

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 22ND APRIL 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 [199901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401000897 (296576-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 22ND APRIL 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 1,080,000.00	SUBANG JAYA
Type	A STRATIFIED END LOT THREE-STOREY SEMI DETACHED HOUSE	
Area	2,626 sq. ft.	
Assignor	Lim Boo Kian	
Solicitor	Nik Hisham, Fakhiah & Co (KL)	
Address	No. 31, Jalan USJ 1/1L, USJ One Park, 47500 Subang Jaya, Selangor	
		
LIYANA/AMB6809		

LOT 2	RESERVE PRICE: RM 393,660.00	KOTA DAMANSARA
Type	A SHOP LOT	
Area	1,281 sq. ft.	
Assignor	Bello Design Sdn. Bhd.	
Solicitor	Vas & Co. (Klang)	
Address	Unit No. S-03-16, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, 47810 Kota Damansara, Selangor.	
		
LIYANA/AMB6810		

LOT 3	RESERVE PRICE: RM 380,000.00	KUALA LUMPUR
Type	A SERVICED APARTMENT UNIT	
Area	949.97 sq. ft.	
Assignor	Wong Yuh Sian	
Solicitor	Nik Hisham, Fakhiah & Co	
Address	Unit No. E2-20-13A, Parklane OUG Serviced Apartment, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.	
		
FIFAH/AMB6798		

LOT 5	RESERVE PRICE: RM 320,000.00	MELAKA
Type	A 3-BEDROOM SERVICED APARTMENT UNIT	
Area	854 sq. ft.	
Assignor	Ainurrah Binti Hussin	
Solicitor	Ibrahim Nik Junainah & Associates (Melaka)	
Address	No. D-3A-3A, Blok D, Puncak Muzaffar, Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.	
		
AMBANK ISLAMIC BERHAD LIYANA/AMI0605		

LOT 5	RESERVE PRICE: RM 297,000.00	PETALING JAYA
Type	A 3-BEDROOM SERVICED APARTMENT	
Area	1,076 sq. ft.	
Assignor	Chok Yoon Fook	
Solicitor	Nik Hisham, Fakhiah & Co (KL)	
Address	No. A-17-05, Block A, Residensi Suasana @ Damai, No. 6, Jalan PUJ 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor	
		
LIYANA/AMB6805		

LOT 6		
WITHDRAWN		
LIYANA/AMI0604		

LOT 7	RESERVE PRICE: RM 230,400.00	SEMENYIH
Type	A 3-BEDROOM SERVICED APARTMENT UNIT	
Area	980 sq. ft.	
Assignor	Muruka a/l Veerayah	
Solicitor	Zain Megat & Murad (KL)	
Address	No. B-20-23, Blok B, Ascotte Boulevard @ Bandar Rinchang, Jalan Bandar Rinchang 6/1, 43500 Semenyih, Selangor	
		
LIYANA/AMB6808		

LOT 8	RESERVE PRICE: RM 210,000.00	SEPANG
Type	A 3-BEDROOM APARTMENT UNIT	
Area	818 sq. ft.	
Assignor	Muhammad Azuan Bin Hamat	
Solicitor	Zain Megat & Murad	
Address	Unit E-3-13, 3rd Floor, Block E, Elite Apartment, Jalan Pinggiran Mas 2, Taman Mas Sepang, 43900 Sepang, Selangor	
		
LIYANA/AMB6811		

LOT 9	RESERVE PRICE: RM 171,000.00	KUANTAN
Type	A STRATIFIED STUDIO APARTMENT	
Area	463 sq. ft.	
Assignor	Mohd Muhaizan Bin Ismail	
Solicitor	Hamidah Rosmawati & Associates (Kuantan)	
Address	Unit No. C-L16-02, Valley Suite Apartment, Jalan IM 9/2, Indera Mahkota 9, 25200 Kuantan, Pahang Darul Makmur.	
		
AMBANK ISLAMIC BERHAD LIYANA/AMI0602		

LOT 10	RESERVE PRICE: RM 160,000.00	PETALING JAYA
Type	A 3-BEDROOM LOW-COST APARTMENT UNIT	
Area	656.60sq. ft.	
Assignor	Subramaniam A/L Marimuthu	
Solicitor	Azhar & Wong	
Address	Unit No. B9-9-04, Block 9, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor	
		
LIYANA/AMB6813		

LOT 11	RESERVE PRICE: RM 130,000.00	PETALING JAYA
Type	A 3-BEDROOM LOW-COST APARTMENT UNIT	
Area	646 sq. ft.	
Assignor	Thannachi A/L Subramaniam	
Solicitor	B.H. Gan, Nor & Kim	
Address	Unit No. 10-05, 10th Floor, Blok A, Apartment Impian Baiduri, No. 6, Jalan 224, Seksyen 51A, 46100 Petaling Jaya, Selangor	
		
LIYANA/AMB6812		

LOT 12	RESERVE PRICE: RM 94,770.00	PETALING JAYA
Type	A 3-BEDROOM LOW-COST APARTMENT	
Area	657 sq. ft.	
Assignor	Noryanti Binti Jasri	
Solicitor	Goh & Partners (KL)	
Address	No. B-19-13, Block B (Raya), Pelangi Damansara, PUJ 6, Persiaran Surian, 47800 Petaling Jaya, Selangor	
		
LIYANA/AMB6807		

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 22ND APRIL 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 380,000.00	JOHOR BAHRU
Type	A SERVICE APARTMENT UNIT	
Area	850 sq. ft.	
Assignor	Logeswary a/p Gopal	
Solicitor	Ibrahim Nik Junainah & Associates (Johor Bahru)	
Address	Unit No. 21-14, Menara A, Residensi Mutiara Indah, Jalan Indah, Kawasan Perniagaan Indah, 81200 Johor Bahru, Johor.	
		
LIYANA/AMB6806		

LOT 2	RESERVE PRICE: RM 320,000.00	JOHOR BAHRU
Type	A SERVICE APARTMENT UNIT	
Area	829 sq. ft.	
Assignor	Set Cheng Huat	
Solicitor	Nor Ding & Co.	
Address	Unit No. 05-03, Pangsapuri Teluk Bayu, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor.	
		
FIFAH/AMB6801		

LOT 3	RESERVE PRICE: RM 270,000.00	KULAI
Type	A DOUBLE STOREY INTERMEDIATE UNIT MEDIUM LOW-COST TERRACE HOUSE	
Area	775 sq. ft.	
Assignor	Azlinda Binti Md Talib & Indra Bin Abdul Majid	
Solicitor	Nor Ding & Co.	
Address	No. 4695, Jalan Cemara 13, Bandar Putra, 81000 Kulai, Johor Darul Takzim.	
		
LIYANA/AMB6469		

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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



LIYANA/AMI0603



FIFAH/AMI0600



LIYANA/AM10606



FIFAH/AMB6665

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

AmBank Islamic

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



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