

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 23RD SEPTEMBER 2025 / TUESDAY**  
**Via Online : [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

For more information, please call:  
**03-7452 1764**

**AmBank Home Financing**  
**Please contact:**  
**Tan How Kuan, Bernard : 012-671 7856**  
**For Company bidder(s)**  
**Brian Choi : 019-384 6608**



## 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 [199901000186 (8515-D)] / AMBANK ISLAMIC BERHAD [199401000897 (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 23RD 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 1,100,000.00</b> <b>KAJANG</b> Type : <b>A Stratified 3-storey Cluster Semi Detached House</b> Area : 2,314 sq. ft. Assignor : Hoh Sook Leng & Tan Cheep Seng Solicitor : Goh & Partners Address : Premises No. 9, Jalan Tropicana Heights 2/3A, Tropicana Heights (Parkfields Residences), 43000 Kajang, Selangor  LIYANA/AMB6894	<b>LOT 2</b> <b>RESERVE PRICE: RM 570,000.00</b> <b>AMPANG</b> Type : <b>A 2+1-bedroom Serviced Apartment</b> Area : 893 sq. ft. Assignor : Mohd Khorudin Bin Ab Hamid Solicitor : Azhar & Wong Address : No. B-08-3A, Blok B, Residensi Xtreme Meridian, Jalan Bemban, 55000 Ampang, Selangor.  BUMIPUTRA UNIT AMBANK ISLAMIC BERHAD WAWA/AMI0641	<b>LOT 3</b> <b>RESERVE PRICE: RM 550,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A Serviced Apartment Unit Together With 2 Car Park Bays</b> Area : 893 sq. ft. Assignor : Liew Fung Lie Solicitor : Goh & Partners Address : Unit No. A-13A-08, Block A, D'ivo Residences, Jalan Klang Lama, 58200 Kuala Lumpur.  LIYANA/AMB6893
<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 : 629 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 LIYANA/AMI0637	<b>LOT 5</b> <b>RESERVE PRICE: RM 400,000.00</b> <b>CYBERJAYA</b> Type : <b>An Intermediate 3-bedroom Serviced Apartment</b> Area : 935 sq. ft. Assignor : Khairil Anwar Bin Rahmat Ali Malim Solicitor : B.H. Gan, Nor & Kim Address : No. J-24-10, Tower J, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor.  AMBANK ISLAMIC BERHAD LIYANA/AMI0639	<b>LOT 6</b> <b>RESERVE PRICE: RM 388,800.00</b> <b>PUCHONG</b> Type : <b>An End Condominium Unit Together 2 Car Park Bays</b> Area : 1,642 sq. ft. Assignor : Ong Poh Chye Solicitor : Vas & Co (Klang) Address : Unit No. A-4-6, Block A, Vision Residence, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor.  LIYANA/AMB6885
<b>LOT 7</b> <b>RESERVE PRICE: RM 376,000.00</b> <b>BANDAR PUNCAK ALAM</b> Type : <b>A 2-storey Intermediate Stratified Terrace House</b> Area : 1200 sq. ft. Assignor : Phua 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.  LIYANA/AMB6878	<b>LOT 8</b> <b>RESERVE PRICE: RM 320,000.00</b> <b>SENTUL</b> Type : <b>A 2+1-bedroom Condominium</b> Area : 1,071 sq. ft. Assignor : Sudhaseni a/p Gunasegaran Solicitor : Vas & Co. Address : No. 2-4-17, Mutiara Sentul Condominium, Jalan 9/48A, Off Jalan Sentul, 51000 Kuala Lumpur.  WAWA/AMB6896	<b>LOT 9</b> <b>RESERVE PRICE: RM 300,000.00</b> <b>KUALA LUMPUR</b> Type : <b>A 3-bedroom Apartment</b> Area : 1,141 sq. ft. Assignor : Jannaton Ferdaus Bin Shaari Solicitor : B.H. Gan, Nor & Kim Address : No. A-1-13A, Glenview Villa, Taman Pinggiran Cheras, 56100 Kuala Lumpur.  LIYANA/AMB6895
<b>LOT 10</b> <b>RESERVE PRICE: RM 180,000.00</b> <b>CYBERJAYA</b> Type : <b>An Intermediate 3-bedroom Serviced Apartment</b> Area : 452 sq. ft. Assignor : Muhammad Firdaus Bin Omar Solicitor : B.H. Gan, Nor & Kim Address : No. N-22-3A, Block N (Northwood), Edusphere Suites, Jalan Edusphere 2, Edusphere Cyber 11, 63000 Cyberjaya, Selangor  BUMI QUOTA AMBANK ISLAMIC BERHAD LIYANA/AMI0638	<b>LOT 11</b> <b>RESERVE PRICE: RM 115,200.00</b> <b>RAWANG</b> Type : <b>A Medium-cost Apartment Unit</b> Area : 868 sq. ft. Assignor : Silvanesan A/L Nadaraju Solicitor : Goh & Partners Address : Unit No. 3-3-22, Block 3, R/Pangsa Kos Sederhana, Taman Bukit Rawang Putra, 48000 Rawang, Selangor Darul Ehsan.  LIYANA/AMB6762	

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**

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



**ON TUESDAY, THE 23RD 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)**

LOT 1	RESERVE PRICE: RM 1,250,000.00	BAYAN LEPAS	LOT 2	RESERVE PRICE: RM 240,000.00	PERMATANG PAUH	LOT 3	RESERVE PRICE: RM 28,000.00	SEMANGGOL
<p>Type : <b>A 4-bedroom Condominium</b> Area : 1,819 sq.ft. Assignor : Jim Johnson Chua Solicitor : Azmi Rahim &amp; Co. Address : No. 8B-12-3, Muze at PICC, Persiaran Mahsuri, 11950 Bayan Lepas, Pulau Pinang.</p>  <p>WAWA/AMB6898</p>			<p>Type : <b>A Three Bedroom Apartment Unit</b> Area : 900 sq.ft. Assignor : Punitha A/P Anandan Solicitor : Zaid Ibrahim &amp; Co. Address : Unit No. 22-05, Residensi Damai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.</p>  <p>WAWA/AMI0636</p>			<p>Type : <b>A One-bedroom Serviced Apartment Unit</b> Area : 452 sq. ft. Assignor : Rashidi Bin Zinol Solicitor : Lalchand &amp; Nawawi Address : Unit No. A-5-536 (Room No. 7409), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.</p>  <p>WAWA/AMB6889</p>		
		AMBANK ISLAMIC BERHAD						

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



**ON TUESDAY, THE 23RD 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).**

LOT 1	RESERVE PRICE: RM 1,000,000.00	ISKANDAR PUTRI	LOT 2	RESERVE PRICE: RM 420,000.00	JOHOR BAHRU	LOT 3	RESERVE PRICE: RM 270,000.00	BANDAR PENAWAR
<p>Type : <b>Strata Double Storey Terrace House</b> Area : 1,539 sq. ft. Assignor : Hairul Anwar Bin Ibrahim Solicitor : A Rahim &amp; Co. Address : No. 29, Residensi Botani 2, Persiaran Eko Botani 2, Taman Eko Botani 2, 79100 Iskandar Puteri, Johor.</p>  <p>WAWA/AMI0640</p>			<p>Type : <b>A Two-bedroom Serviced Apartment Unit</b> Area : 1,076 sq. ft. Assignor : Lim Kean Aun Solicitor : Ibrahim Nik Junainah &amp; Associates Address : #R1-18-12, Residensi Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor Darul Takzim.</p>  <p>WAWA/AMB6897</p>			<p>Type : <b>A Service Apartment Unit</b> Area : 926 sq. ft. Assignor : Mohd. Abdul Rahman Bin Saham Solicitor : A. Rahim &amp; Co (Johor Bahru) Address : No. B-10-16, Pangsapuri Desaru Utama, Jalan Kempas 5, Taman Desaru Utama, 81930 Bandar Penawar, Johor.</p>  <p>WAWA/AMI0518</p>		
		BUMIPUTRA UNIT AMBANK ISLAMIC BERHAD					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](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,  
50450 Kuala Lumpur.  
Tel : 03 - 2161 6649 / 03-2162 6649 HP No.: 016 2161 047 / 010 2161 147  
[coordinator@ehsanauctioneers.com](mailto:coordinator@ehsanauctioneers.com)  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



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