



38NCM CoTM
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 Thursday, 23rd October 2025, 11.30 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 7,000	LOT 1 KAJANG
HOSTEL UNIT 175 SQ. FT.	
Unit No. P-G-36, Ground Floor, SiberTel P, Jalan Bistari, Taman Universiti, 43000 Kajang, Selangor. Assignor/Customer : Shukor Bin Mahmood Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415)	SELANGOR
Reserve Price : RM 242,760	LOT 2 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 350,000	LOT 3 BAYAN LEPAS
3 BEDROOM APARTMENT 800 SQ. FT.	
Unit No. 18B-13-06, Pangsapuri Bayu Tiara, Jalan Kampung Bukit, 11900 Bayan Lepas, Pulau Pinang. Assignor/Customer : Shahida Binti Darus Solicitor : M/S Rosidi Mustafa & Harryzan (Tel : 04-5756577 / 5756578 / 5759578)	PENANG
Reserve Price : RM 410,000	LOT 4 SENAI
2 STOREY TERRACE HOUSE 1,076 SQ. FT.	
No. 358, Jalan Scientex Jaya 10, Taman Scientex, 81400 Senai, Johor. Assignor/Customer : Mohamad Hafiez Bin Md Zamudin Solicitor : M/S Jaswant Singh & Associates (Tel : 07-4335155 / 4336166)	JOHOR

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Below Market Price
Auction Listings**

www.ngchanmau.com

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 October 2025.*

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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. 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

Contact Us (Mon-Fri)

Call : 03-2162 3333

Whatsapp : 012-295 1388

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



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all lots

HOW TO BID AUCTION PROPERTY ONLINE?



Register as
User



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 :

Welcome To
Bank Islam Malaysia Berhad
Property Auction Sale

DATE: THURSDAY
23.10.2025
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 : **An Apartment Unit**
Area : 807 sq. ft.
Assignor : Gunaseelan A/L Perumal & Manimala
A/P Kuppusamy
Solicitor : M/S Abdul Hakim Abdul Rahman
(03-26970115)
Our Ref : ALIN/BIMB1449

Address :
Unit No. D-08-02, Lakeview Apartment, Blok D, Taman Jasa
Perwira, Jalan Sg Tua, 68100 Batu Caves, Selangor

Reserve Price : RM 300,000.00

LOT 2 RAUB



Type : **An Intermediate Single Storey
Low-Cost Terrace House**
Area : 1,302 sq. ft.
Assignor : Umaiwan Bibi Binti P Mamu & Abd
Khalit Bin Admin
Solicitor : M/S Abdul Razak Zulkifli & Partners
(09-5135171)
Our Ref : ALIN/BIMB1448

Address :
No. 9, Taman Dato' Tengku Paris, 27600 Raub, Pahang Darul
Makmur

Reserve Price : RM 75,000.00

LOT 3 SANDAKAN



Type : **A Double-Storey Intermediate
Terraced House**
Area : 840 sq. ft.
Assignor : Mohd Saromfzalisa Bin Osman &
Julianah Binti Mohd Said
Solicitor : M/S Johari, Zelikha & Amin
(089-768151/089-954468)
Our Ref : ALIN/BIMB1447

Address :
Lot No. 88, Lorong Aman Jaya 2-3, Taman Aman Jaya 2, Batu 7
Jalan Airport, 90000 Sandakan, Sabah

Reserve Price : RM 230,000.00



Ehsan Auctioneers Sdn Bhd



coordinator2@ehsanauctioneers.com



www.ehsanauctioneers.com

LOT 4**SHAH ALAM**

Type : An Low Cost Apartment Unit
 Area : 516.67 sq. ft.
 Assignor : Roslan Bin Uri
 Solicitor : M/S Manjit Singh Sachdev,
 Mohammad Radzi & Partners
 (03-56310415)
 Our Ref : ALIN/BIMB1439

Address :
 Unit No. 501, Flat PKNS Blok 2, Jalan Cangkul 19/3, Seksyen 19,
 40300 Shah Alam, Selangor Darul Ehsan

Reserve Price : RM 95,661.00

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

H/P NO.
TEL NO.

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



Ehsan Auctioneers Sdn Bhd



coordinator2@ehsanauctioneers.com



www.ehsanauctioneers.com

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

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD 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 THURSDAY, THE 23rd DAY OF OCTOBER, 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	BANDAR SUNWAY	LOT 02	PENANG
	Type: Apartment Area: 992 sq. ft. Assignor(s): Lovinya A/p Chandrahekaran Solicitor: M/S Azhar & Wong Ref: PAH39669		Type: Flat Area: 635 sq. ft. Assignor(s): Norsiah Binti Mohamed Ali Solicitor: M/S Shariful Azhar & Partners Ref: PAH39670
Address Unit No. B1-06-19, Block 1, Pangsapuri Lagoon Perdana, Jalan PJS 9/1, 46150 Bandar Sunway, Selangor Darul Ehsan.		Address Unit No. 2-10, Block A, Pangsapuri Pauh Damai, Jalan Pauh 1, 13500 Permatang Pauh, Pulau Pinang.	
RESERVE PRICE : RM 270,000.00		RESERVE PRICE : RM 185,000.00	

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 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 [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 23RD OCTOBER 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 SEREMBAN	RESERVE PRICE: RM364,500.00
Description: double storey terrace house Area : 1,385 square feet Address : No. 55, Jalan Ainsdale 2/7, Bandar Ainsdale, 70200 Seremban, Negeri Sembilan. Assignor(s) : Mohd Khairul Azmin Bin Kamaruzzaman & Nurain Binti Husin Solicitor : M/S Nassir Hafiz Nazri & Rahim Our Ref : PAHJ/7543(1)/10/2025(LA)-03	

LOT 2 NILAI	RESERVE PRICE: RM190,350.00
Description: townhouse Area : 915 square feet. Address : No. 108-G, Jalan Nilai Perdana 11, Taman Nilai Perdana, Phase 2, 71800 Nilai, Negeri Sembilan Assignor(s) : Mohd Khairuddin Bin Abu Bakar Solicitor : M/S Nassir Hafiz Nazri & Rahim Our Ref : PAHJ/7544(1)/10/2025(LA)-03	

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
 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 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 THURSDAY THE 23RD DAY OF OCTOBER 2025
AT 2.30 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	LOT 02	TAWAU
 [Bumiputra Lot]	Type : Double-storey corner terraced house Area : 282.3 sq metres, more or less Assignor : Jaya Bin Parakkasi Customers : Jaya Bin Parakkasi & Tuan Rakiza Binti Tuan Mahmud Solicitor : M/S Zainal & Associates (Tel : 089-214505) Our Ref : PAHS/7715(5)/10/2025(LA)		Type : One (1) unit of single storey intermediate terraced dwelling house (Type A) Area : 143.35 sq. metres (1,543.01 sq. ft), more or less Assignor : Jumirdah Binti Bahtiar Customers : Jumirdah Binti Bahtiar & Rafae Bin Bahtiar Solicitor : M/S Zainal & Associates (Tel : 088-214205) Our Ref : PAHS/8587/10/2025(LA)
Address: Lot No. 14, House No. 26, Lorong Perdana 3C, Taman Putera Perdana Phase 2A, Telipok, 88450 Kota Kinabalu, Sabah		Address: Lot A6-6, Taman Apas Permai, Tawau, Sabah, approximately 23.38 kilometres (14.5 miles), by road to the north-east of the Tawau Municipal Council	
RESERVE PRICE : RM383,820.00		RESERVE PRICE : RM145,000.00	

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

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

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

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

PROPERTY AUCTION HOUSE SDN BHD (187793X)

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

TAY SU MEI
JANET MICHAEL
Licensed Auctioneer



BANK ISLAM MALAYSIA BERHAD



ONLINE AUCTION

DATE : 24TH OCTOBER 2025 (FRIDAY)
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

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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

24TH OCTOBER 2025, FRIDAY, 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 terrors 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 315,000.00

CYBERJAYA



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 900.00 SQUARE FEET
ASSIGNOR(S) : YAU DECK WEE
SOLICITOR : MESSRS ZULPADLI & EDHAM
REFERENCE : AASB1466/BIMB/036/006/25-U01(BK-2)
LOT ID : 38849

UNIT NO. 3-06-09, BLOCK 3, ASPIRE RESIDENCE 1, CYBER 10, 63000 CYBERJAYA, SELANGOR

LOT 2

RESERVE PRICE : RM 190,000.00

TAWAU



DESCRIPTION : ONE (1) UNIT OF DOUBLE-STOREY CORNER TERRACED HOUSE OF PERMANENT CONSTRUCTION
LAND AREA : 1,392.00 SQUARE FEET
ASSIGNOR(S) : SUDIAN BIN DARMAN
SOLICITOR : MESSRS JOHARI, ZELIKA & AMIN
REFERENCE : AASB1467/BIMB/037/007/25-U01(BK-1)
LOT ID : 38850

TB 11547, LOT 51C, TAMAN SEMARAK BAL II, FASA 2C, JALAN KUHARA, 91000 TAWAU, SABAH

LOT 3

RESERVE PRICE : RM 13,590.00

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 : AASB1465/BIMB/035/005/25-U04(BK-14)
LOT ID : 38848
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**.

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, 24TH DAY OF OCTOBER 2025 TIME: 3.00 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 RM260,000.00 SHAH ALAM



Type : 3 Bedroom Affordable Apartment
Area : Approx. 800 Sq Ft
Assignor(S): Syamimi Fizuan Bin Mohd Sofi & Mashitoh Binti Ismail
Solicitor : M/S Azhar & Wong (Tel : 03-26023898)

**C-21-20, BLOCK C,
PANGSAPURI HARMONI 1,
PERSIARAN PUTRA MEGAH, SEKSYEN 10,
PUTRA HEIGHTS, 47650 SHAH ALAM, SELANGOR.**

EZ 2 RESERVE PRICE RM324,000.00 SEPANG



Type : End Unit Double Storey Terrace House
Area : Approx. 1,076 Sq Ft
Assignor(S): Rosli Bin Ramli
Solicitor : M/S Harmy Yusoff & Azli (Tel : 03-40269888)

**NO. 50, JALAN DAHLIA 1/4,
TAMAN DAHLIA, 43900 SEPANG, SELANGOR.**

EZ 3 RESERVE PRICE RM11,475.00 RANTAU PANJANG



Type : Commercial Unit
Area : Approx. 161.40 Sq Ft
Assignor(S): Abdul Malik Bin Abdullah
Solicitor : M/S Alawi & Associates (Tel : 09-7432401)
Note : MALAY RESERVED LAND

**NO. 64, 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 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)



Date & Time:

24 OCTOBER 2025

@ 3.00 PM

via ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my



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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 FRIDAY, 24 OCTOBER 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 (87792) BUKIT JELUTONG SELANGOR	Reserve RM 250,000 Price 3 ROOM APARTMENT 1001 sf No. A-13-13A, Idaman Bukit Jelutong - RSKU, 40150 Bukit Jelutong, Selangor Assignors/Customers: 1. Meor Mustakqim Bin Meor Zaid 2. Nora Azura Binti Saharudin Solicitors: M/S Abdul Hakim Abdul Rahman & Co	JTR2 (87794) BUKIT JELUTONG SELANGOR	Reserve RM 250,000 Price 3 ROOM APARTMENT 1001 sf No. C-13A-13A, Idaman Bukit Jelutong - RSKU, 40150 Bukit Jelutong, Selangor Assignors/Customers: Mohd Nurunnajmi Bin Amat Janji Solicitors: M/S Azhar & Wong	LOT 3 (86692) JERAM SELANGOR	Reserve RM 110,000 Price SINGLE STOREY HOUSE 1195 sf No. 15, Jalan Permai 4, Taman Sri Permai 45800 Jeram, Selangor. Assignors/Customers: Muhamad Rafish Bin Daud Solicitors: M/S Zulpadli & Edham
JTR4 (87793) KAJANG SELANGOR	Reserve RM 391,500 Price AN APARTMENT UNIT 1107 sf No. B-21-1, Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, Bandar Bukit Mahkota, 43000 Kajang, Selangor. Assignors/Customers: Mohd Nashriq Bin Saifullah Solicitors: M/S Syed Alwi, Ng & Co	JTR5 (85535) KUALA LUMPUR W.P KUALA LUMPUR	Reserve RM 186,300 Price 3 ROOM FLAT 650 sf No. D-15-24, Block D, Perumahan Pantai Permai, Jalan Pantai Permai, Off Jalan Pantai Dalam, 59200 Kuala Lumpur. Assignors/Customers: 1. Noraini Binti Hamzah 2. Nordin Bin Marjan Solicitors: M/S Khalek Awang & Associates	 AUCTION CHOICE IS A SMARTER BUY	

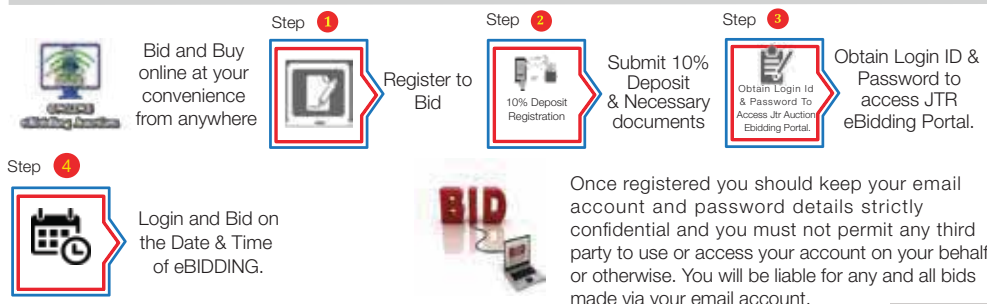
RESERVE PRICE:-

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)
(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.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 FRIDAY, THE 24TH OCTOBER 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	PETALING JAYA
	Type : An Apartment Floor Area : 1,001 Square Feet Assignor : Ibrahim Bin Ismail Solicitor : Zulpadli & Edham Tel: 03-26946979
<u>Address</u> Unit No. F-1-17, D'shire Villa Apartment, Seksyen 4, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan.	
RESERVE PRICE : RM307,800.00	

PAH 02	CHERAS
	Type : A Low-Cost Apartment Unit Floor Area : 645 Square Feet Assignors : 1. Khairul Nazri Bin Sarippudin 2. Nurul Huda Binti Sarippudin Solicitor : Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Tel: 03-5631 0415
<u>Address</u> Unit No. 01-A308, Tingkat 3, Blok A, Pangsapuri Suakasih, Bandar Tun Hussein Onn, 43200 Cheras, Selangor Darul Ehsan.	
RESERVE PRICE : RM145,800.00	

PAH 03	PETALING JAYA
	Type : A Three Bedroom Medium Cost Apartment Unit Parcel Area : 1,080 Square Feet Assignor : Sharifah Nadhia Binti Syed Ismail Solicitor : Messrs Azhar & Wong Tel: 03-26023898 Note : Bumiputera Unit
<u>Address</u> Unit No. E-10-02, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.	
RESERVE PRICE : RM254,000.00	

PAH 04	PETALING JAYA
	Type : A Three Bedroom Condominium Unit Floor Area : 1,148 Square Feet Assignor : 1. Hisyam Bin Mohd Safian 2. Siti Normah Binti Isa Solicitor : Zulpadli & Edham Tel: 03-26946979
<u>Address</u> Unit No. A-23-3A, Block A, Verando Residence, PJS 5, 46000 Petaling Jaya, Selangor Darul Ehsan.	
RESERVE PRICE : RM413,343.00	

PAH 05	GOMBAK
	Type : A Double Storey Intermediate Terrace House Floor Area : 1,399 Square Feet Assignor : Mastura Binti Yusoff Solicitor : Messrs Nik Hisham, Fakhiah & Co Tel: 03-4101 2399 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 : RM324,770.00	

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 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