

10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 8TH JULY 2025 / TUESDAY
Via Online : www.ehsanauctioneers.com

For more information, please call:
03-7452 1318

AmBank Home Financing
Please contact:
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang: 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBank (M) BERHAD [106901000166 (8515-D)] / AMBank ISLAMIC BERHAD [109401000897 (295576-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 8TH JULY 2025, AT 11.00 A.M. IN THE MORNING,
AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO.12, JALAN YAP
KWAN SENG, 50450 KUALA LUMPUR. AT WEBSITE www.ehsanauctioneers.com**

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)

NOTE: Prior to the auction sale, all intending bidders are advised to :- (i) inspect the subject property (ii) obtain a copy of Proclamation of Sale and seek independent legal advice on the Condition of Sale (iii) conduct official Titles search (iv) make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale and to check whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only. All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 1	RESERVE PRICE: RM 1,200,000.00	CYBERJAYA
Type : A STRATIFIED 3-STOREY CORNER TERRACE HOUSE Area : 2,368 sq. ft. Assignor : Andrew Kaya Anak Sibat Solicitor : Azhar & Wong Address : No. 10, Jalan Schubert 1B, Symphony Hills, Cyber 9, Persiaran Bestari, 63000 Cyberjaya, Selangor.		LIYANA/ AMB6462

WITHDRAWN

LOT 3	RESERVE PRICE: RM 470,000.00	SUNGAI BESI
Type : A 2-BEDROOM SERVICED APARTMENT UNIT Area : 882 sq. ft. Assignor : Low Pooi Teng Solicitor : Azhar & Wong Address : No. B-12-6, Suria Sungai Besi, No. 366, Jalan Sungai Besi, 57100 Kuala Lumpur.		UMI/AMB6852

LOT 4	RESERVE PRICE: RM 450,000.00	SHAH ALAM
Type : A CONDOMINIUM UNIT TOGETHER WITH 2 CAR PARK BAYS AS ACCESSORY PARCELS Area : 1,166 sq. ft. Assignor : Suhaimi Bin Salbani Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. 22-03A, Kondominium Puncak 7, Jalan Ferun 7/31A, Section 7, 40000 Shah Alam, Selangor		WAWA/ AMI0563

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LOT 5	RESERVE PRICE: RM 396,000.00	SHAH ALAM
Type : AN END SERVICED APARTMENT UNIT Area : 980 sq. ft. Assignor : Suryani Binti Mustapa Solicitor : A. Rahim & Co. Address : Unit No. SA-21-11, Block SA, Dataran Prestij (SqWhere), Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Section U19, 40160 Shah Alam, Selangor		ALIN/ AMB6853

LOT 6	RESERVE PRICE: RM 356,400.00	SHAH ALAM
Type : A 2-BEDROOM SERVICED APARTMENT UNIT Area : 980 sq. ft. Assignor : Khairul Azmi Bin Mohamed Yusof Solicitor : Vas & Co (Klg) Address : SA-19-10, Dataran Prestij, Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor		WAWA/ AMB6555

LOT 7	RESERVE PRICE: RM 310,000.00	PETANG JAYA
Type : A 2+1 BEDROOM CONDOMINIUM UNIT Area : 923 sq. ft. Assignor : Nurul Azimah Binti Abd Latip Solicitor : Goh & Partners Address : No. B-9-08, Block B, Park Avenue Condominium, No. 5, Jalan PUJ 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.		UMI/ AMI0623

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LOT 8	RESERVE PRICE: RM 262,440.00	PETALING JAYA
Type : AN END SERVICED SUITE Area : 1,259 sq. ft. Assignor : Izzaddin Bin Mohamed Mohideen Solicitor : B.H. Gan, Nor & Kim Address : Unit No. 15-01, Amcorp Serviced Suites (Menara Melawangi), Pusat Perdagangan Amcorp, No. 18, Persiaran Barat, 46050 Petaling Jaya, Selangor		UMI/ AMB6855

LOT 9	RESERVE PRICE: RM 260,000.00	AMPANG
Type : A 3-BEDROOM WALK-UP APARTMENT Area : 807 sq. ft. Assignor : Nurshafina Bt Musa Solicitor : Nik Hisham, Fakhiah & Co. Address : No. D-2-09, Tingkat 1, Pangsapuri Sri Melor, Taman Ukay Perdana, 68000 Ampang, Selangor		LIYANA/AMI0622

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LOT 10	RESERVE PRICE: RM 230,000.00	KUALA LUMPUR
Type : A TWO-BEDROOM SERVICED APARTMENT UNIT Area : 840 sq. ft. Assignor : Chung Sow Yi Solicitor : Manjit Singh Sachdev, Mohamad Radzi & Partners Address : Unit No. 4-09, 4th Floor, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.		ALIN/ AMB6854

LOT 11	RESERVE PRICE: RM 180,000.00	BANDAR SUNWAY
Type : AN APARTMENT UNIT Area : 852 sq. ft. Assignor : Yusup Bin Manan & Maskuri Bin Manan Solicitor : Goh & Partners Address : Unit No. 3A-01-16 (4-01-16), Blok 3A, Pangsapuri Lagoon Perdana, Jalan PJS 9/1, Bandar Sunway, 46150 Petaling Jaya, Selangor		WAWA/ AMB6639

LOT 12	RESERVE PRICE: RM 160,000.00	PETALING JAYA
Type : AN END LOW COST APARTMENT UNIT Area : 657 sq. ft. Assignor : Musrizan Bin Musa Solicitor : Zain Megat & Murad (KL) Address : Unit No. G-06-01, Block G, Pangsapuri Pelangi Ara, Pelangi Utama, Jalan Teratai, PUJ 6A, 47400 Petaling Jaya, Selangor		WAWA/ AMB6848

LOT 13	RESERVE PRICE: RM 55,404.00	RAWANG
Type : A 3-BEDROOM LOW-COST FLAT Area : 650 sq. ft. Assignor : Rosdi Bin Ismail Solicitor : Zain Megat & Murad (KL) Address : No. D-G-16, Blok D, Apartment Kemuning, Jalan Bunga Raya 2, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor		LIYANA/ AMB6851

REFER NOTE AT BELOW

LOT 14	RESERVE PRICE: RM 52,000.00	PETALING JAYA
Type : A SHOP UNIT Area : 237 sq. ft. Assignor : Nurulhuda Binti Aziz (F) & Fatimah Binti Abdul Majid (F) Solicitor : Goh & Partners Address : Unit No. G07, Ground Floor, Menara Mutiara Majestic PJ, Jalan Othman, Seksyen 3, 46000 Petaling Jaya, Selangor		WAWA/AMB5638

NOTE FOR LOT 2

Successful bidder has to pay an outstanding sum of RM 18,756.22 due to Developer under the Principal Sale and Purchase Agreement

NOTE FOR LOT 13

Successful bidder has to pay an outstanding sum of RM 875 due to Developer under Principal Sale and Purchase Agreement

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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03 2161 6649 / 016 216 1047

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING**



**ON TUESDAY, THE 8TH JULY 2025, AT 2.30 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" NO. 18-8-A1, GURNEY TOWER, PERSIARAN GURNEY,
10250 PULAU PINANG. AT WEBSITE www.ehsanauctioneers.com**

LOT 1	RESERVE PRICE: RM 570,000.00	BUTTERWORTH
Type	: A 3-BEDROOM APARTMENT UNIT	 <p>WAWA/ AMB6857</p>
Area	: 1,593 sq. ft.	
Assignor	: Vivantiran A/L Parameshwara & Parameshwara A/L Somoo	
Solicitor	: Zaid Ibrahim & Co.	
Address	: No. 7-23, Pangsapui Regensi Oren, Lorong Seri Tanjung 1, 13400 Butterworth, Pulau Pinang.	

LOT 2	RESERVE PRICE: RM 375,840.00	IPOH
Type	: A THREE (3) BEDROOMS CONDOMINIUM UNIT	 <p>ALIN/ AMB6856</p>
Area	: 1,163 sq. ft.	
Assignor	: Hoo En Min	
Solicitor	: Zaid Ibrahim & Co	
Address	: Unit No. A-1-2A, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.	

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING**



**ON TUESDAY, THE 8TH JULY 2025, AT 3.00 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO. 9,
JALAN SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR.
AT WEBSITE www.ehsanauctioneers.com.**

LOT 1	RESERVE PRICE: RM 400,000.00	PASIR GUDANG
Type	: A DOUBLE STOREY END TERRACE HOUSE	 <p>WAWA/ AMI0621</p>
Area	: 1,452 sq. ft.	
Assignor	: Subramaniam A/L Perumal & Prema A/P Rajendran	
Solicitor	: A. Rahim & Co. (JB)	
Address	: No. 106, Jalan Tiong 1, Taman Scientex, 81700 Pasir Gudang, Johor.	

AMBANK ISLAMIC BERHAD

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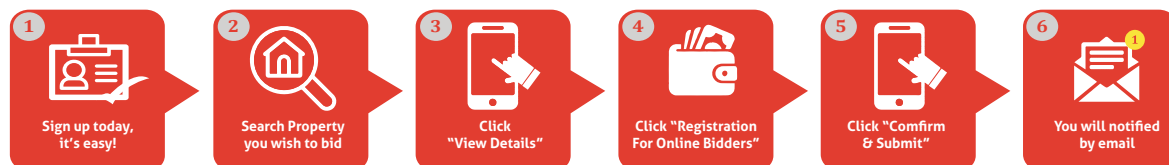
DEPOSIT:

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 account of (Assignor's Name) or remit the same through online banking transfer, one (1) working day before auction date. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

RESERVE PRICE:

The subject property 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 consent (if applicable) being obtained by the Purchaser from the Developer/ Proprietor and other relevant authorities, if any.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



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.

HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to www.ehsanauctioneers.com.
2. Login using registered email with registered password.
3. Click "Profile" and slide right to find "View Bid Screen" button, and click it.
4. "Standby" will appear on the screen & bidders are advised to enable the sound.
5. "Next Bid" button will enable once auction has started, user is to click "Next Bid" button in order to bid.
6. Bidders can make their bid on 1st, 2nd & final calling. No bids taken at the "No More Bids"
7. An auto pop-up message will be displayed to successful & unsuccessful bidders.

"REMINDER'S TO ALL ONLINE BIDDERS"

1. Please refresh the bidding screen 5 minute before auction start.
2. Not to press back button on your device when bidding started.
3. For unsuccessful online bidder, payment will be refunded within 3 working days.
4. For successful online bidder, top-up & stamping fees have to be paid.

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]
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www.ehsanauctioneers.com



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