

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad/AmBank Islamic Berhad, the Assignee/Bank by the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

## WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING

ON TUESDAY, THE 6<sup>th</sup> DAY OF AUGUST, 2024

3.00 P.M. AT 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)

### 1 Reserve Price RM650,000

Petaling Jaya

**Description** : Retail unit  
**Address** : No. S-03-17, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul.  
**Area** : approx 115 sq metres (1,238 sq feet)  
**Assignor(s)** : Bello Design Sdn Bhd  
**Solicitor** : M/S Vas & Co  
**Our Ref** : PAH37078

### 2 Reserve Price RM459,000

Kuala Lumpur

**Description** : Service apartment  
**Address** : Unit No. A-42-01, Menara Inspirasi, No. 30, Jalan 1/65A, Off Jalan Tun Razak, 50400 Kuala Lumpur.  
**Area** : approx 678.13 sq feet (63.00 sq metres)  
**Assignor(s)** : Lim Hock Siong  
**Solicitor** : M/S Goh & Partners  
**Our Ref** : PAH37079

### 3 Reserve Price RM420,000

Kajang

**Description** : 3 bedroom condominium  
**Address** : No. C-13A-07, Ameera Residence, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan.  
**Area** : approx 118 sq metres (1,270 sq feet)  
**Assignor(s)** : Thong Wai Kam  
**Solicitor** : M/S Goh & Partners  
**Our Ref** : PAH37091

### 4 Reserve Price RM340,000

Rawang

**Description** : Townhouse unit (upper level)  
**Address** : Unit No. 85-2, Jalan Amansiara 1/5, Taman Amansiara, 48000 Rawang, Selangor Darul Ehsan.  
**Area** : approx 105.00 sq metres (1,130 sq feet)  
**Customer(s)** : Siti Naimah Binti Mohd Naim  
**Solicitor** : M/S Zain Megat & Murad  
**Our Ref** : PAH37077 AMBANK ISLAMIC BERHAD

### 5 Reserve Price RM340,000

Kuala Lumpur

**Description** : Condominium  
**Address** : Unit No. 56-1-4, 1st Floor, Block 56, Teratai Mewah Condominium, Jalan Langkawi, Setapak, 53000 Kuala Lumpur.  
**Area** : approx 86.00 sq metres (926 sq feet)  
**Assignor(s)** : Roshan Dass a/l M V Nayagam Joseph & M V Nayagam Joseph a/l Maria Soosai  
**Solicitor** : M/S Vas & Co  
**Our Ref** : PAH37074

### 6 Reserve Price RM160,000

Petaling Jaya

**Description** : 3 bedroom low-cost apartment  
**Address** : Unit No. B9-9-40, Block 9, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor Darul Ehsan.  
**Area** : approx 656.60 sq feet (61 sq metres)  
**Assignor(s)** : Subramaniam a/l Marimuthu  
**Solicitor** : M/S Azhar & Wong  
**Our Ref** : PAH37022

### 7 Reserve Price RM155,000

Petaling Jaya

**Description** : 3 bedroom low-cost apartment  
**Address** : No. A-20-22, Block A, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.  
**Area** : approx 60.39 sq metres (650 sq feet)  
**Assignor(s)** : Mohd Tarmizi Bin Mohd Sabri  
**Solicitor** : M/S Goh & Partners  
**Our Ref** : PAH37023

### 8 Reserve Price RM110,000

Ampang

**Description** : 2 bedroom low-cost flat  
**Address** : No. 66, Block A, 2nd Floor, Jalan Mulia, Taman Mulia Jaya, 68000 Ampang, Selangor Darul Ehsan.  
**Area** : approx 634 sq feet (58.90 sq metres)  
**Assignor(s)** : Ratha a/p Munasamy & Vejeantheran a/l Suppan  
**Solicitor** : M/S Goh & Partners  
**Our Ref** : PAH37010

### 9 Reserve Price RM100,000

Klang

**Description** : 3 bedroom low-cost flat  
**Address** : Unit No. D-1-15, 1st Floor, Block D, Pangsapuri Seri Perantau, Persiaran Sireh Junjung/KS4, 42000 Klang, Selangor Darul Ehsan.  
**Area** : approx 60.42 sq metres (650 sq feet)  
**Assignor(s)** : Devaraj a/l Subramaniam  
**Solicitor** : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our Ref** : PAH37059

#### 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 the Conditions of Sale and subject to the consent (if applicable) being obtained by the purchaser from the Developer/Proprietor and other relevant authorities. All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%) of the reserve price or a minimum of RM2,000.00 whichever is higher by Bank Draft or Cashier's Order** only in favour of AmBank (M) Berhad/AmBank Islamic Berhad for the a/c of (Assignor/Borrower) . 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)

Ground Floor, No. 1, Jalan Ampang, 50450 Kuala Lumpur  
Tel: 03-20702226 & 03-20788590  
E-mail: [main@auctions.com.my](mailto:main@auctions.com.my)  
Website: [www.auctions.com.my](http://www.auctions.com.my)

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