

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 6Th February 2025 / Thursday
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

In exercise of the rights and powers conferred upon **AMBank (M) BERHAD [196901000166 (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 FEBRUARY 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**

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 1,100,000.00 JALAN GELUGOR, KUALA LUMPUR Type : A 3 COMMERCIAL LOT Area : 688 sq. ft. Assignor : Bong Tze Phin & Yap Ah Nee Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. LG-69, Kenanga Wholesale City, Jalan Gelugor, 55200 Kuala Lumpur.  LIYANA/ AMB6759	LOT 2 RESERVE PRICE: RM 500,000.00 MONT KIARA, KUALA LUMPUR Type : A SOVO UNIT Area : 613.54 sq. ft. Assignor : Loh Sah Hooi Solicitor : B.H. Gan, Nor & Kim Address : Unit No. S-25-10, Wisma YNH Kiara 163, Jalan Kiara, Mont Kiara, 50480 Wilayah Persekutuan Kuala Lumpur.  LIYANA/ AMB6761	LOT 3 RESERVE PRICE: RM 324,000.00 PETALING JAYA Type : A 3-BEDROOM SERVICED APARTMENT Area : 1,238 sq. ft. Assignor : Mohd Azwan Bin Mohd Noor Solicitor : Zain Megat & Murad (KL) Address : No. E-01-02, Block E, Metropolitan Square, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor  LIYANA/ AMI0584 BUMIPUTRA LOT AMBank ISLAMIC BERHAD
LOT 4 RESERVE PRICE: RM 210,600.00 CYBERJAYA Type : AN INTERMEDIATE DUPLEX TOWNHOUSE (UPPER UNIT) Area : 1,464 sq. ft. Assignor : Sahari Bin Mohd Aris & Hadzrin Bin Shahari Solicitor : B.H. Gan, Nor & Kim Address : No. D-65-B, Jalan Cyberia 1, Town Villa 1, Cyberia Smarthomes, Persiaran Multimedia, 63000 Cyberjaya, Selangor  LIYANA/ AMB6756	LOT 5 RESERVE PRICE: RM 190,000.00 PETALING JAYA Type : A 3-BEDROOM MEDIUM-COST APARTMENT UNIT Area : 850 sq. ft. Assignor : Muhammad Nizar Bin Saidin Solicitor : Goh & Partners Address : No. F-10-12, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor  FIFAH/ AMI0577 AMBank ISLAMIC BERHAD	LOT 6 RESERVE PRICE: RM 186,300.00 SEPANG Type : A CORNER 1-BEDROOM SMALL OFFICE HOME OFFICE (SOHO) UNIT Area : 484 sq. ft. Assignor : Muhammad Affif Qayyum Bin Shamsudin & Nurul Norshafikah Binti Hasani Solicitor : Goh & Partners Address : No. C-25-11, Tower C, Horizon Suites, Jalan HVO, Bandar Sunsuria, 43900 Sepang, Selangor  LIYANA/ AMI0585 BUMIPUTRA LOT AMBank ISLAMIC BERHAD
LOT 7 RESERVE PRICE: RM 150,000.00 RAWANG Type : A MEDIUM-COST APARTMENT UNIT Area : 868 sq. ft. Assignor : Sivanesan 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  LIYANA/ AMB6762	<div>WITHDRAWN</div>	
LOT 9 RESERVE PRICE: RM 116,000.00 BANTING Type : A 3-BEDROOM DUPLEX MEDIUM COST APARTMENT Area : 945 sq. ft. Assignor : Mohamad Adi Faez Bin Mohd Nasri Solicitor : Azhar & Wong Address : No. F-4-25, Block F, Pangsapuri Taman Langat Utama, Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor  FIFAH/ AMB6753		
LOT 10 RESERVE PRICE: RM 110,000.00 KAJANG Type : A 3-BEDROOM WALK-UP APARTMENT (FRONT PORTION) Area : 800 sq. ft. Assignor : Wan Kat Wei @ Wan Kar Wei & Lam Sooh Wei Solicitor : B.H. Gan, Nor & Kim Address : No. D-02-49F, Block D, Jalan Cheras Prima 5, Taman Cheras Prima, 43000 Kajang, Selangor  LIYANA/ AMB6757	LOT 11 RESERVE PRICE: RM 108,000.00 AMPANG Type : A LOW-COST APARTMENT UNIT Area : 650 sq. ft. Assignor : Roslan Bin Yusof Solicitor : Vas & Co Address : Unit No. L-07-02, Pangsapuri Sri Mutiara, Taman Ukay Bistari, 68000 Ampang, Selangor  LIYANA/ AMB6758 REFER NOTE AT BELOW	

NOTE FOR LOT 11

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

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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03 2161 6649 / 016 216 1047

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



**ON THURSDAY, THE 6TH FEBRUARY 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**

LOT 1		RESERVE PRICE: RM 520,000.00	BUKIT MERTAJAM	LOT 2		RESERVE PRICE: RM 112,000.00	ALOR SETAR	LOT 3		RESERVE PRICE: RM 112,000.00	KAMPAR
Type	: A DOUBLE STOREY LINK HOUSE			Type	: A 3-BEDROOM FLAT UNIT			Type	: A SERVICED SUITES APARTMENT UNIT		
Area	: 1,700 sq. ft.			Area	: 850 sq. ft.			Area	: 431 sq. ft.		
Assignor	: Yeoh Zi Yee			Assignor	: Lim Sun Nei			Assignor	: Eng Meng Hao		
Solicitor	: Jayadeva & Kamal			Solicitor	: Azmi Rahim & Co. (Sg Petani)			Solicitor	: Lalchand & Nawawi		
Address	: No. 36, Lorong Tropika 2, Residensi Tropika, 14020 Bukit Mertajam, Penang.			Address	: No. B/8/4 Apartment, City Apartment (Pangsapuri Seri Kundur), Simpang Kuala, 05400 Alor Setar, Kedah Darul Aman.			Address	: Unit No. 10-10, Menara Agacia @ Kampar (Champs Elysees), Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.		
											
FIFAH/ AMB6745				FIFAH/ AMB6754				FIFAH/AMB6320			

LOT 4	RESERVE PRICE: RM 17,006.00	SEMANGGOL
Type : A TWO BEDROOM SERVICED APARTMENT UNIT Area : 478 sq. ft. Assignor : Aliza Binti Aziz & Abdul Rashid Bin Kamarudin Solicitor : Lalchand & Nawawi Address : Unit No. H-2-223A, LS Blok H, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak Darul Ridzuan.		 UMI/AMB6235

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



**ON THURSDAY, THE 6TH FEBRUARY 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 580,000.00	MASAI	LOT 2		RESERVE PRICE: RM 395,280.00	PENGERANG	LOT 3		RESERVE PRICE: RM 290,000.00	JOHOR BAHRU		
Type	: A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE				Type	: A DOUBLE STOREY CORNER UNIT TERRACE HOUSE WITHIN A GATED AND GUARDED SCHEME				Type	: A SERVICE APARTMENT UNIT		
Area	: 1,302 sq. ft.				Area	: 2,896 sq. ft.				Area	: 883 sq. ft.		
Assignor	: Patmanathan A/L Kuppusami & Devi Sri A/P Mahathavan				Assignor	: Ong Poh Sang				Assignor	: Leow Chin Mee		
Solicitor	: A. Rahim & Co.				Solicitor	: Ibrahim Nik Junainah & Associates				Solicitor	: Ibrahim Nik Junainah & Associates		
Address	: No. 13, Jalan Alam Sitrin 17, Bandar Seri Alam, 81750 Masai, Johor Darul Takzim.				Address	: No. 1, Jalan Gunung Pulau 1, Bukit Pelali @ Pengerang (Presint Gunung Pulau), 81600 Pengerang, Johor Darul Takzim				Address	: Unit No. 13-13, Menara D, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor.		
				LIYANA/ AMB6760					LIYANA/ AMB6764				FIFAH/ AMB6738

LOT 4		RESERVE PRICE: RM 288,000.00	JOHOR BAHRU	LOT 5		RESERVE PRICE: RM 280,000.00	JOHOR BAHRU	LOT 6		RESERVE PRICE: RM 250,000.00	KULAI
Type	: A THREE-BEDROOM SERVICED APARTMENT			Type	: A 2-BEDROOM SERVICED APARTMENT UNIT			Type	: A DOUBLE STOREY LOW MEDIUM COST TERRACE HOUSE, INTERMEDIATE LOT UNIT		
Area	: 883 sq. ft.			Area	: 936 sq. ft.			Area	: 775 sq. ft.		
Assignnor	: Tan Zi Xuan			Assignnor	: Megat Imman Syah Bin Mistoil			Assignnor	: Nor Azmi Bin Daidiri		
Solicitor	: Nor Ding & Co			Solicitor	: Ibrahim Nik Junainah & Associates			Solicitor	: Ibrahim Nik Junainah & Associates		
Address	: Unit No. D28-16, Menara D, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor Darul Takzim.			Address	: Unit No. #18-05, Menara A, Pangsapuri Palma, Jalan Palma Perak 1, Desa Palma, 81100 Johor Bahru, Johor Darul Takzim.			Address	: Unit No. 4010, Jalan Jati 7, Bandar Putra, 81000 Kulai, Johor Darul Takzim		
											
LIYANA/ AMB6763				FIFAH/ AMB6740				LIYANA/AMB5083			

**PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com**

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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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hema@ehsanauctioneers.com
www.ehsanauctioneers.com



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