

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 20TH MAY 2025 / 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
For Company bidder
Camile Tang: 013-999 6875



PROPERTY AUCTION



03-7452 1318 | 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 20TH MAY 2025, AT 11.30 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

LOT 1	RESERVE PRICE: RM 712,800.00	PUCHONG
Type : A 2 ½ STOREY INTERMEDIATE TERRACE		
Area : 1,496 sq. ft.		
Assignor : Mohd Reza Bin Othman		
Solicitor : Zain Megat & Murad (KL)		
Address : No. 22A, Jalan NPT 7/1G, Taman Nusaputra Timur 47130 Puchong, Selangor.		
AMBANK ISLAMIC BERHAD		LIYANA/AMI0614

LOT 2	RESERVE PRICE: RM 500,000.00	PETALINGJAYA
Type : A 2-BEDROOM SERVICED APARTMENT		
Area : 753 sq. ft.		
Assignor : Kerk Yan Cong		
Solicitor : Sidek Teoh Wong & Dennis (KL)		
Address : No. 37-19, The Arcuz @ Kelana Jaya (also known as Resideni Idaman Awan), Jalan PJU 1A/4F, 47301 Petaling Jaya, Selangor.		
		ALIN/AMB6828


LOT 3	RESERVE PRICE: RM 400,000.00	PELABUANKLANG
Type : AN EXTENDED INTERMEDIATE UNIT DOUBLE-STOREY TERRACED HOUSE		
Area : 1,195 sq. ft.		
Assignor : Sivaneswaran A/L Balakrishnan & Balakrishnan A/L Ramalingam		
Solicitor : Azhar & Wong		
Address : No. 32, Jalan Sama Gagah 16, Taman Telok Gedong Indah, 42000 Pelabuhan Klang, Selangor		
		LIYANA/AMB6814

LOT 4	RESERVE PRICE: RM 270,000.00	KUALALUMPUR
WITHDRAWN		

LOT 5	RESERVE PRICE: RM 270,000.00	KUALALUMPUR
Type : A 3-BEDROOM SERVICED APARTMENT		
Area : 935 sq. ft.		
Assignor : Thamil Selvan A/L Thamotharan		
Solicitor : Vas & Co (KLG)		
Address : No. A-5-2, Blok A, Jalan 1/17, Fadason Business Centre, Taman Fadason, 52000 Kuala Lumpur.		
		LIYANA/AMB6832

LOT 6	RESERVE PRICE: RM 260,000.00	CYBERJAYA
Type : AN INTERMEDIATE 3-BEDROOM APARTMENT		
Area : 900 sq. ft.		
Assignor : Mohd Said Bin Mohd Nor		
Solicitor : Vas & Co (KLG)		
Address : No. 1-10-06, Tower 1, Aspire Residence, Persiaran Aspirasi, 63000 Cyberjaya, Selangor Darul Ehsan.		
AMBANK ISLAMIC BERHAD		WAWA/AMI0610

LOT 7	RESERVE PRICE: RM 242,757.00	SHAH ALAM
Type : A SOFO UNIT		
Area : 839.91 sq. ft.		
Assignor : Aw Kah Guan		
Solicitor : Vas & Co (KLG)		
Address : Unit No. 11-09, Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor.		
		ALIN/AMB6826

LOT 8	RESERVE PRICE: RM 229,583.00	SHAHALAM
Type : AN OFFICE UNIT		
Area : 1,593 sq. ft.		
Assignor : Mohd Tarmizi Bin Samsi		
Solicitor : Azhar & Wong		
Address : Unit No. 345, Block 6, No.7, Persiaran Sukan, Laman Seri Business Park, Seksyen 13, 40100 Shah Alam, Selangor		
BUMIPUTRA LOT AMBANK ISLAMIC BERHAD		WAWA/AMI0414

LOT 9	RESERVE PRICE: RM 190,000.00	MELAKA
Type : AN INTERMEDIATE UNIT OF DOUBLE STOREY LOW-COST TERRACE HOUSE		
Area : 880 sq. ft.		
Assignor : Abd Manap Bin Ahmad & Rohazani Binti Jelas		
Solicitor : Ibrahim Nik Junainah & Associates (Melaka)		
Address : No. 30, Jalan KJ 64, Taman Krubong Jaya, Krubong, 75250 Melaka.		
		ALIN/AMB6825


LOT 10	RESERVE PRICE: RM 120,000.00	SHAHALAM
WITHDRAWN		

LOT 11	RESERVE PRICE: RM 120,000.00	SHAHALAM
Type : A THREE-BEDROOM LOW-COST WALK-UP FLAT UNIT		
Area : 650 sq. ft.		
Assignor : Muhamad Shahrul Bin Ramli		
Solicitor : Vas & Co (KLG)		
Address : Unit No. 12-6-11, Pangsapuri Subang Hijauan, Jalan Bintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor		
		UMI/AMB6829

LOT 12	RESERVE PRICE: RM 117,000.00	PETALING JAYA
Type : A THREE-BEDROOM LOW-COST APARTMENT UNIT		
Area : 657 sq. ft.		
Assignor : Sathia Nathan A/L Subramaniam & Vasanthi A/P Supramani		
Solicitor : Sidek Teoh Wong & Dennis		
Address : No. B-3A-11, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor		
		UMI/AMB6142

LOT 13	RESERVE PRICE: RM 110,000.00	BATU CAVES
Type : A CORNER 3 BEDROOM APARTMENT		
Area : 657 sq. ft.		
Assignor : Nazri Bin Ibrahim		
Solicitor : Nik Hisham, Fakhiah & Co (KL)		
Address : No. A-10-24, Block Mawar (A), Pangsapuri Selayang Mulia, Jalan Sm 1/1, Taman Selayang Mulia, 68100 Batu Caves, Selangor Darul Ehsan.		
		WAWA/AMB6821

LOT 14	RESERVE PRICE: RM 93,600.00	KLANG
Type : A 3-BEDROOM LOW-COST APARTMENT		
Area : 650 sq. ft.		
Assignor : Kamalam A/P Veeran		
Solicitor : Sidek Teoh Wong & Dennis (KL)		
Address : No. B3-4-16, Pangsapuri Sri Ayu, Lebuhr Nenas 1/KS7, Bandar Putera, 41200 Klang, Selangor.		
		ALIN/AMB6824

LOT 15	RESERVE PRICE: RM 77,760.00	SUNGAI BULOH
Type : A 3 BEDROOM LOW COST APARTMENT		
Area : 700 sq. ft.		
Assignor : Joseph A/I Arputhanathan & John Wilson A/I Arputhanathan		
Solicitor : Azhar & Wong (KL)		
Address : Unit No. A-3-8, Block A, Jalan Sama Gagah 18D/KS05, Taman Telok Gadong Indah, 42000 Pelabuhan Klang, Selangor		
REFER NOTE AT NEXT PAGE		ALIN/AMB6827

LOT 16	RESERVE PRICE: RM 60,000.00	RAWANG
Type : A 3 BEDROOM APARTMENT UNIT		
Area : 703 sq. ft.		
Assignor : Pupati A/P Kannan		
Solicitor : Sidek Teoh Wong & Dennis		
Address : Unit No. A-5-07, Block A, Apartment Cempaka, Jalan Bunga Raya 1, Taman Bunga Raya, 48300 Rawang, Selangor		
		UMI/AMB3676

LOT 17	RESERVE PRICE: RM 60,000.00	RAWANG
Type : A THREE-BEDROOM LOW-COST WALK-UP FLAT UNIT		
Area : 650 sq. ft.		
Assignor : Kohbi A/L Kalimuthu		
Solicitor : Azhar & Wong (KL)		
Address : Unit No. E-3A-20, 3Ath Floor, Block E, Apartment Kemuning, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor		
REFER NOTE AT NEXT PAGE		WAWA/AMB6822

LOT 18	RESERVE PRICE: RM 47,239.00	PELABUANKLANG
Type : A LOW COST FLAT UNIT		
Area : 657 sq. ft.		
Assignor : Noraini Binti Alias & Jamaludin Bin Hassan		
Solicitor : Nik Hisham, Fakhiah & Co. (KL)		
Address : Unit No. A-3-8, Block A, Jalan Sama Gagah 18D/KS05, Taman Telok Gadong Indah, 42000 Pelabuhan Klang, Selangor		
BUMIPUTRA LOT		WAWA/AMB6777

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 016 216 1047

NOTE FOR LOT15:

Successful bidder has to pay an outstanding sum of RM 875.00 due to Developer under the Principal Sale and Purchase Agreement

NOTE FOR LOT17:

Successful bidder has to pay an outstanding sum of RM875 due to Developer under the Principal Sale and Purchase Agreement

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 20TH MAY 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.**



LOT 1	RESERVE PRICE: RM 432,000.00	JOHOR BAHRU
Type : A TWO-BEDROOM SERVICED APARTMENT UNIT Area : 1,088 sq. ft. Assignor : Tan Han Seng Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : Unit No. A-08-12, Block A, Residensi Bora, Jalan Danga 1/1, Danga Bay , 80200 Johor Bahru, Johor Darul Takzim.		WAWA/AMB6817

LOT 2	RESERVE PRICE: RM 370,000.00	PASIR GUDANG
Type : A DOUBLE STOREY TERRACE HOUSE Area : 958 sq. ft. Assignor : Hasni Bin Johan Solicitor : A Rahim & Co. (Kluang) Address : No. 14, Jalan Helang, Taman Scientex, 81700 Pasir Gudang, Johor.		LIYANA/AMB6833

LOT 3	RESERVE PRICE: RM 310,000.00	JOHOR BAHRU
Type : A TWO BEDROOM SERVICED APARTMENT Area : 800 sq. ft. Assignor : Ahmad Syahir Aizat Bin Mohd Latif Solicitor : A Rahim & Co (JB) Address : #12-06, Menara E, Residensi Masai, Jalan Masai Jaya 2, 81100 Johor Bahru, Johor Darul Takzim		UMI/AMI0613

NOTE FOR LOT2

Successful bidder has to pay an outstanding sum of RM 2,227.00 due to Developer under the Principal Sale and Purchase Agreement

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BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 20TH MAY 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**



LOT 1	RESERVE PRICE: RM 376,000.00	KEPALA BATAS
Type : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE Area : 1,539 sq. ft. Assignor : Noor Shamzuria Binti Samsudin & Mohammad Haniff Bin Mohd Rasli Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 51, Persiaran Seksyen 2/3, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang		WAWA/ AMI0609

LOT 2	RESERVE PRICE: RM 80,000.00	BAYAN LEPAS
Type : A TWO BEDROOM LOW COST APARTMENT UNIT Area : 500 sq. ft. Assignor : Mohamad Azzam Bin Zainon Solicitor : Azmi Rahim & Co (Sg Petani) Address : Unit No. 19A-2-13, Jalan Kekabu 1, Taman Desa Jelita, 11960 Bayan Lepas, Pulau Pinang.		WAWA/ AMI0607

**PROSPECTIVE BIDDERS MAY BID ONLINE AT
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**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 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
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.

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



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