

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 7TH JANUARY 2026 / WEDNESDAY

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

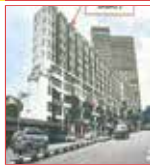
In exercise of the rights and powers conferred upon **AMBank (M) BERHAD [196901000186 (8515-D)] / AMBank ISLAMIC BERHAD [199401008897 (295576-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON WEDNESDAY, THE 7TH JANUARY 2026, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 440,000.00 AMPANG Type : A 3-Bedroom Condominium Unit Area : 1,207 sq. ft. Assignor : Lay Jun Hui Solicitor : B.H. Gan, Nor & Kim Address : No. C-02-12, Residensi Bayu 1, Jalan Bayu Utama, Bukit Ampang Permai, 68000 Ampang, Selangor.  NINA/AMB6934	LOT 2 RESERVE PRICE: RM 408,000.00 KUALA LUMPUR Type : A Three-Bedroom Serviced Apartment Unit Area : 1,141 sq. ft. Assignor : Cheng Kee Heng Solicitor : Vas & Co. Address : Unit No.16-3A, 16th Floor, The Annex Medan Connaught, No. 1, Jalan 3/144A, 56000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.  NINA/AMB6931	LOT 3 RESERVE PRICE: RM 345,600.00 SENTUL PASAR Type : A 3-Bedroom Serviced Apartment Unit Area : 833 sq. ft. Assignor : Yap Kok Hong & Chin Pui Kuan Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. A-53A-08, 54th Floor, Block A, Residensi M Arisa Pelangi, 6, Jalan Sentul Pelangi, Sentul Pasar, 51000 Kuala Lumpur.  NINA/AMB6864
LOT 4 RESERVE PRICE: RM 300,000.00 KUALA LUMPUR Type : An Apartment Unit Area : 904 sq. ft. Assignor : Wan Muhammad Syafiq Bin Abdul Halim Solicitor : Vas & Co. Address : Unit No. A-26-11, Block A, Residensi Max, No.61, Jalan Kolam Air 6, 51200 Kuala Lumpur  NINA/AMB6942	LOT 5 RESERVE PRICE: RM 260,000.00 KUALA LUMPUR Type : A Serviced Apartment Unit Area : 535 sq. ft. Assignor : Tan Siew Chu (F) Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. B-5-29, Block B, Plaza Damas 3, Jalan Sri Hartamas 1, Taman Sri Hartamas, 50480 Kuala Lumpur.  NINA/AMB6933	LOT 6 RESERVE PRICE: RM 260,000.00 KUALA LUMPUR Type : A Corner 3-Bedroom Apartment Area : 829 sq. ft. Assignor : Nor Intan Binti Maarif & Amin Solicitor : Sukran Hilmi Bin Hanafi Address : No. 19-6, Pangsapuri Jati Selatan (Desa Sri Puteri Parcel C), No. 8, Jalan 1/125G, Kampung Baru Salak Selatan, 57100 Kuala Lumpur.  NINA/AMB6936
LOT 7 RESERVE PRICE: RM 216,000.00 MELAKA Type : A 3-Bedroom Apartment Unit Area : 1,000 sq. ft. Assignor : Siti Nurhidayah Binti Moklas Solicitor : Ibrahim Nik Junaiah & Associates Address : Unit No. D-20-03, 20th Floor, Block D, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka  AMBANK ISLAMIC BERHAD NINA/AMI0657	LOT 8 RESERVE PRICE: RM 200,000.00 BATU CAVES Type : A 3-Bedroom Apartment Area : 829 sq. ft. Assignor : Makisam Bin Muhammad & Rohayu Binti Mohamad Solicitor : Azhar & Wong (KL) Address : No. B-3-3B, Jalan OS 1/3, One Selayang, 68100 Batu Caves, Selangor.  NINA/AMB6938	LOT 9 RESERVE PRICE: RM 145,800.00 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 Darul Ehsan.  AMBANK ISLAMIC BERHAD NINA/AMI0644
LOT 10 RESERVE PRICE: RM 69,984.00 BATU CAVES Type : A Three-Bedroom Walk-Up Low Cost Apartment Unit Area : 657 sq. ft. Assignor : Ashidda Bin Hamdzah Solicitor : Vas & Co. Address : Unit No. C-5-02, Block C, Jalan Sejati 2C, Taman Selayang Sejati, 68100 Batu Caves, Gombak, Selangor Darul Ehsan.  NINA/AMB6940		

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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