RM32,300.00 Kuantan



Type : Apartment
Area : Approx. 470 Sq Ft
Assignor(S): Zarina Binti Annuar
Solicitor : M/S Rafaei & Co.
(Tel : 09-6262725)

SUITE NO. N3-05-10, CARIBBEAN BAY RESORT,
JALAN BUKIT GAMBANG UTAMA,
BUKIT GAMBANG RESORT CITY,
26300 Kuantan, PAHANG.

EZ 4 RESERVE PRICE RM3,760.00 ROMPIN



Type : Apartment
Area : Approx. 377 Sq Ft
Assignor(S): Aznin Bin Ahmad
Solicitor : M/S Abdul Hakim Abdul Rahman & Co.
(Tel : 03-26970115)

AS/02/31, 2ND FLOOR, BLOCK AS,
SUMMERSET RESORT, 26800 ROMPIN, PAHANG.

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. (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)