

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 8th April 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 [199401006897 (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 APRIL 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 459,000.00</b> <b>CHERAS</b> Type : <b>A CONDOMINIUM UNIT</b> Area : 1,502 sq. ft. Assignor : Tan Mee Ling Solicitor : Manjit Singh Sachdev, Mohamad Radzi & Partners Address : Unit No. A-15-09, Block A, Residensi Sembilan Cheras, Jalan Suria Residen, 43200 Cheras, Selangor.  ALIN/ AMB6800	<b>LOT 2</b> <b>RESERVE PRICE: RM 450,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A SERVICED APARTMENT UNIT</b> Area : 949.97 sq. ft. Assignor : Wong Yuh Sian Solicitor : Nik Hisham, Fakhiah & Co Address : Unit No. E2-20-13A, Parklane OUG Serviced Apartment, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.  LIYANA/ AMB6798	<b>LOT 3</b> <b>RESERVE PRICE: RM 440,000.00</b> <b>SERI KEMBANGAN</b> Type : <b>AN INTERMEDIATE DOUBLE-STOREY TERRACED HOUSE</b> Area : 1,540 sq. ft. Assignor : Rohaidah Binti Samsuri Solicitor : Manjit Singh Sachdev, Mohamad Radzi & Partners Address : No. 7, Jalan Lep 4/16, Seksyen 4, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor  ALIN/ AMB6802
<b>LOT 4</b> <b>RESERVE PRICE: RM 400,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A 1-BEDROOM SERVICED APARTMENT</b> Area : 657 sq. ft. Assignor : Lee Kok Lon Solicitor : Zain Megat & Murad (KL) Address : No. C-18-08, Megan Legasi @ Millerz Square, No. 357, Jalan Klang Lama, 58000 Kuala Lumpur.  FIFAH/ AMB6786	<b>LOT 5</b> <b>RESERVE PRICE: RM 370,000.00</b> <b>PUCHONG</b> Type : <b>A 3-BEDROOM SERVICED APARTMENT</b> Area : 915 sq. ft. Assignor : Chan Khai Lun Solicitor : Nik Hisham, Fakhiah & Co Address : No. A-21-12, Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor  LIYANA/ AMB6797	<b>LOT 6</b> <b>RESERVE PRICE: RM 360,000.00</b> <b>BANDAR PUNCAK ALAM</b> Type : <b>A DOUBLE STOREY MID TERRACE HOUSE UNIT</b> Area : 1,399 sq. ft. Assignor : Haled Zhafri Bin Shahrudin Solicitor : Azhar & Wong Address : No. 33, Jalan Meranti 3/2, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor  BUMIPUTRA LOT AMBANK ISLAMIC BERHAD FIFAH/ AMI0508
<b>LOT 7</b> <b>RESERVE PRICE: RM 266,400.00</b> <b>KAJANG</b> Type : <b>A THREE-BEDROOM CONDOMINIUM UNIT</b> Area : 1,292 sq. ft. Assignor : Mohd Radzi Bin Padzil Solicitor : Azhar & Wong Address : Unit No. C-18-05, 18th Floor, Block C, Ivory Residence, Jalan Mutiara 2, Mutiara Heights, 43000 Kajang, Selangor  AMBANK ISLAMIC BERHAD ALIN/ AMI0601	<b>LOT 8</b> <b>RESERVE PRICE: RM 224,000.00</b> <b>SHAH ALAM</b> Type : <b>A THREE-BEDROOM UNIT</b> Area : 904 sq. ft. Assignor : Muhammad Afnan Adli Bin Amirudin Solicitor : Azhar & Wong Address : Unit No. A-14-07, 14th Floor, Pangsapuri Kemuning Idaman, Persiaran Kemuning Damai, Seksyen 32, 40460 Shah Alam, Selangor  AMBANK ISLAMIC BERHAD FIFAH/ AMI0594	<b>LOT 9</b> <b>RESERVE PRICE: RM 180,000.00</b> <b>SUNGAI BULOH</b> Type : <b>A 3-BEDROOM APARTMENT</b> Area : 753 sq. ft. Assignor : Kuppamah A/P Perumal Solicitor : Goh & Partners Address : No. A-502, Iris Apartment, Persiaran Saujana 4, Taman Saujana Utama, 47000 Sungai Buloh, Selangor.  ALIN/ AMB6799
<b>LOT 10</b> <b>RESERVE PRICE: RM 176,000.00</b> <b>DENGKIL</b> Type : <b>A 2-BEDROOM SERVICED APARTMENT (AFFORDABLE HOUSING-RUMAH SELANGORKU)</b> Area : 549 sq. ft. Assignor : Shangkary A/P Thanapal Solicitor : Azhar & Wong Address : No. A-12-13, Pangsapuri Casa Embun, Jalan CE 1, Cybersouth, 43800 Dengkil, Selangor  FIFAH/ AMB6788		

**WILL SELL THE PROPERTIES DESCRIBED BELOW  
BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON TUESDAY, THE 8TH APRIL 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> <b>RESERVE PRICE: RM 400,000.00</b> <b>JOHOR BAHRU</b> Type : <b>A SERVICE APARTMENT UNIT</b> Area : 829 sq. ft. Assignor : Set Cheng Huat Solicitor : Nor Ding & Co. Address : Unit No. 05-03, Pangsapuri Teluk Bayu, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor.  UMI/ AMB6801	<b>LOT 2</b> <b>RESERVE PRICE: RM 320,000.00</b> <b>MASAI</b> Type : <b>A THREE-BEDROOM SERVICED APARTMENT UNIT</b> Area : 904 sq. ft. Assignor : Prathyuma Thayaalan A/L Manoharar & Manoharar A/L Kanaga Patter Solicitor : Nor Ding & Co. Address : Unit No. B-19-05, Block B, Pangsapuri Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor Darul Takzim.  FIFAH/ AMB6790	<b>LOT 3</b> <b>RESERVE PRICE: RM 230,000.00</b> <b>SENAI</b> Type : <b>A THREE BEDROOM LOWER LEVEL AFFORDABLE TOWNHOUSE UNIT</b> Area : 1,033 sq. ft. Assignor : Asrizal Bin Jamaluddin Solicitor : Nor Ding & Co. Address : No. 2018, Jalan Scientex Jaya 33, Taman Scientex Senai, 81400 Senai, Johor Darul Takzim.  AMBANK ISLAMIC BERHAD UMI/ AMI0599
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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**

FIFAH/ AMB6795

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

**ON TUESDAY, THE 8TH APRIL 2025, AT 3.30 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)**

**AMBANK ISLAMIC BERHAD**

UMI/AMI0600



ALIN/ AMB6803



**REFER NOTE AT BELOW**  
**AMBank ISLAMIC BERHAD**

FIFAH/AMI0597

NOTE LOT 3

**Successful bidder has to pay an outstanding sum RM 10,008.50 due to Developer under the Principal Sale and Purchase Agreement**

## PROSPECTIVE BIDDERS MAY BID ONLINE AT

**www.ehsanauctioneers.com**

**KINDLY CALL OR WHATSAPP FOR ASSISTANCE**

**03 2161 6649 / 016 216 1047**

## 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)]  
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[hema@ehsanauctioneers.com](mailto:hema@ehsanauctioneers.com)  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



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

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