

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 9TH SEPTEMBER 2025 / TUESDAY**

**Via Online : [www.ehsanauctioneers.com](http://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](http://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 9TH SEPTEMBER 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](http://www.ehsanauctioneers.com)**

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)

**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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

<b>LOT 1</b> <b>RESERVE PRICE: RM 619,650.00</b> <b>TELOK PANGLIMA GARANG</b> Type : <b>An Intermediate Double Storey Terrace House</b> Area : 1,894 sq. ft. Assignor : Noorharniza Binti Haris & Wan Afzanizam Bin Wan Razali Solicitor : Goh & Partners Address : No. 18, Jalan Flora 1A/1, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor  AMBANK ISLAMIC BERHAD LIYANA/AMI0635	<b>LOT 2</b> <b>RESERVE PRICE: RM 558,000.00</b> <b>RAWANG</b> Type : <b>A Corner Double Storey Linked House Within A Gated And Guarded Scheme</b> Area : 3,134 sq. ft. Assignor : Mohd Bhaseer Bin Wan Solicitor : Nik Hisham, Fakhiah & Co. Address : No. 1, Jalan MR 2/22, Taman M Residence 2, 48020 Rawang, Selangor  BUMI QUOTA AMBANK ISLAMIC BERHAD UMI/AMI0633	<b>LOT 3</b> <b>RESERVE PRICE: RM 500,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A 1 Bedroom Serviced Apartment</b> Area : 829 sq. ft. Assignor : Lim Wei Shen Solicitor : Manjit Singh Sachdev, Mohamad Radzi & Partners Address : No. A-10-09, Residensi Pano, No. 556, Batu 3 1/2 Jalan Ipoh, 51200 Kuala Lumpur.  AMBANK ISLAMIC BERHAD WAWA/AMI0637
<b>LOT 4</b> <b>RESERVE PRICE: RM 480,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A 3-Bedroom Serviced Apartment</b> Area : 1,119 sq. ft. Assignor : Chen Wei Hong Solicitor : Vas & Co (Klang) Address : Dupin, No. A-30-02, Apartment Servis J Dupin, No. 1, Jalan Sembilang, 56000 Kuala Lumpur.  WAWA/AMB6882	<b>LOT 5</b> <b>RESERVE PRICE: RM 470,000.00</b> <b>BANDAR PUNCAK ALAM</b> Type : <b>A 2-Storey Intermediate Stratified Terrace House</b> Area : 1,200 sq. ft. Assignor : Pinua Kian Yet & Khau Li Qi Solicitor : Nik Hisham, Fakhiah & Co. Address : No. 77, Jalan Rentak 1/6, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.  UMI/AMB6878	<b>LOT 6</b> <b>RESERVE PRICE: RM 400,000.00</b> <b>SERI KEMBANGAN</b> Type : <b>A Serviced Apartment Unit Together With Two Car Park Bays</b> Area : 1,216 sq. ft. Assignor : Lee Kit Wai Solicitor : Goh & Partners Address : Unit No. C-13A-07, Block C, Garden @ One South, Taman Serdang Perdana, Section 6, 43300 Seri Kembangan, Selangor  LIYANA/AMB6890
<b>LOT 7</b> <b>RESERVE PRICE: RM 304,560.00</b> <b>SUNGAI BESI</b> Type : <b>A 2-Bedroom Serviced Apartment Unit</b> 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.  LIYANA/AMB6852	<b>LOT 8</b> <b>RESERVE PRICE: RM 220,000.00</b> <b>SEMENYIH</b> Type : <b>An End Small Office Home Office (Soho) Unit</b> Area : 463 sq. ft. Assignor : Kalai Arasi A/P Sundar Rajoo Solicitor : Azhar & Wong Address : Unit No. B-19-03, Block B, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor  ALIN/AMB6888	<b>LOT 9</b> <b>RESERVE PRICE: RM 208,000.00</b> <b>KAJANG</b> Type : <b>A Three-Bedroom Walk-Up Apartment Unit</b> Area : 1,033 sq. ft. Assignor : Amir Hassan Bin Kasolang & Noraini Binti Hamzah Solicitor : B.H. Gan, Nor & Kim Address : Unit No. B-G-11, Ground Floor, Block B, Apartment Pesona, Taman Kajang Utama (Rumah Pangsa), 43000 Kajang, Selangor  ALIN/AMB6877
<b>LOT 10</b> <b>RESERVE PRICE: RM 174,960.00</b> <b>KAJANG</b> Type : <b>A 3 Bedroom Walk-Up Apartment</b> Area : 1,053 square feet Assignor : Nazrin Bin Nasaruddin Solicitor : Vas & Co. Address : No. B2-1-3, Pangsapuri Goodview 2, Goodview Heights, 43000 Kajang, Selangor  AMBANK ISLAMIC BERHAD WAWA/AMI0627	<b>LOT 11</b> <b>RESERVE PRICE: RM 171,000.00</b> <b>PETALING JAYA</b> Type : <b>A 3-Bedroom Medium-Cost Apartment</b> Area : 850 sq. ft. Assignor : Razin Bin Ahmad Rahimi Solicitor : Azhar & Wong Address : No. E-23A-12A, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor  AMBANK ISLAMIC BERHAD ALIN/AMI0634	<b>LOT 12</b> <b>RESERVE PRICE: RM 150,000.00</b> <b>BATU CAVES</b> Type : <b>An End Low Cost Apartment Unit</b> Area : 743 sq. ft. Assignor : Hasnah Binti Ismail Solicitor : Vas & Co. Address : Unit No. B-01-02, Block B, Pangsapuri Laksamana Jaya, Jalan Laksamana 2, Kampung Laksamana, 68100 Batu Caves, Selangor  WAWA/AMB6891
<b>LOT 13</b> <b>RESERVE PRICE: RM 120,000.00</b> <b>KUALA LUMPUR</b> Type : <b>An Low Cost Apartment Unit</b> Area : 678 sq. ft. Assignor : Harmaizan Bin Harun Solicitor : Vas & Co. Address : Unit No. A-5-9, Block A, Pangsapuri Mega Indah, Jalan Mega, Taman Mega Jaya, 56100 Kuala Lumpur.  WAWA/AMB6892	<b>LOT 14</b> <b>RESERVE PRICE: RM 100,800.00</b> <b>PUCHONG</b> Type : <b>A 3-Bedroom Low-Cost Apartment</b> Area : 657 sq. ft. Assignor : Venkatesh A/L Sivaraman Solicitor : A. Rahim & Co. Address : No. A-09-22, Pangsapuri Aman, Jalan Prima 6/1, Taman Puchong Prima, 47100 Puchong, Selangor.  AMBANK ISLAMIC BERHAD UMI/AMI0625	<b>LOT 15</b> <b>RESERVE PRICE: RM 100,000.00</b> <b>RAWANG</b> Type : <b>A Corner 3-Bedroom Walk-Up Apartment</b> Area : 700 sq. ft. Assignor : Azizan Bin Mohd Anuar & Anizah Binti Mohd Anuar Solicitor : Azhar & Wong Address : No. G-2-02, Block G, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor  LIYANA/AMB6879
<b>LOT 16</b> <b>RESERVE PRICE: RM 142,054.00</b> <b>KUALA LUMPUR</b> Type : <b>An Intermediate Retail Lot</b> Area : 129 sq. ft. Assignor : TSL Franchise (M) Sdn Bhd Solicitor : Vas & Co. Address : No. 2-3A, Plaza Haji Taib, No. 42, Lorong Haji Taib 5, 50350 Kuala Lumpur.  WAWA/AMB6664		

PROSPECTIVE BIDDERS MAY BID ONLINE AT  
**[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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**03 2161 6649 / 016 216 1047**

**WILL SELL THE PROPERTIES DESCRIBED BELOW  
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**ON TUESDAY, THE 9TH SEPTEMBER 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](http://www.ehsanauctioneers.com)**



<b>LOT 1</b>	<b>RESERVE PRICE: RM 300,000.00</b>	<b>PERMATANG PAUH</b>	<b>LOT 2</b>	<b>RESERVE PRICE: RM 220,000.00</b>	<b>BALIK PULAU</b>	<b>LOT 3</b>	<b>RESERVE PRICE: RM 200,880.00</b>	<b>PERAI</b>
Type Area Assignor Solicitor Address	<b>:A Three Bedroom Apartment Unit</b> :900 sq. ft. :Punita A/P Anandan :Zaid Ibrahim & Co. :Unit No. 22-05, Residensi Damai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.		Type Area Assignor Solicitor Address	<b>:An Intermediate Townhouse Unit</b> :1,166 sq. ft. :Sharullizuannizam Bin Salehuddin :Zaid Ibrahim & Co. :No. 83C-3-7, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Penang.		Type Area Assignor Solicitor Address	<b>:An Upper Floor Duplex Corner Townhouse Unit</b> :1,119 sq. ft. :Mummoorthy A/L Doraisamy & Anjalay Devi A/P Letchumanan :Jayadeva & Kamal :No. 31, Lorong Perai Utama 1, Taman Perai Utama, 13600 Perai, Pulau Pinang.	
								
		LIANA/AMI0636			ALIN/AMI0632			UMI/AMB6887
<b>AMBANK ISLAMIC BERHAD</b>			<b>AMBANK ISLAMIC BERHAD</b>			<b>AMBANK ISLAMIC BERHAD</b>		

<b>LOT 4</b>	<b>RESERVE PRICE: RM 35,000.00</b>	<b>SEMANGGOL</b>
Type Area Assignor Solicitor Address	<b>:A One-bedroom Serviced Apartment Unit</b> :452 sq. ft. :Rashidi Bin Zinol :Lalchand & Nawawi :Unit No. A-5-536 (Room No. 7409), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.	
		
		ALIN/AMB6889

**WILL SELL THE PROPERTIES DESCRIBED BELOW  
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**ON TUESDAY, THE 9TH SEPTEMBER 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](http://www.ehsanauctioneers.com).**

<b>LOT 1</b> RESERVE PRICE: <b>RM 360,000.00</b> <b>JOHOR BAHRU</b> Type : <b>A Serviced Apartment Unit</b> Area : 1,152 sq. ft. Assignor : Suhada Binti Md Shehweli Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : #10-08, Blok A, Pangsapuri Amara Larkin, Jalan Larkin, 80350 Johor Bahru, Johor Darul Takzim.  <b>ALIN/AMB6884</b>	<b>LOT 2</b> RESERVE PRICE: <b>RM 340,000.00</b> <b>BANDAR PENAWAR</b> Type : <b>A Service Apartment Unit</b> Area : 926 sq. ft. Assignor : Mohd. Abdul Rahman Bin Saham Solicitor : A. Rahim & Co (Johor Bahru) Address : No. B-10-16, Pangsapuri Desaru Utama, Jalan Kempas 5, Taman Desaru Utama, 81930 Bandar Penawar, Johor.  <b>UMI/AMI0518</b> <b>AMBANK ISLAMIC BERHAD</b>
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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](http://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](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.

### HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to [www.ehsanauctioneers.com](http://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)]  
Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,  
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[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



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