

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 5TH NOVEMBER 2025 / WEDNESDAY
Via Online : www.ehsanauctioneers.com

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [106801000168 (8515-D)] / AMBANK ISLAMIC BERHAD [199401000897 (295578-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 WEDNESDAY, THE 5TH NOVEMBER 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 550,000.00 KUALA LUMPUR Type : A Serviced Apartment Area : 990.28 sq.ft. Assignor : Low Siew Yee Solicitor : Nik Hisham, Fakhiah & Co. Address : No. 3-22-03A, M-City Ampang, No. 326, Jalan Ampang, 50450 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.  NINA/AMB6912	LOT 2 RESERVE PRICE: RM 430,000.00 SERI KEMBANGAN Type : A Serviced Apartment Area : 936 sq.ft. Assignor : Ng Jim Xiang Solicitor : Goh & Partners Address : Unit No. B-08-02, Tower B, Astetica Residence (Residensi Estetika) Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor  NINA/AMB6911	LOT 3 RESERVE PRICE: RM 246,240.00 DENGKIL Type : A Townhouse Unit (Lower Unit) Area : 917 sq.ft. Assignor : Mohd Chacha Bin Mohd Zuelkeffli & Mohamad Shameer Bin Mohd Zuelkeffli Solicitor : A. Rahim & Co. Address : Unit No. 5, Ground Floor, Jalan KMS 12, Kita Mesra @ Cybersouth, 43800 Dengkil, Selangor  NINA/AMI0646 AMBANK ISLAMIC BERHAD
LOT 4 RESERVE PRICE: RM 100,800.00 PETALING JAYA Type : A 3-Bedroom Low- Cost Apartment Area : 646 sq.ft. Assignor : Mohamad Supandi Bin Mohd Aseri Solicitor : Vas & Co. Address : No. H-0-12, Blok H, Apartment Lestari, No.1, Jalan PJU 10/1B, PJU 10, Damansara Damai, 47380 Petaling Jaya, Selangor.  AMBANK ISLAMIC BERHAD NINA/AMI0648		

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

**ON WEDNESDAY, THE 5TH NOVEMBER 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 340,000.00 SIMPANG AMPAT Type : A Double Storey Intermediate Low-Medium Cost Terrace House Area : 926 sq.ft. Assignor : Mohd Rizal Bin Omar & Mashita Binti Idrous Solicitor : Zaid Ibrahim & Co. (Penang) Address : No. 22A, Lorong Cassia Tengah 22, Bandar Cassia, 14100 Simpang Ampat, Pulau Pinang.  NINA/AMB6915
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**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING**

**ON WEDNESDAY, THE 5TH NOVEMBER 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 270,000.00 MASAI Type : A Service Apartment Area : 840 sq.ft. Assignor : Muhammad Norhafizal Bin Khalid Solicitor : A. Rahim & Co. Address : Unit No. E-09-05, Blok E, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor  NINA/AMB6913
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**PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com**

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

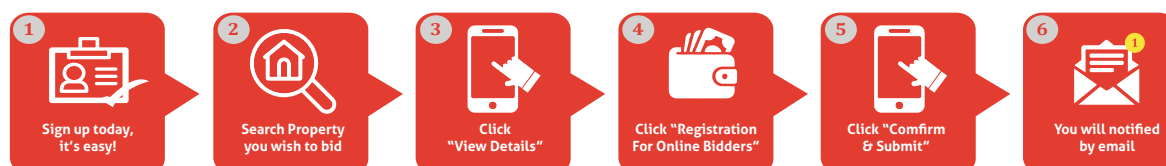
DEPOSIT:

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 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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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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