

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 06TH 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 [196901000166 (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 06TH 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 480,000.00	KUALA LUMPUR
Type : A 3-BEDROOM APARTMENT Area : 1,087 sq. ft. Assignor : Shazril Fariza Bin Faridam Solicitor : Azhar & Wong (KL) Address : No. B-9-02, Block B, Suria Jelatek, Jalan Jelatek, 54200 Kuala Lumpur.		ALIN/AMI0611
AMBANK ISLAMIC BERHAD		

LOT 2	RESERVE PRICE: RM 432,000.00	KUALALUMPUR
Type : A ONE-BEDROOMS SERVICED APARTMENT UNIT Area : 646 sq. ft. Assignor : Chiang Wei Yeen Solicitor : Azhar & Wong (KL) Address : Unit No. B-10-07, 10th Floor, Block B, Menara Inspirasi, No 30, Jalan 1/65, Off Jalan Tun Razak, 50400 Kuala Lumpur		UMI/AMB6819

LOT 3	RESERVE PRICE: RM 340,000.00	KAJANG
Type : A 3-BEDROOM APARTMENT Area : 1,055 sq. ft. Assignor : Mohd Hakim Bin Busra Solicitor : Azhar & Wong (KL) Address : No. B-09-33A, Blok B, Jalan Zamrud Utama, Residensi Zamrud, Sungai Tangkas, 43000 Kajang, Selangor		ALIN/AMI0612
AMBANK ISLAMIC BERHAD		

LOT 4	RESERVE PRICE: RM 330,000.00	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		LIYANA/AMI0610
AMBANK ISLAMIC BERHAD		

LOT 5	RESERVE PRICE: RM 310,000.00	KLANG
Type : A 3-BEDROOM APARTMENT Area : 904 sq. ft. Assignor : Thanesh Kumar A/L Perianan Solicitor : Sidek Teoh Wong & Dennis (KL) Address : No. C-07-13, Pangsapuri Trifolia 1, Jalan Samarinda 19A/Ks07, Taman Saga, Kampung Jawa, 41000 Klang, Selangor.		ALIN/AMB6815

LOT 6	RESERVE PRICE: RM 297,000.00	KUALALUMPUR
Type : A CORNER 2-BEDROOM SERVICED APARTMENT Area : 850 sq. ft. Assignor : Sharul Nizam Bin Sulaiman & Siti Fariza Binti Baharudin Solicitor : B H Gan, Nor & Kim (KL) Address : No. C2-36-02, Block C2, RC Residences (Residensi Bandar Razak), Jalan Razak Mansion, 57100 Kuala Lumpur.		LIYANA/AMI0608
AMBANK ISLAMIC BERHAD		

LOT 7	RESERVE PRICE: RM 273,600.00	KAJANG
Type : A 3-BEDROOM CONDOMINIUM Area : 1,055 sq. ft. Assignor : Chan Wen Kai Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : No. A-13A-09, Residensi Lavender, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor		LIYANA/AMB6818

LOT 8	RESERVE PRICE: RM 175,376.00	KUALALUMPUR
Type : AN INTERMEDIATE RETAIL LOT Area : 129 sq. ft. Assignor : TSL Franchise (M) Sdn Bhd Solicitor : Vas & Co. Address : No. 2-3A, Plaza Haji Taib, No. 42, Lorong Haji Taib 5, 50350 Kuala Lumpur.		FIFAH/ AMB6664

LOT 9	RESERVE PRICE: RM 162,000.00	SUBANG JAYA
Type : AN END SMALL OFFICE VERSATILE OFFICE (SOVO) UNIT Area : 678 sq. ft. Assignor : Mohammad Shafiq Khan Bin Mohammad Amin Solicitor : B H Gan, Nor & Kim (KL) Address : Unit No. B-14-13, Block B, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47620 Subang Jaya, Selangor		UMI/ AMB6823

LOT 10	RESERVE PRICE: RM 140,000.00	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		UMI/ AMB6821

LOT 11	RESERVE PRICE: RM 136,469.00	KAJANG
Type : A SMALL OFFICE HOME OFFICE (SOHO) Area : 452 sq. ft. Assignor : Mohd Shahidan Bin Ismail Solicitor : Vas & Co. Address : No. B-24-31, Blok B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.		FIFAH/ AMI0493
AMBANK ISLAMIC BERHAD		

LOT 12	RESERVE PRICE: RM 75,000.00	RAWANG
Type : A THREE-BEDROOM LOW-COST WALK-UP FLAT UNIT Area : 650 sq. ft. Assignor : Kohbi A/I 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 Darul Ehsan.		UMI/ AMB6822
REFER NOTE AT BELOW		

NOTE FOR LOT12:

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

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 06TH 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 540,000.00	JOHOR BAHRU	LOT 2		RESERVE PRICE: RM 150,000.00	SKUDAI	LOT 3		RESERVE PRICE: RM 97,200.00	JOHOR BAHRU
Type	: A TWO-BEDROOM SERVICED APARTMENT UNIT			Type	: A 3-BEDROOM LOW-MEDIUM FLAT			Type	: A SHOP LOT		
Area	: 1,088 sq. ft.			Area	: 753 sq. ft.			Area	: 194 sq. ft.		
Assignor	: Tan Han Seng			Assignor	: Syed Thaha Bin Syed Abd Rahman			Assignor	: Yap Yeong Tai		
Solicitor	: Manjit Singh Sachdev, Mohammad Radzi & Partners			Solicitor	: A Rahim & Co. (JB)			Solicitor	: Nor Ding & Co		
Address	: Unit No. A-08-12, Block A, Residensi Bora, Jalan Danga 1/1, Danga Bay , 80200 Johor Bahru, Johor Darul Takzim.			Address	: Unit No. B-3-13, Blok B, Jalan Putra 3, Taman Tan Sri Yaacob, 81300 Skudai, Johor Darul Takzim.			Address	: #02-137, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor Darul Takzim.		
											
ALIN/ AMB6817				ALIN AMB6816				UMI/ AMB6820			

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BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 06TH 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 470,000.00	KEPALA BATAS	LOT 2	RESERVE PRICE: RM 100,000.00	BAYAN LEPAS
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		 LIYANA/ AMI0609	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.		 LIYANA/AMI0607

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LIYANA/AMI0607

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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 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



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

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