

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 6th March 2025 / Thursday**  
**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)

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [10601000166 (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 THURSDAY, THE 6TH MARCH 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 470,000.00</b> <b>BANDAR PUNCAK ALAM</b> Type : <b>2-STOREY INTERMEDIATE STRATIFIED TERRACE HOUSE</b> Area : 1,200 sq. ft. Assignor : Nurul Hafiza Izwanie Binti Kamaruddin Juma'ah Binti Basri, Nurul Farhani Izaty Binti Kamaruddin Solicitor : Vas & Co Address : No. 17, Jalan Ritma 2/4, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor <b>BUMIPUTRA LOT</b> <b>AMBANK ISLAMIC BERHAD</b>  LIYANA/AMI0590	<b>LOT 2</b> <b>RESERVE PRICE: RM 380,000.00</b> <b>PETALING JAYA</b> Type : <b>A 3-BEDROOM SERVICED APARTMENT UNIT</b> Area : 900 sq. ft. Assignor : Rasvinderpall Singh a/l Kaka Singh Solicitor : Nik Hisham, Fakhiah & Co. (KL) Address : No. A-41-02, Residensi Puri Damai, Sentral Damansara, Jalan PJU 8/8B, Damansara Perdana, 47820 Petaling Jaya, Selangor  FIFAH/ AMB6779	<b>WITHDRAWN</b> ALIN/AMI0592
<b>LOT 4</b> <b>RESERVE PRICE: RM 336,000.00</b> <b>PETALING JAYA</b> Type : <b>3-BEDROOM SERVICED APARTMENT UNIT</b> Area : 915 sq. ft. Assignor : Lam Wei Khien Solicitor : Nik Hisham, Fakhiah & Co. (KL) Address : Unit No. A-14-06, 14th Floor, Block A, Residensi Damai Meriah - The Zizz, No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor  FIFAH/ AMB6775	<b>LOT 5</b> <b>RESERVE PRICE: RM 240,000.00</b> <b>PUCHONG</b> Type : <b>A 3-BEDROOM CONDOMINIUM UNIT</b> Area : 840 sq. ft. Assignor : Logenthiran A/L Ratenavelu Solicitor : Azhar & Wong Address : Unit No. C-15-13A, 15th Floor, Block Cassia, Vista Millenium Condominium, Jalan DM 1, Taman Desa Millenia, 47150 Puchong, Selangor  ALIN/ AMB6781	<b>LOT 6</b> <b>RESERVE PRICE: RM 200,000.00</b> <b>BATU CAVES</b> Type : <b>AN INTERMEDIATE 3-BEDROOM WALK-UP APARTMENT</b> Area : 840 sq. ft. Assignor : Gunasilan A/L Veloo Solicitor : Sidek Teoh Wong & Dennis Address : No. B-1-03, Block Delima, Apartment Desa Putra, Jalan Bunga Raya 2, Taman Batu Caves, 68100 Batu Caves, Selangor  FIFAH/AMB6773
<b>LOT 7</b> <b>RESERVE PRICE: RM 200,000.00</b> <b>AMPANG</b> Type : <b>3-BEDROOM APARTMENT UNIT</b> Area : 850 sq. ft. Assignor : Jefrizal Bin Jaafar Solicitor : Nik Hisham, Fakhiah & Co. (KL) Address : No. C-11-10, Residensi Bistaria, Jalan Ukay Bistari, Taman Ukay Bistari, Hulu Klang, 68000 Ampang, Selangor.  FIFAH/AMB6774	<b>LOT 8</b> <b>RESERVE PRICE: RM 160,000.00</b> <b>RAWANG</b> Type : <b>AN APARTMENT UNIT</b> Area : 797 sq. ft. Assignor : Pannirselvan A/L Govindasamy Solicitor : Azhar & Wong Address : Unit No. B1-4-11, Block 1, Pangsapuri Birchwood Court, Pingiran Lembah Hijau 9, Bandar Tasik Puteri, 48020 Rawang, Selangor  UMI/ AMB6784	<b>LOT 9</b> <b>RESERVE PRICE: RM 90,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A 3-BEDROOM APARTMENT</b> Area : 675 sq. ft. Assignor : Subramaniam A/L Kandasamy & Rathana Mala A/P Subramaniam Solicitor : Azhar & Wong Address : Unit No. 8-4A, Jalan Wangsa 3/8, Taman Wangsa Permai, 52200 Kuala Lumpur  UMI/AMB6783
<b>LOT 10</b> <b>RESERVE PRICE: RM 81,000.00</b> <b>PETALING JAYA</b> Type : <b>A 3-BEDROOM LOW-COST APARTMENT</b> Area : 650 sq. ft. Assignor : Siti Nur Khairunisa Binti Mohd Termiji Solicitor : Zain Megat & Murad (KL) Address : Unit No. C-408, Block C, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor <b>AMBANK ISLAMIC BERHAD</b>  ALIN/ AMI0593		

**WILL SELL THE PROPERTIES DESCRIBED BELOW  
BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON THURSDAY, THE 6TH MARCH 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 320,000.00</b> <b>PULAU PINANG</b> Type : <b>A 3-BEDROOM APARTMENT</b> Area : 818 sq. ft. Assignor : Letchimy A/P Arumugam, Hindren A/L Akamaram @ Arumugam & Ganesan A/L Akamaram @ Arumugam Solicitor : Zaid Ibrahim & Co. (Png) Address : No. 36A-7-8, Taman Tegoh (Grandview), Gerbang Erskine, 10470 Tanjung Tokong, Pulau Pinang  LIYANA/AMB6785	<b>LOT 2</b> <b>RESERVE PRICE: RM 136,080.00</b> <b>KAMPAR</b> Type : <b>A THREE BEDROOMS TOWNVILLA UNIT TOGETHER WITH TWO CAR PARKING BAYS</b> Area : 1,098 sq. ft. Assignor : Wong Wing Fai Solicitor : Nor Ding & Co (Manjung) Address : No. 83-2, Blok 83, Aras 2, Persiaran Residensi, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan  LIYANA/ AMB6780	<b>LOT 3</b> <b>RESERVE PRICE: RM 34,012.00</b> <b>SEMANGGOL</b> Type : <b>A 2-BEDROOM APARTMENT UNIT</b> Area : 803 sq. ft. Assignor : Mohd Fauzi Bin Mat Lazim & Halida Binti Bahri Solicitor : Lalchand & Nawawi Address : Unit No. 2-2-01, Blok 2, Tropicana Apartment, BM Laketown, 34400 Simpang Ampat Semanggol, Perak <b>REFER NOTE AT LAST PAGE</b>  FIFAH/ AMB6692
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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**

<b>LOT 4</b>	<b>RESERVE PRICE: RM 21,258.00</b>	<b>SEMANGGOL</b>
Type	: <b>A STUDIO APARTMENT UNIT</b>	
Area	: 315 sq. ft.	
Assignor	: Mohd Yusoff Bin Abdul Jaafar & Normah Binti Ahmad	
Solicitor	: Lalchand & Nawawi	
Address	: Unit No. B-5-502 (also known on site as Unit No. 8401) SL Blok B, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak	
		
		FIFAH/AMB6665

**NOTE FOR LOT 3**

**Successful bidder has to pay an outstanding sum of RM 4,289.85 due to Developer under the Principal Sale and Purchase Agreement**

**WILL SELL THE PROPERTIES DESCRIBED BELOW  
BY PUBLIC AUCTION VIA ONLINE BIDDING  
ON THURSDAY, THE 6TH MARCH 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 430,000.00</b>	<b>PUTERIISKANDAR</b>
Type	: <b>A SERVICE APARTMENT UNIT</b>	
Area	: 1,152 sq. ft.	
Assignor	: Rosenani Keenan Binti Mohamed Yacoob & Firyal Binti Ismail	
Solicitor	: Nor Ding & Co (Johor Bahru)	
Address	: No. A12-04, Pangsapuri Duta Mega, Jalan Indah 15/2, Taman Bukit Indah, 79100 Iskandar Puteri, Johor.	
		
BUMIPUTRA LOT AMBANK ISLAMIC BERHAD		LIYANA/AMI0591

<b>LOT 2</b>	<b>RESERVE PRICE: RM 331,200.00</b>	<b>MASAI</b>
Type	: <b>A SERVICE APARTMENT</b>	
Area	: 1,410 sq. ft.	
Assignor	: Hia Soil Kiang & Lai Beng Swee	
Solicitor	: A Rahim & Co (JB)	
Address	: No. #11-06, Blok C, Pangsapuri Ikatana Flora, Jalan Permas 2, Bandar Baru Permas Jaya, 81750 Masai, Johor	
		
		UMI/ AMB6782

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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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[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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