

BANK ISLAM MALAYSIA BERHAD



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**FULLY ONLINE
EBIDDING ONLY**



ONLINE AUCTION

DATE : 25TH MAY 2026 (MONDAY)
TIME : 10:00 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
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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 MAY 2026, MONDAY, 10:00 AM
at arenauctioneers.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:**
- Prior to the auction sale, all intending bidders are advised to:-
 - inspect the subject property
 - conduct an official title search
 - enquire from the Developer / Proprietor and /or other relevant authorities
 - obtain a copy of the Conditions of Sale from the Auctioneers
 - This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.
 - As at auction date consent (if applicable) from the Developer / Proprietor and /or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent / transfer (if applicable) pertaining the auction from Developer / Proprietor and / or the relevant authorities.

LOT 1

RESERVE PRICE : RM 500,000.00

SHAH ALAM



DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT
FLOOR AREA : 1,002.00 SQUARE FEET
ASSIGNOR(S) : RAZU BIN JOSEPH
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REFERENCE : AASB0502/BIMB/017/007/26-S01(BK-1)

C-6-15, PANGSAPURI EMBUN BAYU, NO. 1, PERSIARAN KOSMOS, SUBANG MURNI, SEKSYEN U5, 40150 SHAH ALAM, SELANGOR

LOT 2

RESERVE PRICE : RM 190,000.00

HULU SELANGOR



DESCRIPTION : A DOUBLE STOREY LOW-COST INTERMEDIATE TERRACE HOUSE
LAND AREA : 829.00 SQUARE FEET
ASSIGNOR(S) : RAMLAH BINTI HASHIM
SOLICITOR : MESSRS KHALEK AWANG & ASSOCIATES
REFERENCE : AASB0499/BIMB/015/005/26-S01(BK-1)

NO. 85, JALAN MERANTI 3A/19, BANDAR UTAMA BATANG KALI, 44300 HULU SELANGOR, SELANGOR

LOT 3

RESERVE PRICE : RM 173,870.00

CHERAS



DESCRIPTION : A 3 BEDROOM WALK-UP LOW COST APARTMENT UNIT
FLOOR AREA : 753.00 SQUARE FEET
ASSIGNOR(S) : AHMAD AMRI BIN SHARIP & ADORA BINTI ABU HASAN
SOLICITOR : MESSRS KHALEK AWANG & ASSOCIATES
REFERENCE : AASB0500/BIMB/013/003/26-M01(BK-5)

UNIT NO. E-1-04, BLOCK E, CHERAS INTAN APARTMENT, TAMAN CHERAS INTAN, 43200 CHERAS, SELANGOR

LOT 4

RESERVE PRICE : RM 131,220.00

CYBERJAYA



DESCRIPTION : A ONE-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 560.00 SQUARE FEET
ASSIGNOR(S) : HARSHATUL NADIA BINTI BAHARUDIN
SOLICITOR : MESSRS AZHAR & WONG
REFERENCE : AASB0498/BIMB/014/004/26-M02(BK-5)

UNIT NO. J-15-20, BLOK J, MUTIARA VILLE, CYBER 11, 63000 CYBERJAYA, SELANGOR

LOT 5

RESERVE PRICE : RM 130,000.00

BUTTERWORTH



DESCRIPTION : A CORNER UNIT OF THREE (3) BEDROOMS LOW MEDIUM COST WALK UP APARTMENT
FLOOR AREA : 720.00 SQUARE FEET
ASSIGNOR(S) : WAN MAZLAN BIN MD HUSSAIN & HALIZA BINTI AHMAD
SOLICITOR : MESSRS TAWFEEK BADJENID & PARTNERS (PERAI BRANCH)
REFERENCE : AASB0501/BIMB/016/006/26-M01(BK-1)

NO. 4-01, BLOK D, JALAN PANTAI BERSIH, TAMAN PANTAI INTAN, 13000 BUTTERWORTH, PULAU PINANG

LOT 6

RESERVE PRICE : RM 17,028.00

RANTAU PANJANG



DESCRIPTION : A SHOPLOT UNIT
LAND AREA : 161.00 SQUARE FEET
ASSIGNOR(S) : MOHD GHAZALI BIN HUSAIN
SOLICITOR : MESSRS AINI & AZLINA
REFERENCE : AASB0496/BIMB/011/001/26-M17(BK-52)
NOTE : MALAY RESERVE AREA

A1-16, TINGKAT 1 KOMPLEKS BAZAR ABDUL RAHMAN BIN AUF, JALAN HULU PASAR, 17200 RANTAU PANJANG, KELANTAN

LOT 7

RESERVE PRICE : RM 15,950.00

RANTAU PANJANG



DESCRIPTION : A SHOPLOT UNIT
FLOOR AREA : 151.00 SQUARE FEET
ASSIGNOR(S) : SYED HASAN BIN SYED DAUD
SOLICITOR : MESSRS ALAWI & ASSOCIATES
REFERENCE : AASB0497/BIMB/012/002/26-M06(BK-52)
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: MONDAY

25.05.2026

TIME: **10.00 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

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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 KAJANG



Type : A Walk-Up Apartment Unit
Area : 872 sq. ft.
Assignor : Nur'Eza Binti Zakaria
Solicitor : M/S Harmy Yusoff & Azli
(03-40269888)
Our Ref : WAWA/BIMB1477

Address :
Unit No. B-1-14, Block B, Pangsapuri Suria, Seksyen 2/1, Taman
Kajang Utama, 43000 Kajang, Selangor Darul Ehsan

Reserve Price : RM 138,177.00

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 : WAWA/BIMB1398

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

MALAY RESERVE AREA

Reserve Price : RM 5,508.00

LOT 3 KUALA LUMPUR



Type : A 3-Bedroom Service Apartment
Unit
Area : 958 sq. ft.
Assignor : Tang Keen Yee
Solicitor : M/S Syed Alwi, Ng & Co
(03 - 2072 1088 / 03 - 2026 6277)
Our Ref : UMI/BIMB1478

Address :
Unit No. B-18-15, Residensi 1 Utara, Jalan 1/2B, Off Jalan Ipoh,
68100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

Reserve Price : RM 288,684.00

LOT 4 Kuantan



Type : An Intermediate Unit Single Storey Terrace House
 Area : 1,302 sq. ft.
 Assignor : Nik Nurul Asyira Binti Amir & Nik Nurul Akma Binti Amir
 Solicitor : M/S Abdul Razak, Zulkifli & Partners (09-513 5171/013-3375626)
 Our Ref : WAWA/BIMB1102

Address : No. 43, Lorong Bukit Rangan Perdana 2/4, Perumahan Bukit Rangan Perdana 2, 25150 Kuantan, Pahang Darul Makmur.

MALAY RESERVE AREA

Reserve Price : RM 230,000.00

LOT 5 Nilai



Type : An Apartment Unit
 Area : 1,001 sq. ft.
 Assignor : Gunavathi A/P Andi & Ramachandram A/L Kolandai
 Solicitor : M/S Hamy Yusoff & Azli (03-40269888)
 Our Ref : UMI/BIMB1480

Address : Unit No. 3-4, Pangsapuri Puncak Jati, Jalan Jati Utama, 71800 Nilai, Negeri Sembilan Darul Khusus

Reserve Price : RM 230,000.00

LOT 6 Sungai Buloh



Type : A 3-Bedroom Walk-Up Low Cost Flat Unit
 Area : 657 sq. ft.
 Assignor : Mohammed Zul Husni Bin Shamsuddin & Rozila Binti Rahmad
 Solicitor : M/S Zulpadli & Edham (03-2694 6979)
 Our Ref : UMI/BIMB1481

Address : Unit No. K7-L5-10, Block K7, Rumah Pangsa Kristana 7, Persiaran Seri Pristana 1, Seri Pristana, 47000 Sungai Buloh, Selangor

Reserve Price : RM 120,000.00

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

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

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 MONDAY, 25TH DAY OF MAY 2026
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 RM535,815.00 SETAPAK



Type : Condominium
Area : Approx. 1,291.67 Sq Ft
Assignor(S): Mohd Razi Bin Mohd Hatta
& Izatul Noorulhasnini
Binti Anuar
Solicitor : M/S Azhar & Wong
(Tel : 03-26023898)

A-10-06, RESIDENSI PV9, NO. 19,
JALAN MELATI UTAMA, TAMAN MELATI,
SETAPAK, 53300 KUALA LUMPUR.

EZ 2 RESERVE PRICE RM236,196.00 SHAH ALAM



Type : Service Apartment Unit
Area : Approx. 1,184 Sq Ft
Assignor(S) : Mohd Farid Bin Mohd Ali
Solicitor : M/S Azhar & Wong
(Tel : 03-26023898)
Note : BUMIPUTRA LOT

UNIT NO. B-3-4,
PANGSAPURI PERKHIDMATAN MUTIARA ANGGERIK,
NO. 3, JALAN TUKUL Q15/Q, SEKSYEN 15,
40200 SHAH ALAM, SELANGOR.

EZ 3 RESERVE PRICE RM140,000.00 SITIAWAN



Type : Intermediate Upper Unit
Of Townhouse
Area : Approx. 1,141 Sq Ft
Assignor(S): Azmir Bin Ramli &
Noor Sabariah Binti
Zulkefli
Solicitor : M/S Ganesan & Irmohizam
(Tel : 05-4599388)

NO. 44-1F, JALAN MULIA 2, TAMAN MULIA
(RUMAH BANDAR), 32000 SITIAWAN, PERAK.

EZ 4 RESERVE PRICE RM6,561.00 RANTAU PANJANG



Type : Commercial of Bazar
Abdul Rahman Bin Auf
Unit
Area : Approx. 170 Sq Ft
Assignor(S) : Nor Zailani Binti Abd Majid
Solicitor : M/S Alawi & Associates
(Tel : 09-7432401)
Note : MALAY RESERVED LAND

NO. 104, FIRST FLOOR,
BAZAR ABDUL RAHMAN BIN AUF,
JALAN HULU PASAR,
17200 RANTAU PANJANG, KELANTAN.

RESERVE PRICE: The subject properties will be sold on an "as is where is" basis, separately subject to their 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)



Date & Time:

25 MAY 2026

@ 3.00 PM

via ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my



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JTR AUCTION HOUSE

(Manage 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 MONDAY, 25 MAY 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 (88389)	Reserve	RM 306,000
CYBERJAYA	Price	
	3 ROOM APARTMENT	
	900 sf	
	No. 3-08-15, Block 3, Aspire Residence Jalan Aspire 1, Cyber 10, 63000 Cyberjaya, Selangor.	
	Assignors/Customers:	Sharavanan A/L Balasubramanian
SELANGOR	Solicitors:	M/S Zulpadli & Edham

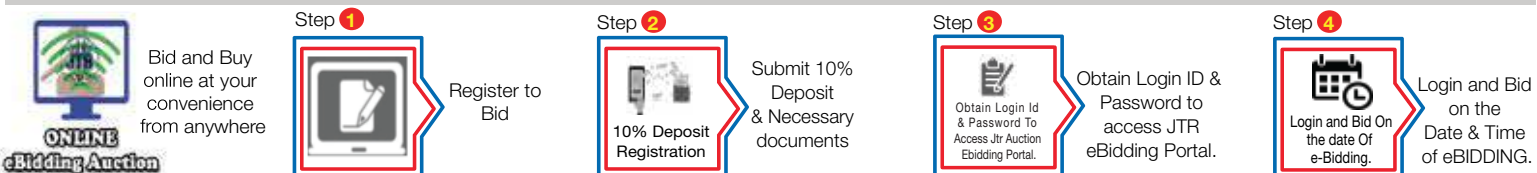
LOT 2 (83918)	Reserve	RM 390,000
PETALING JAYA	Price	
	3 ROOM CONDOMINIUM	
	1150 sf	
	No. A-1107, Block A, Perdana View Condominium, No. 21, Jalan PJJU8/1 Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor	
	Assignors/Customers:	1. Mohd Azhari Bin Ahmad 2. Shahrizal Bin Abdul Azim
SELANGOR	Solicitors:	M/S Manjit Singh Sachdev Mohammad Radzi & Partners

JTR3 (88390)	Reserve	RM 460,000
SHAH ALAM	Price	
	3 ROOM APARTMENT	
	1002 sf	
	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	
	Assignors/Customers:	Walitoh Bin Lumpat
SELANGOR	Solicitors:	M/S Manjit Singh Sachdev Mohammad Radzi & Partners

JTR4 (88391)	Reserve	RM 440,000
TELOK PANGLIMA GARANG	Price	
	SINGLE STOREY HOUSE	
	1496 sf	
	No. 5, Jalan Palas 13, Taman Dato Hormat, 42500 Telok Panglima Garang Selangor	
	Assignors/Customers:	Asmady Kabisa Bin Mohammad Ramly
SELANGOR	Solicitors:	M/S Zulpadli & Edham



BUYER'S GUIDE FOR ONLINE EBIDDING



Once registered you should keep your email account and password details strictly confidential and you must not permit any third party to use or access your account on your behalf or otherwise. You will be liable for any and all bids made via your email account.

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).

TIME

Time whenever mentioned shall be of essence of this sale

VACANT POSSESSION

The Bank/Assignee does not undertake to deliver vacant possession of the property to the Purchaser.

JTR AUCTION HOUSE (705253-H)
(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
Brickfields, 50470 Kuala Lumpur.

Tel : 03-2274 9999 E-mail : admin@jtraj.com
H/P : 014-679 3560 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



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, 25th May 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

<p>Reserve Price : RM 240,000</p> <p>APARTMENT 850 SQ. FT.</p> <p>Unit No. A-06-13A, PPA1M@Metropolitan Kepong, 52100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.</p> <p>Assignors : Mohamad Baihaqi Bin Mohamad Noor & Siti Mahani Binti Amzah</p> <p>Customer : Mohamad Baihaqi Bin Mohamad Noor</p> <p>Solicitor : M/S Harny Yusoff & Azli (Tel : 03-4026 9888)</p> <p>KUALA LUMPUR</p>	<p>LOT 1 KEPONG</p> 	<p>Reserve Price : RM 1,100,000</p> <p>2 BEDROOM SERVICED APARTMENT 936 SQ. FT.</p> <p>Unit No. A-11-09, Block A, Senada Kiara, Jalan Bukit Kiara 1, Bukit Kiara, 60000 Kuala Lumpur.</p> <p>Assignor/Customer : Yoganathan A/L Natarajan</p> <p>Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)</p> <p>KUALA LUMPUR</p>	<p>LOT 2 BUKIT KIARA</p> 	<p>Reserve Price : RM 330,000</p> <p>SERVICED APARTMENT 1,055 SQ. FT.</p> <p>Unit No. #21-11, Blok C, Residensi PR1MA Tebrau, Jalan Tebrau, Kampung Dato Sulaiman Menteri, 81100 Johor Bahru, Johor.</p> <p>Assignor/Customer : Mohd Reduwan Bin Ismail</p> <p>Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>MALAY RESERVED JOHOR</p>	<p>LOT 3 JOHOR BAHRU</p> 
<p>Reserve Price : RM 150,903</p> <p>CONDOMINIUM UNIT 700 SQ. FT.</p> <p>No. 16-11, Blok A, Kondominium Mutiara, Jalan Perda Barat, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang.</p> <p>Assignor/Customer : Mohamad Supian Bin Ismail</p> <p>Solicitor : M/S Shariful Azhar & Partners (Tel : 04-578 0041 / 42)</p> <p>PENANG</p>	<p>LOT 4 BUKIT MERTAJAM</p> 	<p>Reserve Price : RM 297,045</p> <p>4 BEDROOM CONDOMINIUM 1,818 SQ. FT.</p> <p>Unit No. A-6-E, Impiana Condovilla, Kg Telok Jalan Raja Perempuan Zainab II Panji, 16100 Kota Bharu, Kelantan.</p> <p>Assignor/Customer : Mohd Rosli Bin Ibrahim</p> <p>Solicitor : M/S Aini & Azlina (Tel : 011-1060 3667)</p> <p>MALAY RESERVED KELANTAN</p>	<p>LOT 5 KOTA BHARU</p> 	<p>Freshly Shortlisted Below Market Price Auction Listings</p> 	

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 18th May 2026.

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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. 6 & 7, Level 1, 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

Contact Us (Mon-Fri)

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

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User



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Property



Register to Bid
Online



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Deposit
*Refer T&C



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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



4. Disable the screensaver of your device



5. Use latest version of internet browser (Google Chrome, Apple Safari, Firefox or Internet Explorer)



3. Make sure your internet connection is stable with strong signal



6. Test your audio and visual compatibility on www.ngchanmau.com

WHY SHOULD I BID ONLINE?



Safe and
Convenient



Save Time
and Cost



Transparent
Bidding Process

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

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CALL / WHATSAPP **03-2162 3333** (EXT. 1023 / 2002 / 2008)

NOTE :

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 25th DAY OF MAY, 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	PETALING JAYA	LOT 02	KUALA LUMPUR
	Type: 3 bedroom condominium Area: 1,150 sq. ft. Assignor(s): MOHD AZHARI BIN AHMAD & SHAHRIZAL BIN ABDUL AZIM Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Ref: PAH40793(2)		Type: Apartment Area: 850 sq. ft. Assignor(s): ABDUL GHANI BIN ISMAIL Solicitor: M/S Azhar & Wong Ref: PAH41206
Address Unit No. A-907, Block A, Perdana View Condominium, No. 21, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.		Address Unit No. A-21-12, Blok A, Pangsapuri Mawar, Jalan 7/48A, Sentul Perdana, Bandar Baru Sentul, 51000 Kuala Lumpur.	
RESERVE PRICE : RM 301,806.00		RESERVE PRICE : RM 275,400.00	

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 advise 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

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, 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 5% 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 herein or the undermentioned Auctioneers.

PROPERTY AUCTION HOUSE SDN BHD (187793X)

No. 1-3, 1st Floor, 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

Auction Procedure

1. IDENTIFY THE PROPERTY

Take note of the description, address and the relevant information of the property you are interested in.



2. INSPECT THE PROPERTY

Inspect the property concerned to understand better the state and condition of the property.



3. DO A SEARCH ON THE PROPERTY

Do a general search or seek independent legal advice on the property.



4. CALL THE AUCTIONEER OR SALES AGENT

Call the Auctioneer or Sales Agent to obtain any other information needed of the property.



7. READ THE CONDITIONS OF SALE

Take your time to read and fully understand the 'Terms and Conditions of Sale' and seek clarifications from the auctioneer before the auction commences.



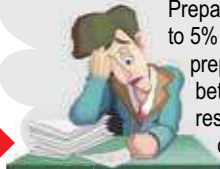
6. REGISTER ON THE AUCTION DAY

On the day of auction, register yourself and obtain a copy of the 'Terms and Conditions of Sale' from the Auctioneer. A bidder's card with number will be issued to identify the registered bidder during the auction.



5. PREPARE BANK DRAFT

Prepare a bank draft equivalent to 5% of the reserve price. Be prepared to top up the difference between the 5% of the reserve price and the 5% of the final sold price immediately after the auction.



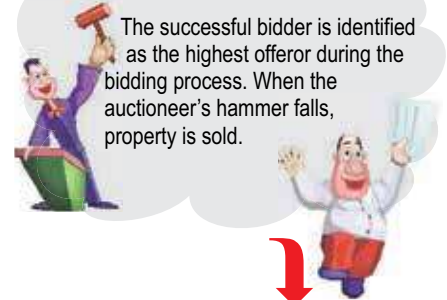
8. BIDDING

The Auctioneer will announce the commencement of the auction. Bidder is to raise his hand to signify his interest to bid for the property.



9. SUCCESSFUL BIDDER

The successful bidder is identified as the highest offeror during the bidding process. When the auctioneer's hammer falls, property is sold.



10. SIGN THE CONTRACT

CONGRATULATIONS!

Sign the Sales Contract. Bidder will be advised to collect the stamped Contract at a later time. Contact Bank Islam Malaysia Berhad to arrange for financing.



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 25TH MAY 2026

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 JOHOR BAHRU	RESERVE PRICE: RM360,000.00
<p>Description: condominium unit Area : 98 square metres Address : #12-08, Blok A, Kondominium Cenderasari Perdana, Jalan Cenderasari 1, Taman Perbadanan Islam Larkin, 80350 Johor Bahru, Johor. (MALAY RESERVE) Assignor(s) : Norizan Binti Mohamed Ariffin Solicitor : M/S Norzaki Yusop & Co Our Ref : PAHJ/7743(1)/4/2026(LA)</p>	

LOT 2 SENAI	RESERVE PRICE: RM300,000.00
<p>Description: end unit townhouse - RMMJ Area : 93 square metres Address : No. 2273, Jalan Scientex Jaya 36, Rumah Bandar Taman Scientex Senai, Taman Scientex Senai, 81400 Senai, Johor. Assignor(s) : Muhamad Khaizul Bin Harun Solicitor : M/S Norzaki Yusop & Co Our Ref : PAHJ/7744(1)/5/2026(LA)</p>	

LOT 3 SEREMBAN	RESERVE PRICE: RM52,488.00
<p>Description: apartment unit Area : 614 square feet Address : Unit No. D-1-6D, Block D, Rumah Pangsa Rakyat Pajam, 71700 Mantin, Negeri Sembilan. Assignor(s) : Bambang Herawan Bin Yahaya Solicitor : M/S Nassir Hafiz Nazri & Rahim Our Ref : PAHJ/77656(2)/5/2026(LA)-03</p>	

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.

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
 Tel: 07-3336226 & 3333226
 Email: johor@auctions.com.my
 Website: auctions.com.my

ALI AKBAR BIN MOHAMAD TAHIR

Licensed Auctioneer

0126102726



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 MONDAY THE 25TH DAY OF MAY 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	PAPAR	LOT 02	TUARAN
	Type : A corner apartment unit situated on the 7th floor of an 8-storey apartment block with lift services Area : 1,068 sq ft , more or less Assignor(s)/Customer(s): Mahbob Bin Abdul Rauf Solicitor : M/S Antin Zakaria & Rauf (Tel : 088-485380/201261) Our Ref : PAHS/8696/3/2026(LA)		Type : Double-storey intermediate terrace house Area : 1,160.36 sq ft , more or less Assignor(s)/Customer(s): Erdawaty Binti Mohd Faezal @ Wetonon Solicitor : Zainal & Associates (Tel : 089-214205) Our Ref : PAHS/8696(2)/5/2026(LA)
Address: Unit No. G-7-8, 7th Floor, Block G, Taman Lok Kawi Heights, Type Seri Maya (Phase 1B), 88200 Papar, Sabah.		Address: Lot No. 299, Taman Seri Lemawang, 89208 Tuaran, Sabah.	
RESERVE PRICE : RM290,000.00		RESERVE PRICE : RM243,000.00	

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 advise 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, BlockA,
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

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 : MONDAY, THE 25TH MAY 2026

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	SIBURAN	RESERVE PRICE : RM117,000.00	LOT 2	KUCHING	RESERVE PRICE : RM284,310.00
	Description : Single storey terraced intermediate Land/Flr Area : Approx. 89.90 sqm. Our Ref. : BI-2026-0033 Assignee : Bank Islam Malaysia Berhad Solicitors : David Allan ST Advocates (Kch)			Description : Single storey terraced corner Land/Flr Area : Approx. 327.70 sqm. Our Ref. : BI-2026-0031 Assignee : Bank Islam Malaysia Berhad Solicitors : David Allan ST Advocates (Kch)	

Sublot 71, Lot 1565, Lorong 7D, Taman Duranda Emas, Off Jalan Kuching - Serian, 94200 Siburan, Sarawak (Sarawakian Reserved Lot)

Sublot 14, Lot 2180, Kota Seramika, Tapah, Off Jalan Kuching-Serian, 94200 Kuching, Sarawak

LOT 3	KUCHING	RESERVE PRICE : RM475,000.00
	Description : Single storey terraced corner Land/Flr Area : Approx. 337.40 sqm. Our Ref. : BI-2026-0034 Assignee : Bank Islam Malaysia Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch)	

No. 28, Survey Lot 6298, Taman Tiana, Off Jalan Camar, 93050 Kuching, Sarawak (Native Sarawak Reserved Lot)

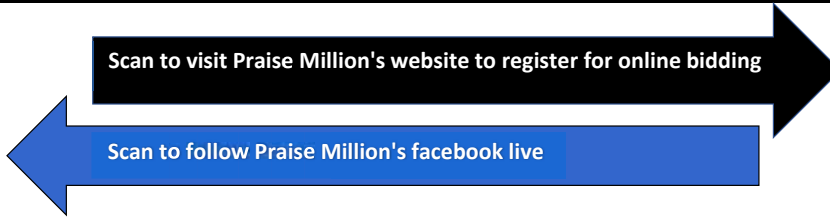
Organised by the below Auctioneer:
PRAISE MILLION SDN. BHD.
 (Company No.: 200301015847 (618267-D))
 Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak
 TEL: 082-349069 H/P: 018-9549069, 016-2107727
 Website : <https://praisemillion.com.my>
 E-mail Address: auction@praisemillion.com.my
 Licensed Auctioneers:
 Lo Lion Hock / Chia Fui Thean / Tiong Mei Chek

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.

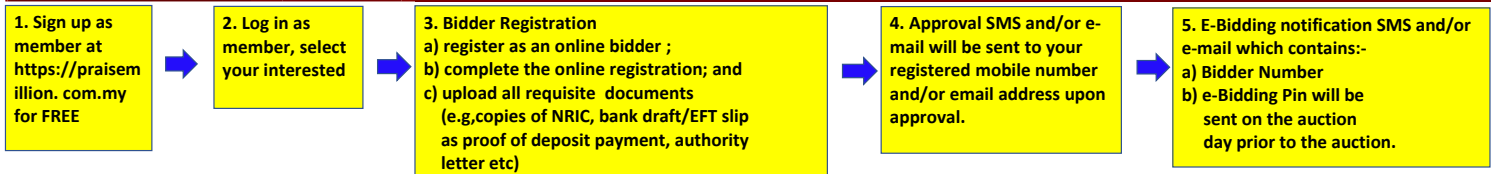
What you need to prepare for online bidding:

- (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.

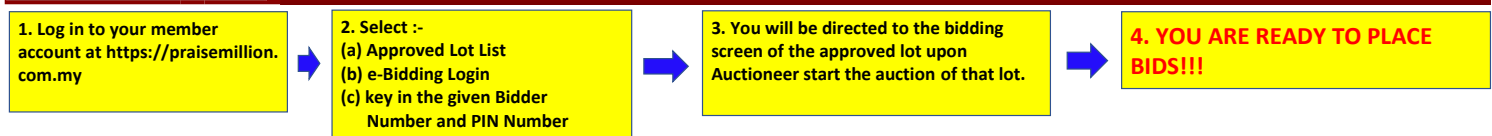


HOW TO REGISTER AND BID ONLINE?

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)