

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 25 April 2024 / Thursday
Via Online : www.ehsanauctioneers.com

For more information, please call:
03-7452 1318

AmBank Home Financing
Please contact:
Yuan Chik Chong : 012-223 2498
Pang Yei Jun : 012-308 5388



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 [199401008697 (265576-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 THURSDAY, THE 25TH APRIL 2024, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

<p>LOT 1 RESERVE PRICE: RM 1,040,000.00 PETALING JAYA</p> <p>Type : RETAIL LOT Area : 2,052 sq. ft. Assignor : Kevin Joseph Menezes Solicitor : Goh & Partners Address : No. C-G-05, Neo Damansara, No. 1, Jalan PJU 8/1, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.</p>  <p>ALIN/AMB6500</p>	<p>LOT 2 RESERVE PRICE: RM 640,000.00 DENGKIL</p> <p>Type : DOUBLE STOREY INTERMEDIATE TERRACE HOUSE Area : 1,980 sq. ft. Assignor : Ahmad Amir Adzim Bin Ab Rahman & Siti Zulaikha Binti Zulkifli Solicitor : Azhar & Wong Address : No. 15, Jalan CV 1/2A, Casa View, Cybersouth, 43800 Dengkil, Selangor.</p>  <p>BUMIPUTRA LOT AMBANK ISLAMIC BERHAD ALIN/AMI0475</p>	<p>LOT 3 RESERVE PRICE: RM 344,000.00 KEPONG</p> <p>Type : 3+1-BEDROOM SERVICED APARTMENT Area : 947 sq. ft. Assignor : Ooi Yee Teng Solicitor : Sidek Teoh Wong & Dennis Address : No. B-10-07, Blok Baris @ Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Kuala Lumpur.</p>  <p>AZWA/AMB6491</p>
<p>LOT 4 RESERVE PRICE: RM 234,000.00 PETALING JAYA</p> <p>Type : 2 BEDROOM WITH CONDOMINIUM Area : 786 sq. ft. Assignor : Junaidah Binti Zainuddin Solicitor : Zain Megat & Murad Address : Unit No. C-102, Block C, Kondo Sunway Sutera Jalan Tropicana Utara, Sunway Damansara, 47810 Petaling Jaya, Selangor.</p>  <p>UMI/AMB3531</p>	<p>LOT 5 RESERVE PRICE: RM 300,000.00 SUBANG JAYA</p> <p>Type : 1+1 BEDROOM SERVICE APARTMENT UNIT Area : 646 sq. ft. Assignor : Khuat Seng Yung Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. 25-11, 25th Floor, Residensi The Edge, Persiaran Subang Indah, USJ 1, 47600 Subang Jaya, Selangor.</p>  <p>AZWA/AMB6495</p>	<p>LOT 6 RESERVE PRICE: RM 240,000.00 SHAH ALAM</p> <p>Type : AN APARTMENT UNIT Area : 861 sq. ft. Assignor : Hairul Akmal Bin Abd Manaf Solicitor : B.H. Gan, Nor & Kim Address : Unit No. M1-3-16, Block 1, Pangsapuri Merak, Jalan Uranus U5/125, Section U5, 40150 Shah Alam, Selangor.</p>  <p>UMI/AMB6498</p>
<p>LOT 7 RESERVE PRICE: RM 220,000.00 AMPANG</p> <p>Type : 3 BEDROOM WALK UP APARTMENT UNIT Area : 807 sq. ft. Assignor : Rashidee Bin Eusofe & Wan Aini Binti Mohamed Ali Solicitor : Zain Megat & Murad (KL) Address : Unit No. B-3-01, 2nd Floor, Block B, Pangsapuri Sri Melor, Taman Ukay Perdana, 68000 Ampang, Selangor.</p>  <p>UMI/AMB6502</p>	<p>LOT 8 RESERVE PRICE: RM 200,000.00 SHAH ALAM</p> <p>Type : 3-BEDROOM SERVICED APARTMENT UNIT Area : 850 sq. ft. Assignor : Iszarina Binti Ishak Solicitor : Nik Hisham, Fakhah & Co. Address : No. 1-03-09, Block 1, Pangsapuri Perdana, Jalan 13/37, Seksyen 13, 40100 Shah Alam, Selangor.</p>  <p>BUMIPUTRA LOT AZWA/AMB6486</p>	<p>LOT 9 RESERVE PRICE: RM 190,000.00 PUCHONG</p> <p>Type : 3 BEDROOM APARTMENT Area : 700 sq. ft. Assignor : Mohd Zarith Bin Mat Yaacob & Nie Hasseri Binti Bakri Solicitor : Vas & Co. Address : Unit No. 22-3-03, Ruvena Villa Apartment, Taman Putra Perdana, 47100 Puchong, Selangor.</p>  <p>AMBANK ISLAMIC BERHAD UMI/AMI0489</p>
<p>LOT 10 RESERVE PRICE: RM 160,000.00 KUALA LUMPUR</p> <p>Type : LOW-COST TWO-BEDROOM WALK-UP FLAT UNIT Area : 560 sq. ft. Assignor : Nor Leles Anis Binti Bujang Aris Solicitor : Nik Hisham, Fakhah & Co. Address : Unit No. 16-01-14, First Floor, Blok 16, Pangsapuri Cheras 4E (Kasturi), Jalan 1/89A, Batu 4, Jalan Cheras 56000 Kuala Lumpur.</p>  <p>ALIN/AMB6496</p>	<p>LOT 11 RESERVE PRICE: RM 150,000.00 BANDAR PUNCAK ALAM</p> <p>Type : 3-BEDROOM APARTMENT Area : 721 sq. ft. Assignor : Hanuddin Bin Andi Said & Melati Binti Abd Ghani Solicitor : Nik Hisham, Fakhah & Co. Address : No. 04-34, Astana Juwita, Jalan Astana 13/2, Astana Alam 3, Seksyen 13, 42300 Bandar Puncak Alam, Selangor.</p>  <p>BUMIPUTRA LOT UMI/AMB6497</p>	<p>LOT 12 RESERVE PRICE: RM 123,930.00 PETALING JAYA</p> <p>Type : 3-BEDROOM APARTMENT Area : 750 sq. ft. Assignor : Zsa Zsarizat Binti Othman Solicitor : Azhar & Wong Address : No. D-25-22A, Block D, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.</p>  <p>AMBANK ISLAMIC BERHAD ALIN/AMI0490</p>
<p>LOT 13 RESERVE PRICE: RM 120,000.00 RAWANG</p> <p>Type : AN INTERMEDIATE 3-BEDROOM WALK-UP APARTMENT Area : 700 sq. ft. Assignor : MD Hussin Bin Yusof Solicitor : Vas & Co. Address : No. Q-1-19, Block Q, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor.</p>  <p>REFER NOTE AT SIDE UMI/AMB6499</p>	<p>LOT 14 RESERVE PRICE: RM 96,000.00 CHERAS</p> <p>Type : 3-BEDROOM WALK-UP SHOP-APARTMENT UNIT Area : 770 sq. ft. Assignor : Krishnaveni A/P Narayansamy & Sinnamah A/P S Tharumalingam Solicitor : Goh & Partners Address : Unit No. C-01-32B, 1st Floor, Block C, Jalan Cheras Prima 5, Taman Cheras Prima, 43200 Cheras, Selangor.</p>  <p>AZWA/AMB6484</p>	<p>NOTE FOR LOT13: Successful bidder has to pay an outstanding sum of RM 1,762.50 due to Developer under the Principal Sale and Purchase Agreement.</p>

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 THURSDAY, THE 25TH APRIL 2024, 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 270,000.00	LUNAS	LOT 2	RESERVE PRICE: RM 260,000.00	SIMPANG AMPAT	LOT 3	RESERVE PRICE: RM 232,000.00	IPOH
<p>Type : SINGLE STOREY INTERMEDIATE TERRACE HOUSE Area : 1,399 sq. ft. Assignor : Mohd Norsham Nuri Bin Shuhami & Nur Syuhada Binti Mohamad Khairi Solicitor : Jayadeva & Kamal Address : No. 561, Lorong Permata 3/2, Bandar Permata Lunas, 09600 Lunas, Kedah.</p>  <p align="center">ALIN/AMI0491</p>			<p>Type : DOUBLE STOREY INTERMEDIATE LOW-COST TERRACE HOUSE Area : 775 sq. ft. Assignor : Zolkarnai Bin Abu Saman & Siti Hawa Binti Ayob Solicitor : Azmi Rahim & Co. Address : No. 64, Lorong Cassia Tengah 12, Bandar Cassia, 14100 Simpang Ampat, Pulau Pinang.</p>  <p align="center">ALIN/AMB6501</p>			<p>Type : 3 BEDROOM APARTMENT UNIT AND TOGETHER WITH AN ACCESSORY CAR PARK BAY Area : 990 sq. ft. Assignor : Gunaselan A/L Kasaven Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. C-3-8, Lapangan Perdana 19, Pangsapuri Lapangan Perdana, 31350 Ipoh, Perak</p>  <p align="center">AZWA/AMB6293</p>		
LOT 4	RESERVE PRICE: RM 48,000.00	SIMPANG AMPAT SEMANGGOL	LOT 5	RESERVE PRICE: RM 47,239.00	PERAI	LOT 6	RESERVE PRICE: RM 8,100.00	SEMANGGOL
<p>Type : AN END UNIT 2-BEDROOM APARTMENT UNIT Area : 550 sq. ft. Assignor : Siti Fatimah Binti Md Hussain & Mohd Bakht Bin Mohd Nor Solicitor : Azmi Rahim & Co. (Sg. Petani) Address : Unit No. A-5-543A, (Room No. 7401), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.</p>  <p align="center">AZWA/AMB6488</p>			<p>Type : RETAIL LOT Area : 645 sq. ft. Assignor : Lau Kok Ann & Goh Lay Kheng (F) Solicitor : Azmi Rahim & Co. Address : Unit No. 2-07, Megamall Pinang, 2828 Jalan Baru, Bandar Perai Jaya, 13600 Perai, Pulau Pinang.</p>  <p align="center">UMI/AMB4253</p>			<p>Type : STUDIO SERVICED APARTMENT UNIT Area : 256 sq. ft. Assignor : Rusli Bin Md Amin & Asmah Binti Md Yassin Solicitor : Nor Ding & Co. (Sri Manjung) Address : Unit No. C-0-008 (Room No. 5308), Palm View Service Apartment, PV Blok C, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.</p>  <p align="center">ALIN/AMB4714</p>		

NOTE FOR LOT 1:

Successful bidder has to pay an outstanding sum of RM 6,200.00 due to Developer under the Principal Sale and Purchase Agreement.

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

**ON THURSDAY, THE 25TH APRIL 2024, 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 550,000.00	MASAI	LOT 2	RESERVE PRICE: RM 300,000.00	JOHOR BAHRU	LOT 3	RESERVE PRICE: RM 250,000.00	JOHOR BAHRU
<p>Type : DOUBLE STOREY STRATIFIED INTERMEDIATE UNIT Area : 1,302 sq. ft. Assignor : Choh Yong Dak & Katherine Leow Jee Swen Solicitor : A. Rahim & Co (Johor Bahru) Address : No. 37, Jalan Alam Sitrin 4, Bandar Seri Alam, 81750 Masai, Johor.</p>  <p align="center">ALIN/AMB6503</p>			<p>Type : AN APARTMENT UNIT Area : 1,001 sq. ft. Assignor : Lee Yong Rui Solicitor : Ibrahim Nik Junainah & Associates Address : Unit No. 05-04, Tower A, Pangsapuri Lagun, Jalan Seri Austin 3/56, Seri Austin, Bandar Jaya Putra, 81100 Johor Bahru, Johor.</p>  <p align="center">AZWA/AMB6489</p>			<p>Type : 2-BEDROOM SERVICE APARTMENT UNIT Area : 1,055 sq. ft. Assignor : Dinesh Siva A/L Mankuddan Solicitor : A Rahim & Co. (JB) Address : Unit No. A-07-10, Block A, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.</p>  <p align="center">ALIN/AMB5331</p>		

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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

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.

DEVICE TIPS DURING AUCTION

1. Make sure device is in good condition.
2. Make sure your browser is updated.
3. Ensure you have strong internet connection either mobile data or WI-FI coverage on your device.
4. Make sure to enable the sound before bidding start.
5. Make sure no any interruption of other apps while on bidding screen.
6. Make sure your device has sufficient power when bidding going on.

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 Fax : 03 - 2161 6648
hema@ehsanauctioneers.com
www.ehsanauctioneers.com



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

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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