

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 14 May 2024 / 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
Pang Yei Jun : 012-308 5388



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [196901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401008697 (205576-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 14TH MAY 2024, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

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| <p>LOT 1 RESERVE PRICE: RM 830,000.00 PETALING JAYA</p> <p>Type : RETAIL LOT Area : 2,052 sq. ft. Assignor : Kevin Joseph Menezes Solicitor : Goh & Partners Address : No. C-G-05, Neo Damansara, No. 1, Jalan PJU 8/1, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.</p>  <p>AZWA/AMB6500</p> | <p>LOT 2 RESERVE PRICE: RM 620,000.00 KUALA LUMPUR</p> <p>Type : 3-BEDROOM SERVICE APARTMENT UNIT Area : 1,119 sq. ft. Assignor : Tan Chong Meng Solicitor : Zain Megat & Murad (KL) Address : No. B-25-02, Block B, Apartment Servis J Dupion, Jalan Sembilang, 56000 Kuala Lumpur.</p>  <p>UMI/AMB6513</p> | <p>LOT 3 RESERVE PRICE: RM 468,000.00 KUALA LUMPUR</p> <p>Type : STUDIO SERVICE APARTMENT UNIT Area : 581 sq. ft. Assignor : Low Mun Hoe Solicitor : Vas & Co. Address : Unit No. D-11-33A, Residensi Dorsett Sri Hartamas, No. 63, Jalan Sri Hartamas 1, Sri Hartamas, 50480 Kuala Lumpur.</p>  <p>ALIN/AMB6138</p> |
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| <p>LOT 4 RESERVE PRICE: RM 430,000.00 PETALING JAYA</p> <p>Type : 2+1 BEDROOM SERVICE APARTMENT UNIT Area : 1,098 sq. ft. Assignor : Tan Swee Keang & Tan Huey Ling Solicitor : Sidek Teoh Wong & Dennis Address : No. F-03A-05, Block F, Metropolitan Square, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor.</p>  <p>ALIN/AMB6507</p> | <p>LOT 5 RESERVE PRICE: RM 381,600.00 KAJANG</p> <p>Type : 3-BEDROOM CONDOMINIUM Area : 1,658 sq. ft. Assignor : Dineshnaidu A/L Kalai Chelvan Solicitor : Goh & Partners Address : No. B-27-05, Oasis 1, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor.</p>  <p>UMI/AMB6325</p> | <p>LOT 6 RESERVE PRICE: RM 310,000.00 SEMENYIH</p> <p>Type : 3-BEDROOM APARTMENT UNIT Area : 818 sq. ft. Assignor : Mohd Shahir Lubis Bin Jamaludin Solicitor : Azhar & Wong Address : No. 11-03A, Residensi Permai, Jalan Dana Permai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor.</p>  <p>UMI/AMI0494</p> <p>AMBANK ISLAMIC BERHAD</p> |
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| <p>LOT 7 RESERVE PRICE: RM 300,000.00 KUALA LUMPUR</p> <p>Type : 3-BEDROOM CONDOMINIUM Area : 797 sq. ft. Assignor : Siti Fairuz Binti Mohamad Hanapiah Solicitor : Nik Hisham, Fakhiah & Co. Address : No. A2-53A-09, Blok A2, Residensi Skywani IV (Skywani IV), 52100 Kuala Lumpur.</p>  <p>UMI/AMI0492</p> <p>AMBANK ISLAMIC BERHAD</p> | <p>LOT 8 RESERVE PRICE: RM 283,500.00 SHAH ALAM</p> <p>Type : SERVICED APARTMENT UNIT Area : 603 sq. ft. Assignor : Mohd Faizan Bin Mohd Afandi & Karmila Binti Ujang Solicitor : Nik Hisham, Fakhiah & Co. Address : No. B-07-16, Suria Residences, No. 5, Jalan Bazar U8/100, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.</p>  <p>ALIN/AMB5246</p> | <p>LOT 9 RESERVE PRICE: RM 220,000.00 RAWANG</p> <p>Type : SINGLE STOREY MID TERRACE HOUSE Area : 1,076 sq. ft. Assignor : Mohamed Yusuf Bin Amran & Mohamed Yasman Bin Mohamed Yusuf Solicitor : B.H. Gan, Nor & Kim Address : Unit No. 22, Jalan Seroja 5A/3, Seksyen BS6, Bukit Sentosa II, 48300 Rawang, Selangor.</p>  <p>ALIN/AMB3247</p> |
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| <p>LOT 10 RESERVE PRICE: RM 190,000.00 PUCHONG</p> <p>Type : 3-BEDROOM LOW-COST APARTMENT UNIT Area : 678 sq. ft. Assignor : Siti Hajjar Binti Amin Solicitor : Nik Hisham, Fakhiah & Co. Address : No. D-10-14, Block D, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor.</p>  <p>UMI/AMB6505</p> | <p>LOT 11 RESERVE PRICE: RM 187,200.00 KAJANG</p> <p>Type : 1 BEDROOM SMALL OFFICE HOME OFFICE (SOHO) Area : 452 sq. ft. Assignor : Mohd Shahidan Bin Ismail Solicitor : Vas & Co. Address : No. B-24-31, Blok B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.</p>  <p>ALIN/AMI0493</p> <p>AMBANK ISLAMIC BERHAD</p> | <p>LOT 12 RESERVE PRICE: RM 170,000.00 PETALING JAYA</p> <p>Type : 3-BEDROOM LOW-COST FLAT UNIT Area : 656 sq. ft. Assignor : Anpusevan A/L Pariannan Solicitor : Azhar & Wong Address : Unit No. B10-6-09, 6th Floor, Block 10, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor.</p>  <p>ALIN/AMB6509</p> |
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| <p>LOT 13 RESERVE PRICE: RM 120,000.00 BANDAR PUNCAK ALAM</p> <p>Type : 3-BEDROOM APARTMENT Area : 721 sq. ft. Assignor : Hanuddin Bin Andi Said & Melati Binti Abd Ghani Solicitor : Nik Hisham, Fakhiah & Co. Address : No. 04-34, Astana Juwita, Jalan Astana 13/2, Astana Alam 3, Seksyen 13, 42300 Bandar Puncak Alam, Selangor.</p>  <p>UMI/AMB6497</p> <p>BUMIPUTRA LOT</p> | <p>LOT 14 RESERVE PRICE: RM 110,000.00 SERI KEMBANGAN</p> <p>Type : 3-BEDROOM LOW-COST FLAT WALK-UP FLAT UNIT Area : 667 sq. ft. Assignor : Halijah Binti Nordin Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. E-3-18, 3rd Floor, Block E, Pangsapuri Putra, PERSiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.</p>  <p>ALIN/AMB6504</p> <p>BUMIPUTRA LOT</p> | <p>LOT 15 RESERVE PRICE: RM 95,000.00 RAWANG</p> <p>Type : AN INTERMEDIATE 3-BEDROOM WALK-UP APARTMENT Area : 700 sq. ft. Assignor : MD Hussin Bin Yusof Solicitor : Vas & Co. Address : No. Q-1-19, Block Q, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor.</p>  <p>AZWA/AMB6499</p> <p>Successful bidder has to pay an outstanding sum of RM 1,762.50 due to Developer under the Principal Sale and Purchase Agreement.</p> |
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| LOT 16 | RESERVE PRICE: RM 91,854.00 | PETALING JAYA |
|-----------|--|--|
| Type | : COMMERCIAL PREMISES UNIT |  ALIN/AMB6506 |
| Area | : 728 sq. ft. | |
| Assignor | : Mazuana Binti Mat Isa | |
| Solicitor | : Sidek Teh Wong & Dennis | |
| Address | : Unit No. GF-038, Block G, Seasons Sq, Jalan PJU 10/3C, Damansara Damai, 47830 Petaling Jaya, Selangor. | |

| LOT 17 | RESERVE PRICE: RM 90,000.00 | PUCHONG |
|-----------|--|--|
| Type | : LOW-COST APARTMENT UNIT |  UMI/AMB6510 |
| Area | : 667 sq. ft. | |
| Assignor | : Malika A/P Thangavelu & Siva A/L Athimulam | |
| Solicitor | : Azhar & Wong | |
| Address | : Unit No. C-04-15, Block C, Pangsapuri Seroja, Jalan Indah 3, Taman Puchong Indah, 47150 Puchong, Selangor. | |

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 14TH MAY 2024, 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 216,000.00 | LUNAS |
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| Type | : SINGLE STOREY INTERMEDIATE TERRACE HOUSE |  AZWA/AMI0491 |
| Area | : 1,399 sq. ft. | |
| Assignor | : Mohd Norsham Nuri Bin Shuhami & Nur Syuhada Binti Mohamad Khairi | |
| Solicitor | : Jayadeva & Kamal | |
| Address | : No. 561, Lorong Permata 3/2, Bandar Permata Lunas, 09600 Lunas, Kedah. | |
| REFER NOTE AT BELOW AMBANK ISLAMIC BERHAD | | |

| LOT 2 | RESERVE PRICE: RM 208,000.00 | SIMPANG AMPAT |
|-----------|--|--|
| Type | : DOUBLE STOREY INTERMEDIATE LOW-COST TERRACE HOUSE |  AZWA/AMB6501 |
| Area | : 775 sq. ft. | |
| Assignor | : Zolkarnai Bin Abu Saman & Siti Hawa Binti Ayob | |
| Solicitor | : Azmi Rahim & Co. | |
| Address | : No. 64, Lorong Cassia Tengah 12, Bandar Cassia, 14100 Simpang Ampat, Pulau Pinang. | |

| LOT 3 | RESERVE PRICE: RM 17,219.00 | SEMANGGOL |
|-----------|--|--|
| Type | : STUDIO APARTMENT UNIT |  UMI/AMB6454 |
| Area | : 315 sq. ft. | |
| Assignor | : Husri Bin Hussain | |
| Solicitor | : Lalchand & Nawawi | |
| Address | : Unit No. A-9-932 (also known on site as Unit No. 7813), SL Blok A, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak. | |

| LOT 4 | RESERVE PRICE: RM 14,400.00 | SEMANGGOL |
|-----------|--|--|
| Type | : STUDIO SERVICED APARTMENT UNIT |  ALIN/AMB6508 |
| Area | : 310 sq. ft. | |
| Assignor | : Mohd Shah Huddin Bin Hashim & Yong Zah Harah Binti Mohd Tariq | |
| Solicitor | : Lalchand & Nawawi | |
| Address | : Unit No.: E-2-223 (Room No. 5573), Palm View Serviced Apartments, PV Blok E, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak. | |

NOTE FOR LOT 1: Successful bidder has to pay an outstanding sum of RM 6,200.00 due to Developer under the Principal Sale and Purchase Agreement." / Ambank Islamic Berhad

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BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 14TH MAY 2024, 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 | SKUDAI |
|-----------|---|--|
| Type | : SERVICE APARTMENT |  UMI/AMB6511 |
| Area | : 1,431 sq. ft. | |
| Assignor | : Lo Show Shang | |
| Solicitor | : A Rahim & Co. | |
| Address | : No. B-14-8, Blok B, Residensi Anjung Hijauan, Jalan Mutiara 1/15, Taman Mutiara Mas, 81300 Skudai, Johor. | |

| LOT 2 | RESERVE PRICE: RM 390,000.00 | JOHOR BAHRU |
|-----------|--|---|
| Type | : SERVICE APARTMENT |  UMI/AMB6512 |
| Area | : 1,033 sq. ft. | |
| Assignor | : Odzier Bin Abunaim | |
| Solicitor | : A Rahim & Co. | |
| Address | : No. #02-13, Blok A, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas, 81300 Johor Bahru, Johor. | |

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.

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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.

DEVICE TIPS DURING AUCTION

1. Make sure device is in good condition.
2. Make sure your browser is updated.
3. Ensure you have strong internet connection either mobile data or WI-FI coverage on your device.
4. Make sure to enable the sound before bidding start.
5. Make sure no any interruption of other apps while on bidding screen.
6. Make sure your device has sufficient power when bidding going on.

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



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