

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 22ND OCTOBER 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 [196901000186 (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 WEDNESDAY, THE 22ND 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 1,008,000.00 PUCHONG Type : A Two And A Half Storey Mid Terraced House Area : 2,045 sq.ft. Assignor : James Ravi a/ D Dorairaj Solicitor : Vas & co Address : No. 17, Jalan Npt 7/1L, Taman Nusaputra Timur, 47130 Puchong, Selangor  ALIN/AMB6907	LOT 2 RESERVE PRICE: RM 850,000.00 KUALA LUMPUR Type : A Serviced Apartment Unit Together With 2 Car Park Bays Area : 1,367 sq.ft. Assignor : Low Teng Hui Solicitor : Goh & Partners Address : Unit No. A-15-13, Block A, G Residence, Jalan Desa Pandan, Desa Pandan, 55100 Kuala Lumpur  UMI/AMB6910	LOT 3 RESERVE PRICE: RM 490,000.00 KAJANG Type : An End Condominium Unit Together With Two Car Park Bays And Air Conditioner Ledge Area : 1,625 sq.ft. Assignor : Hew Chee Hung & Ng Kuan Ching Solicitor : Manjit Singh Sachdev, Mohamad Radzi & Partners Address : Unit No. 15-01, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor  LIYAN/AMB6905
LOT 4 RESERVE PRICE: RM 460,000.00 BUKIT JALIL Type : A Serviced Apartment Unit With 2 Car Park Bays Area : 893 sq.ft. Assignor : Lee Sui Sinn Solicitor : Sidek Teh Wong & Deenis Address : Unit No. 18-08, Residensi Convena, No. 23, Jalan 9/155, Bukit Jalil, 59200 Kuala Lumpur.  UMI/AMB6908	LOT 5 RESERVE PRICE: RM 265,000.00 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 WAWA/AMI0643	LOT 6 RESERVE PRICE: RM 220,320.00 SERI KEMBANGAN Type : An Office Unit Area : 1,539 sq.ft. Assignor : Unique Steel & Trading Sdn Bhd Solicitor : Zain Megat & Murad (KL) Address : Unit No. 28-3, 3rd Floor, Blok C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, 43300 Seri Kembangan, Selangor  LIYANA/AMB6904
LOT 7 RESERVE PRICE: RM 180,000.00 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 WAWA/AMI0644	LOT 8 RESERVE PRICE: RM 153,900.00 SHAH ALAM Type : A Small Office Flexible Office (SOFO) Area : 592 sq.ft. Assignor : Eng Wai Sheng Solicitor : Azhar & Wong Address : No. 21-20, Avenue Crest, Jalan Jubli Perak 22/1, Section 22, 40300 Shah Alam, Selangor  UMI/AMB6909	LOT 9 RESERVE PRICE: RM 150,000.00 BANTING Type : A 3-Bedroom Apartment Area : 932 sq.ft. Assignor : Mohammad Ashraf Bin Che Ani Solicitor : Azhar & Wong Address : No. C-2-12, Pangsapuri Taman Langat Utama (formerly known as Sepang Utama Apartment), Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor.  AMBANK ISLAMIC BERHAD ALIN/AMI0645
LOT 10 RESERVE PRICE: RM 131,220.00 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 Address : Unit No. B-14-13, Block B, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47620 Subang Jaya, Selangor  WAWA/AMB6823		

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 WEDNESDAY, THE 22ND OCTOBER 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 11	RESERVE PRICE: RM 216,000.00	PERMATANG PAUH
Type : A Three Bedroom Apartment Unit Area : 900 sq.ft. Assignor : Punitha A/P Anandan Solicitor : Zaid Ibrahim & Co. Address : Unit No. 22-05, Residensi Damai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.		WAWA/AMI0636
AMBANK ISLAMIC BERHAD		

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



ON WEDNESDAY, THE 22ND 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 12	RESERVE PRICE: RM 420,000.00	JOHOR BAHRU
Type : A Service Apartment Unit Area : 1,227 sq.ft. Assignor : Tan Boon Chong Solicitor : A. Rahim & Co. Address : Unit C2-10-13A, Pangsapuri Mayland Austin, Jalan Mutiara Emas 9/23, Taman Mount Austin, 81100 Johor Bahru, Johor		ALIN/AMB6906

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.

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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,
50450 Kuala Lumpur.
Tel : 03 - 2161 6649 / 03-2162 6649 HP No.: 016 2161 047 / 010 2161 147
coordinator@ehsanauctioneers.com
www.ehsanauctioneers.com 



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