

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 7TH OCTOBER 2025 / TUESDAY
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 [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 7TH OCTOBER 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 2,500,000.00 KUALA LUMPUR Type : A 4+1-Bedroom Duplex Condominium Area : 3,466 sq.ft. Assignor : Siti Zubaidah Binti Redzuan & RA Gunaseharan A/L Appoo Solicitor : Nik Hisham, Fakhiah & Co. Address : No. E-01-01, Block E, Sunway Vivaldi, Jalan 19/70A, Desa Sri Hartamas, 50480 Kuala Lumpur. BUMIPUTRA LOT ALIN/AMB6900	LOT 2 RESERVE PRICE: RM 456,000.00 AMPANG Type : A 2+1-Bedroom Serviced Apartment Area : 893 sq. ft. Assignor : Mohd Khorudin Bin AB Hamid Solicitor : Azhar & Wong Address : No. B-08-3A, Blok B, Jalan Bemban, Taman Residensi Xtreme Meridian, 55000 Kuala Lumpur. BUMIPUTRA LOT AMBANK ISLAMIC BERHAD LIYANA/AMI0641	LOT 3 RESERVE PRICE: RM 432,000.00 KUALA LUMPUR Type : A 3-Bedroom Serviced Apartment Area : 1,119 sq.ft. Assignor : Chen Wei Hong Solicitor : Vas & Co (Klang) Address : No. A-30-02, Apartment Servis J Dupion, No. 1, Jalan Sembilang, 56000 Kuala Lumpur. AMBANK ISLAMIC BERHAD LIYANA/AMI0634
LOT 4 RESERVE PRICE: RM 320,000.00 CYBERJAYA Type : An Intermediate 3-Bedroom Serviced Apartment 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	LOT 5 RESERVE PRICE: RM 310,000.00 KAJANG Type : A 3-Bedroom Apartment Unit Area : 990 sq.ft. Assignor : Lee Nyet Tian Solicitor : Zain Megat & Murad (KL) Address : Unit No. A-08-12, Blok A, Residensi Zamrud, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor. AMBANK ISLAMIC BERHAD UMI/AMI0643	LOT 6 RESERVE PRICE: RM 255,000.00 SENTUL Type : A 2+1-Bedroom Condominium Area : 1,071 sq.ft. Assignor : Suchaseni a/p Gunasegaran Solicitor : Vas & Co. Address : No. 2-4-17, Mutiara Sentul Condominium, Jalan 9/48A, Off Jalan Sentul, 51000 Kuala Lumpur. LIYANA/AMB6896
LOT 7 RESERVE PRICE: RM 240,000.00 KUALA LUMPUR Type : A 3-Bedroom Apartment 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	LOT 8 RESERVE PRICE: RM 230,000.00 PETALING JAYA Type : A 3-Bedroom Apartment Unit Area : 850 sq.ft. Assignor : Siti Hajar Binti Zulkifli Solicitor : B.H. Gan, Nor & Kim Address : No. E-09-22, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor AMBANK ISLAMIC BERHAD UMI/AMI0644	LOT 9 RESERVE PRICE: RM 160,000.00 PETALING JAYA Type : A 3-Bedroom Low-Cost Apartment Unit Area : 645.83 sq.ft. Assignor : Suppamah @ Suppamah A/P Chattiwan Solicitor : Goh & Partners Address : Unit No. A-6-01, Block A, Desa Perangsang, No. 1, Jalan PJS 3/52, 46150 Petaling Jaya, Selangor ALIN/AMB6901
LOT 10 RESERVE PRICE: RM 153,900.00 PETALING JAYA Type : A 3-Bedroom Medium-Cost Apartment Area : 850 sq.ft. Assignor : Razin Bin Ahmad Rahimi Solicitor : Azhar & Wong Address : No. E-23A-12A, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor AMBANK ISLAMIC BERHAD LIYANA/AMI0634	LOT 11 RESERVE PRICE: RM 114,791.00 KEPONG Type : An Intermediate 3-Bedroom Apartment Area : 1,119 sq.ft. Assignor : Cheng Hen Loong Solicitor : Azhar & Wong Address : No. 1-19, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kepong, Selangor Darul Ehsan. LIYANA/AMB6627	LOT 12 RESERVE PRICE: RM 70,000.00 RAWANG Type : A 3-Bedroom Low-Cost Apartment Unit Area : 650 sq.ft. Assignor : Nik Mohd Rizal Bin Wan Omar Solicitor : Sidek Teoh Wong & Dennis Address : No. A-2-06, Block A, Apartment Kemuning, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor. WAWA/AMB6902
LOT 13 RESERVE PRICE: RM 127,850.00 KUALA LUMPUR 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. LIYANA/AMB6664	NOTE 11: Successful bidder has to pay an outstanding sum of RM 5,846.77 due to Developer under the Principal Sale and Purchase Agreement.	NOTE 12: Successful bidder has to pay an outstanding sum of RM875 due to Developer under the Principal Sale and Purchase Agreement

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03 2161 6649 / 016 216 1047

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 7TH OCTOBER 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 800,000.00	ISKANDAR PUTERI
Type : Strata Double Storey Terrace House Area : 1,539 sq.ft. Assignor : Hairul Annuwar Bin Ibrahim Solicitor : A Rahim & Co. Address : No. 29, Residensi Botani 2, Persiaran Eko Botani 2, Taman Eko Botani 2, 79100 Iskandar Puteri, Johor.		
		 LIYANA/AMI0640
BUMIPUTRA LOT AMBANK ISLAMIC BERHAD		

LOT 2	RESERVE PRICE: RM 400,000.00	JOHOR BAHRU
Type : A Two-Bedroom Serviced Apartment Unit Area : 808 sq.ft. Assignor : Low Zheng Wei & Yeoh Leng Leng Solicitor : Nor Ding & Co. Address : No. B-13-11, Blok B, Residensi Laman Lapan (also known as 8scape Residence), Jalan Sutera Kuning, Taman Sutera, 81200 Johor Bahru, Johor Darul Takzim.		
		 LIYANA/AMB6899

LOT 3	RESERVE PRICE: RM 336,000.00	JOHOR BAHRU
Type : A Two-Bedroom Serviced Apartment Unit Area : 926 sq.ft. Assignor : Lim Kean Aun Solicitor : Ibrahim Nik Junainah & Associates Address : #R1-18-12, Residensi Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor Darul Takzim.		
		 LIYANA/AMB6897

LOT 4	RESERVE PRICE: RM 324,000.00	JOHOR BAHRU
Type : A Serviced Apartment Unit Area : 1,152 sq.ft. Assignor : Suhada Binti Md Shehweli Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : #10-08, Blok A, Pangsapuri Amara Larkin, Jalan Larkin, 80350 Johor Bahru, Johor Darul Takzim.		
		 LIYANA/AMB6882

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ON TUESDAY, THE 7TH OCTOBER 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 1,000,000.00	BAYAN LEPAS
Type : A 4-Bedroom Condominium Area : 1,819 sq.ft. Assignor : Jim Johnson Chua Solicitor : Azmi Rahim & Co. Address : No. 8B-12-3, Muze at PICC, Persiaran Mahsuri, 11950 Bayan Lepas, Pulau Pinang.		
		 LIYANA/AMB6898

LOT 2	RESERVE PRICE: RM 300,000.00	PERMATANG PAUH
Type : A Three Bedroom Apartment Unit Area : 900 sq.ft. Assignor : Sarvin Naidu A/L Punggal Solicitor : Jayadeva & Kamal Address : Unit No. 15-16, Residensi Damai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.		
		 ALIN/AMI0642
AMBANK ISLAMIC BERHAD		

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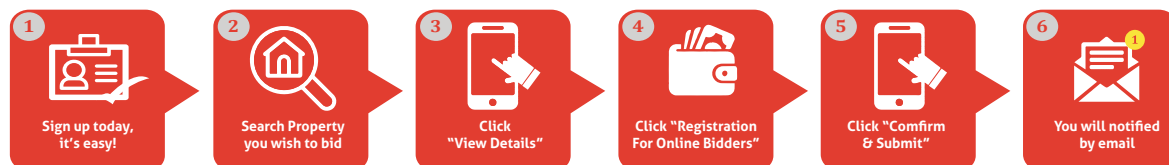
DEPOSIT:

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 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)]
Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,
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