

# 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 JUNE 2026, THURSDAY, 10:00 AM**  
**at [arenauctioneers.com](http://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:

- (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 351,000.00**

**PETALING JAYA**



DESCRIPTION : A CONDOMINIUM UNIT  
FLOOR AREA : 1,150.00 SQUARE FEET  
ASSIGNOR(S) : MOHD AZHARI BIN AHMAD & SHARIZAL BIN ABDUL AZIM  
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS  
REFERENCE : AASB2670/BIMB/021/004/26-M01(BK-2)  
LOT ID : 72805

UNIT NO. A-1107, PERDANA VIEW CONDOMINIUM, NO. 15 JALAN PJU 8/1, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR

### LOT 2

**RESERVE PRICE : RM 275,400.00**

**CYBERJAYA**



DESCRIPTION : A THREE BEDROOM APARTMENT UNIT  
FLOOR AREA : 900.00 SQUARE FEET  
ASSIGNOR(S) : SHARAVANAN A/L BALASUBRAMANIAN  
SOLICITOR : MESSRS ZULPADLI & EDHAM  
REFERENCE : AASB2669/BIMB/020/003/26-M01(BK-3)  
LOT ID : 72804

UNIT NO. 3-08-15, BLOCK 3, ASPIRE RESIDENCE, JALAN ASPIRE 1, CYBER 10, 63000 CYBERJAYA, SELANGOR

### LOT 3

**RESERVE PRICE : RM 14,355.00**

**RANTAU PANJANG**



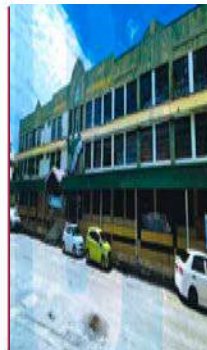
DESCRIPTION : A SHOPLOT UNIT  
FLOOR AREA : 151.00 SQUARE FEET  
ASSIGNOR(S) : SYED HASAN BIN SYED DAUD  
SOLICITOR : MESSRS ALAWI & ASSOCIATES  
REFERENCE : AASB2668/BIMB/019/002/26-M07(BK-53)  
LOT ID : 72803  
NOTE : **MALAY RESERVE AREA**

NO. 21, TINGKAT 1, KOMPLEKS BAZAR ABDUL RAHMAN B. AUF, 17200 RANTAU PANJANG, KELANTAN

### LOT 4

**RESERVE PRICE : RM 5,905.00**

**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 : AASB2667/BIMB/018/001/26-M06(BK-22)  
LOT ID : 72802  
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**.

Welcome To

Bank Islam Malaysia Berhad

# Property Auction Sale

DATE: THURSDAY

**25.06.2026**

TIME: **3.30 P.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](http://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](http://www.ehsanauctioneers.com)

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

#### LOT 1 AMPANG



Type : A Condominium Unit  
Area : 1,399 sq. ft.  
Assignor : Nik Yumli @ Nik Noorina Binti Nik  
Mustapha  
Solicitor : M/S Sabarudin Othman & Ho.  
(03-21621324)  
Our Ref : WAWA/BIMB1482

Address :  
Unit No. B-3-05 Block (B), Southern Heights, Apartment Taman  
Bukit Mewah, Bukit Antarabangsa, 68000 Ampang, Selangor

**Reserve Price : RM 280,000.00**

#### LOT 2 DENGKIL



Type : A 3 Bedroom Upper Level  
Townhouse Unit  
Area : 1,104 sq. ft.  
Assignor : Mohd Zulkifli Bin Ahmad Nasser  
Solicitor : M/S Shahrizat Rashid & Lee  
(03-2710 5555)  
Our Ref : FINA/BIMB1483

DECLARATION OF MALAY RESERVE

Address :  
Unit No. 15A, Jalan KM 23, Kita Mekar, Cybersouth, 43800  
Dengkil, Selangor Darul Ehsan

**Reserve Price : RM 330,000.00**

#### LOT 3 KOTA BHARU



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 : FINA/BIMB1434

MALAY REZAB AREA

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

**Reserve Price : RM 267,341.00**

**LOT 4 KUALA LUMPUR**



Type : An Apartment Unit  
 Area : 850.3 sq. ft.  
 Assignor : Mohamad Baihaqi Bin Mohamad  
 Noor & Siti Mahani Binti Amzah  
 Solicitor : M/S Harmy Yusoff & Azli  
 (03 4026 9888 / 012- 671 0309)  
 Our Ref : WAWA/BIMB1361

Address :  
 Unit No. A-06-13A, Block A, PPA1M @ Metropolitan Kepong  
 (MRR2), 52100 Kuala Lumpur, WP Kuala Lumpur

**Reserve Price : RM 216,000.00**

**LOT 5 PAHANG**



Type : A Single Storey Low-cost  
 Semi-detached House  
 Area : 1,894 sq. ft.  
 Assignor : Mohd Anwar Bin Che Abdul Majid  
 & Jama' Ani Binti Abdul Mubin  
 Solicitor : M/S C sukumaran & Co  
 (09-5136791)  
 Our Ref : WAWA/BIMB1376

Address :  
 Unit No. 76, Lorong Melor 5, Taman Melur, Kg. Marhum, 26600  
 Pekan, Pahang Darul Makmur

**Reserve Price : RM 130,000.00**

## 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](http://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](http://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](http://www.ehsanauctioneers.com)

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

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



HQ OFFICE

H/P NO.  
 TEL NO.

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



Ehsan Auctioneers Sdn Bhd



[coordinator2@ehsanauctioneers.com](mailto:coordinator2@ehsanauctioneers.com)



[www.ehsanauctioneers.com](http://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 THURSDAY, 25TH DAY OF JUNE 2026**  
**TIME: 2.30 P.M.**  
**AUCTION VIA ONLINE BIDDING**  
**AT [www.eszamauctioneer.com](http://www.eszamauctioneer.com) (eZ2Bid)**



(Prospective bidders may submit bids for the property online via website [www.eszamauctioneer.com](http://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](http://www.eszamauctioneer.com))

## EZ 1 RESERVE PRICE RM250,000.00 PETALING JAYA

Type : 3 Bedroom Apartment  
Area : Approx. 775 Sq Ft  
Assignor(S): Noor Halimi Bin Zawazi & Safiza Binti Salleh  
Solicitor : M/S Azhar & Wong  
(Tel : 03-26023898)

UNIT NO. C-1-6, BLOCK C,  
MENTARI COURT APARTMENT,  
JALAN PJS 8/9, TAMAN SERI MENTARI,  
46150 PETALING JAYA, SELANGOR

## EZ 2 RESERVE PRICE RM270,000.00 KLANG

Type : Apartment  
Area : Approx. 80 Sq Mt  
Assignor(S) : Mohd Azlan Bin Md Salleh  
Solicitor : M/S Manjit Singh Sachdev,  
Mohammad Radzi &  
Partners (Tel : 03-56310415)

UNIT NO. A-1-17, BLOCK A, PANGSAPURI ASTERIA,  
PERSIARAN DELIMA 4/KS09, BANDAR PARKLAND,  
41200 KLANG, SELANGOR

## EZ 3 RESERVE PRICE RM414,000.00 SUBANG

Type : 3 Bedroom Apartment  
Area : Approx. 1,002 Sq Ft  
Assignor(S) : Walifoh Bin Lumpat  
Solicitor : M/S Manjit Singh Sachdev,  
Mohammad Radzi &  
Partners (Tel : 03-56310415)

UNIT NO. C-5-12, BLOK C, PANGSAPURI EMBUN BAYU  
(FORMERLY KNOWN AS EMBAYU DAMANSARA WEST),  
PERSIARAN KOSMOS,  
TAMAN SUBANG MURNI, SEKSYEN U5,  
40150 SHAH ALAM, SELANGOR.

## EZ 4 RESERVE PRICE RM15,326.00 RANTAU PANJANG

Type : Retail Unit  
Area : Approx. 161.46 Sq Ft  
Assignor(S): Mohd Ghazali Bin Husain  
Solicitor : M/S Aini & Azlina  
(Tel : 011-1060367)  
Note : MALAY RESERVED LAND

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

## EZ 5 RESERVE PRICE RM12,150.00 BUKIT MERAH

Type : Apartment  
Area : Approx. 310 Sq Ft  
Assignor(S) : Huzalene Deliza Bin  
Husaini  
Solicitor : M/S Abdul Hakim  
Abdul Rahman  
(Tel : 03-26970115)  
Note : BUMIPUTRA UNIT

UNIT NO. G/137, BLOCK G  
(ROOM NO. 6278, BLOCK B),  
FIRST FLOOR, LAKETOWN SERVICED APARTMENTS,  
34400 BUKIT MERAH LAKETOWN, PERAK.

## EZ 6 RESERVE PRICE RM218,700.00 TUARAN

Type : An Intermediate Double  
Storey Terrace House  
Area : Approx. 1,160.36 Sq Ft  
Assignor(S) : Erdawaty Binti Mohd  
Faezal @ Wetoron  
Solicitor : M/S Zainal & Associates  
(Tel : 089-214205)

LOT NO. 299, TAMAN SERI LEMAWANG (PHASE 1D),  
DOUBLE STOREY TERRACE HOUSE,  
89208 TUARAN, SABAH

**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](http://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](mailto:eszamauctioneer@yahoo.com)  
🌐 [www.eszamauctioneer.com](http://www.eszamauctioneer.com)



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

# 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](http://www.AuctionSale.com.my)

ON THURSDAY, 25 JUNE 2026 @ 3.00 PM

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



ONLINE Bidding Auction



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 (88538)** Reserve **RM 310,000**

**DENGKIL** Price

**3 ROOM TOWNHOUSE**

**920 sf - Malay Reserve Land**

No. 34, Jalan KM 19, Kita Mekar Cybersouth, 43800 Dengkil, Selangor

**Assignors/Customers:**  
Nur Fatin Amirah Binti Esam

**Solicitors:** M/S Zulpadli & Edham

**SELANGOR**

**LOT 2 (88205)** Reserve **RM 124,360**

**KAJANG** Price

**WITHDRAWN**

**JTR3 (88534)** Reserve **RM 247,860**

**KUALA LUMPUR** Price

**AN APARTMENT UNIT**

**850 sf**

No. A-21-12, Blok A, Pangsapuri Mawar Jaian 7/48A Sentul Perdana Bandar Baru Sentul, 51000 Kuala Lumpur.

**Assignors/Customers:**  
Abdul Ghani Bin Ismail

**Solicitors:** M/S Azhar & Wong

**W.P KUALA LUMPUR**

**LOT 4 (88539)** Reserve **RM 1,215,000**

**PETALING JAYA** Price

**A CONDOMINIUM UNIT**

**3638 sf**

No. 21-07, Block A, Maxwell Tower, Jalan 5/58C, 46000 Petaling Jaya, Selangor

**Assignors/Customers:**  
Andrew Vijayanath A/L B.R.Anthonysamy

**Solicitors:** M/S Harmy Yusoff & Azli

**SELANGOR**

**LOT 5 (86538)** Reserve **RM 271,623**

**PETALING JAYA** Price

**3 ROOM CONDOMINIUM**

**1150 sf**

No. A-907, Block A, Perdana View Condominium, No. 21, Jalan PJU8/1 Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

**Assignors/Customers:**  
1. Mohd Azhari Bin Ahmad  
2. Shahrizal Bin Abdul Azim

**Solicitors:** M/S Manjit Singh Sachdev Mohammad Radzi & Partners

**SELANGOR**

**JTR6 (88537)** Reserve **RM 171,000**

**HULU SELANGOR** Price

**DOUBLE STOREY HOUSE**

**892 sf**

No.85, Jalan Meranti 3A/19, Bandar Utama Batang Kali, 44300 Hulu Selangor, Selangor.

**Assignors/Customers:**  
Ramlah Binti Hashim

**Solicitors:** M/S Khalek Awang & Associates

**SELANGOR**

### BUYER'S GUIDE FOR ONLINE EBIDDING

**Step 1** Bid and Buy online at your convenience from anywhere

**Step 2** Register to Bid

**Step 3** Submit 10% Deposit & Necessary documents

**Step 4** Obtain Login ID & Password to access JTR eBidding Portal.

**Step 5** Login and Bid on the Date & Time of 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.

**BID**

**QR CODE**

**SCAN ME!**

#### RESERVE PRICE:-

The subject property will be sold subject to the Reserve Price and the CONDITIONS OF SALE herein

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

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

#### 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](mailto:admin@jtraj.com)  
H/P : 014-679 3560 Website : [www.jtraj.com](http://www.jtraj.com)  
Fax : 03-22 722797 FB : JTRAUCTIONEERS

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

# BANK ISLAM MALAYSIA BERHAD

## PROCLAMATION OF SALE

In exercise of the rights and 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, 25th June 2026, 11.30 a.m.

at [www.ngchanmau.com](http://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.



# NCM Co<sup>TM</sup>

View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

<p>Reserve Price : <b>RM 259,816</b></p> <p><b>LOT 1</b> JALAN IPOH</p> <p><b>3 BEDROOM SERVICED APARTMENT UNIT</b> 958 SQ. FT.</p> <p>Unit No. B-18-15, Residensi 1 Utara, Jalan 1/2B, Off Jalan Ipoh, 68100 Kuala Lumpur.</p> <p>Assignor/Customer : Tang Keen Yee</p> <p>Solicitor : M/S Syed Alwi, Ng &amp; Co. (Tel : 03-2072 1088 / 2026 6277)</p> <p><b>KUALA LUMPUR</b></p>	<p>Reserve Price : <b>RM 600,000</b></p> <p><b>LOT 2</b> KLANG</p> <p><b>3 BEDROOM SERVICED APARTMENT UNIT</b> 1,216 SQ. FT.</p> <p>Unit No. A-15-12, Block A, Trio, Jalan Langat, Bandar Bukit Tinggi 1, 41200 Klang, Selango.</p> <p>Assignors/Customers : Mohd Aidi Bin Omar &amp; Hazfiyana Binti Mukhammad</p> <p>Solicitor : M/S Zulpadli &amp; Edham (Tel : 03-2694 6979)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 360,000</b></p> <p><b>LOT 3</b> PUNCAK ALAM</p> <p><b>1 STOREY TERRACE HOUSE</b> 1,650 SQ. FT.</p> <p>No. 42, Lorong Mahkota Impian 2/29, Seksyen 2, 42300 Puncak Alam, Selangor.</p> <p>Assignor/Customer : S Zulaiha Binti Abd Jabar</p> <p>Solicitor : M/S Khalek Awang &amp; Associates (Tel : 03-4142 8281 / 5281 / 4281)</p> <p><b>SELANGOR</b></p>
<p>Reserve Price : <b>RM 270,000</b></p> <p><b>LOT 4</b> SENAI</p> <p><b>END UNIT TOWNHOUSE - JOHOR AFFORDABLE HOMES (RMMJ)</b> 1,001 SQ. FT.</p> <p>No. 2273, Jalan Scientex Jaya 36, Rumah Bandar Taman Scientex Senai, Taman Scientex Senai, 81400 Senai, Johor.</p> <p>Assignor/Customer : Muhamad Khaizul Bin Harun</p> <p>Solicitor : M/S Norzaki Yusop &amp; Co. (Tel : 07-231 7740)</p> <p><b>JOHOR</b></p>	<p>Reserve Price : <b>RM 14,763</b></p> <p><b>LOT 5</b> SPG AMPAT SEMANGGOL</p> <p><b>2 BEDROOM SERVICE APARTMENT</b> 478 SQ. FT.</p> <p>Unit No. H-2-203A (also known on site as Unit No. 6571, Second Floor, Block D), LS Blok H, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak.</p> <p>Assignors/Customers : Abd Rahman Bin Ismail &amp; Rohindun Binti Ramli</p> <p>Solicitor : M/S Badruzzaman &amp; Kamal (Tel : 04-537 7999)</p> <p><b>PERAK</b></p>	<p>Reserve Price : <b>RM 4,958</b></p> <p><b>LOT 6</b> RANTAU PANJANG</p> <p><b>COMMERCIAL UNIT</b> 161 SQ. FT.</p> <p>No. 64, Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan.</p> <p>Assignor/Customer : Abdul Malik Bin Abdullah</p> <p>Solicitor : M/S Alawi &amp; Associates (Tel : 09-743 2401)</p> <p><b>MALAY RESERVED</b> <b>KELANTAN</b></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](http://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 12th June 2026.

Visit [www.ngchanmau.com](http://www.ngchanmau.com) for more attractive properties nationwide

# 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 25<sup>th</sup> DAY OF JUNE, 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](http://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](http://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**

**SUNGAI BULOH**



**Type:** 3 bedroom flat

**Area:** 657 sq. ft.

**Assignor(s):** MOHAMMED ZUL HUSNI  
BIN SHAMSUDDIN & ROZILA BINTI  
RAHMAD

**Solicitor:** M/S Zulpadli & Edham

**Ref:** PAH41379

**Address**

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

**RESERVE PRICE : RM 108,000.00**

**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](mailto:main@auctions.com.my) Website: [www.auctions.com.my](http://www.auctions.com.my)



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

# Proclamation Of Sale

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

Will Sell By

Public Auction

ON THURSDAY THE 25<sup>TH</sup> DAY OF JUNE 2026

AT 3.30 P.M AT EBID.AUCTIONS.COM.MY

Alternatively, prospective bidders may submit bids for the property online via [ebid.auctions.com.my](http://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](http://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	PAPAR
	Type : 2-room residential (intermediate) unit located on the 3a <sup>th</sup> floor of a 25-storey condominium building Area : 900 sq ft , more or less Assignor(s)/Customer(s): Low Khen Yaw Solicitor : Johari, Zelika & Amin Tel: 089-76815/089-954468 Our Ref : PAHS/8693(2)/6/2026(LA)		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/8724(2)/6/2026(LA)
Address: Lot No. A-03a-16, 3a <sup>th</sup> Floor, 1 Borneo Tower A, Jalan UMS (previously known as Jalan Sulaman), 88450 Kota Kinabalu, Sabah		Address: Unit No. G-7-8, 7th Floor, Block G, Taman Lok Kaw Heights, Type Seri Maya (Phase 1B), 88200 Papar, Sabah.	
<b>RESERVE PRICE : RM290,000.00</b>		<b>RESERVE PRICE : RM261,000.00</b>	

**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](http://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](mailto:sabah@auctions.com.my)  
Website : [ebid.auctions.com.my](http://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 :** THURSDAY, THE 25TH JUNE 2026

**TIME :** 10.00 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 : RM105,300.00	LOT 2	KUCHING	RESERVE PRICE : RM255,879.00
	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 : RM340,000.00	Organised by the below Auctioneer:		
	Description : Single storey terraced intermediate Land/Flr Area : Approx. 170.70 sqm. Our Ref. : BI-2026-0035 Assignee : Bank Islam Malaysia Berhad Solicitors : David Allan ST Advocates (Kch)		<b>PRAISE MILLION SDN. BHD.</b> (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 : <a href="https://praisemillion.com.my">https://praisemillion.com.my</a> E-mail Address: <a href="mailto:auction@praisemillion.com.my">auction@praisemillion.com.my</a> Licensed Auctioneers: Lo Lion Hock / Chia Fui Thean / Tiong Mei Chek		
Plot 62, Survey Lot 11169, Lorong Jati 2, Taman Mutiara Damai, Jalan Jati, 93050 Kuching, Sarawak (Native Reserved Lot)					

**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.



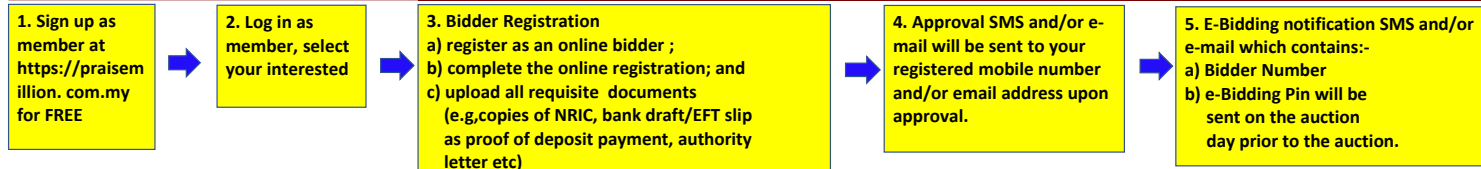
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

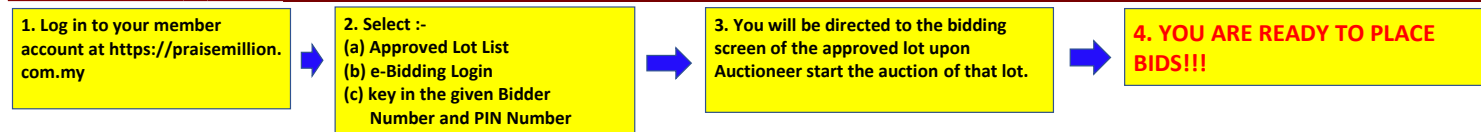


## HOW TO REGISTER AND BID ONLINE?

### 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)

# 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 MONDAY, THE 25TH JUNE 2026 AT 2.30 PM  
AT THE AUCTION ROOM OF PRO AUCTION HOUSE SDN. BHD.  
NO. 16, 1ST FLOOR, JALAN RAJA LAUT, 50350 KUALA LUMPUR.**

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

PAH 01	KUALA LUMPUR
	Type : An Apartment Unit Floor Area : 872 square feet Assignor : Muhammad Hakimie Bin Badrul Hisham Solicitor : Messrs Syed Alwi, Ng & Co Tel: 03-2072 1088
<u>Address</u> Unit No. B-26-10, Laman Seri Harmoni (LSH 33), No. 3, Jalan Batu Muda Tambahan 3, Sentul, 51100 Kuala Lumpur	
<b>RESERVE PRICE : RM300,000.00</b>	

PAH 02	KUALA LUMPUR
	Type : A Condominium Unit Floor Area : 1291.67 square feet Assignors : 1. Mohd Razi Bin Mohd Hatta 2. Izatul Noorul Hasnini Binti Anuar Solicitor : Messrs Azhar & Wong Tel: 03-2602 3898
<u>Address</u> Unit No. A-10-06, Residensi PV9, No 19, Jalan Melati Utama, Taman Melati, Setapak, 53300, Kuala Lumpur	
<b>RESERVE PRICE : RM482,234.00</b>	

PAH 03	SHAH ALAM
	Type : A three bedroom apartment unit Floor Area : 1,002 square feet Assignor : Razu Bin Joseph Solicitor : Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Tel: 03 2072 1088
<u>Address</u> Unit No. C-6-15, Block C, Pangsapuri Embun Bayu, (also known as Embayu Damansara West ), Persiaran Kosmos, Taman Subang Murni, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan	
<b>RESERVE PRICE : RM450,000.00</b>	

PAH 04	KUALA LUMPUR
	Type : A Condominium Unit Floor Area : 1,465 square feet Assignor : 1. Gauri Mageswari A/P Kanasan 2. Kalaiselvan A/L Somasundaram Solicitor : Messrs Harmy Yusoff & Azli Tel: 03 4026 9888
<u>Address</u> Unit No. 10-13-1, Bukit Oug Condominium, Jalan 3A/155, 58200 Kuala Lumpur.	
<b>RESERVE PRICE : RM440,000</b>	

### 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. 858837-V)

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

Tel: 03-3374 4924 Fax: 03-3374 8959 H/P: 019-332 05099

Email: proauctionhouse@hotmail.com

Website: www.proauctionhouse.com