

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 19TH JUNE 2025 / THURSDAY**  
**Via Online : [www.ehsanauctioneers.com](http://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](http://ambank.com.my)

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [106901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [109401000897 (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 THURSDAY, THE 19TH JUNE 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](http://www.ehsanauctioneers.com)**

PROSPECTIVE BIDDERS MAY SUBMIT BIDS FOR THE PROPERTY ONLINE VIA [www.ehsanauctioneers.com](http://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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

<b>LOT 1</b> <b>RESERVE PRICE: RM 620,000.00</b> <b>PETALING JAYA</b> Type : <b>A DUAL-KEY 3+1 BEDROOM SERVICED APARTMENT</b> Area : 1,242 sq. ft. Assignor : Chang Sin Poh Solicitor : Nik Hisham, Fakhah & Co. Address : No. C-30-07, Tower C, Pacific Towers, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor  LIYANA/AMB6836	<b>LOT 2</b> <b>RESERVE PRICE: RM 405,000.00</b> <b>KUALA LUMPUR</b> Type : <b>AN INTERMEDIATE 2-BEDROOM SERVICED APARTMENT</b> Area : 840 sq. ft. Assignor : Leong May Wan Solicitor : Azhar & Wong Address : No. 09-02, Reizz Residence (Residensi Ampang Kiri), No. 9, Jalan Ampang Kiri, 55000 Kuala Lumpur.  LIYANA/AMB6844	<b>LOT 3</b> <b>RESERVE PRICE: RM 232,000.00</b> <b>CYBERJAYA</b> Type : <b>AN ONE-BEDROOM CONDOMINIUM UNIT</b> Area : 700 sq. ft. Assignor : Nur Farraheeda Binti Roslan Solicitor : Vas & Co. Address : No. 02-25-08, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor  LIYANA/AMI0616 <b>BUMIPUTRA LOT AMBANK ISLAMIC BERHAD</b>
<b>LOT 4</b> <b>RESERVE PRICE: RM 200,000.00</b> <b>PETALING JAYA</b> Type : <b>AN END LOW COST APARTMENT UNIT</b> Area : 657 sq. ft. Assignor : Musrizan Bin Musa Solicitor : Zain Megat & Murad (KL) Address : Unit No. G-06-01, Block G, Pangsapuri Pelangi Ara, Pelangi Utama, Jalan Teratai, PJU 6A, 47400 Petaling Jaya, Selangor  LIYANA/AMB6848	<b>LOT 5</b> <b>RESERVE PRICE: RM 180,000.00</b> <b>PUCHONG</b> Type : <b>AN APARTMENT UNIT</b> Area : 751 sq. ft. Assignor : Shukrul Amri Bin Ahmad & Siti Fatimah Binti Abu Bakar Solicitor : Goh & Partners Address : Unit No. 4-G-03, Teratai Apartment, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan.  LIYANA/AMI0619 <b>AMBANK ISLAMIC BERHAD</b>	<b>LOT 6</b> <b>RESERVE PRICE: RM 170,000.00</b> <b>PETALING JAYA</b> Type : <b>A 3-BEDROOM LOW-COST FLAT UNIT</b> Area : 657 sq. ft. Assignor : Valli A/P Thangiah & Sivapiragasam A/L Saravanan Solicitor : Zain Megat & Murad (KL) Address : Unit No. B10-2-04, 2nd Floor, Block 10, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor  LIYANA/AMB6446
<b>LOT 7</b> <b>RESERVE PRICE: RM 139,500.00</b> <b>BANTING</b> Type : <b>A 3-BEDROOM MEDIUM COST APARTMENT</b> Area : 796 sq. ft. Assignor : Siti Maslana Binti Kapli Solicitor : Nik Hisham, Fakhah & Co. Address : Unit No. D1-L1-15, Jalan Murni 2/1, Taman Langat Murni, 42700 Bukit Changgang, Banting, Selangor  LIYANA/AMB6845	<b>LOT 8</b> <b>RESERVE PRICE: RM 90,000.00</b> <b>SERI KEMBANGAN</b> Type : <b>A LOW-COST APARTMENT UNIT</b> Area : 622.30 sq. ft. Assignor : Ramlah Binti Mohd Salleh Solicitor : Vas & Co. Address : Unit No. A1-412, Blok A1, Jenis Khazal, Taman Impian Ehsan, 43300 Seri Kembangan, Selangor  LIYANA/AMI0615 <b>AMBANK ISLAMIC BERHAD</b>	<b>LOT 9</b> <b>RESERVE PRICE: RM 65,000.00</b> <b>PETALING JAYA</b> Type : <b>A SHOP UNIT</b> Area : 237 sq. ft. Assignor : Nurulhuda Binti Aziz (F) & Fatimah Binti Abdul Majid (F) Solicitor : Goh & Partners Address : Unit No. G07, Ground Floor, Menara Mutiara Majestic PJ, Jalan Othman, Seksyen 3, 46000 Petaling Jaya, Selangor  LIYANA/AMB5638

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

**ON THURSDAY, THE 19TH JUNE 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](http://www.ehsanauctioneers.com)**



<b>LOT 1</b> <b>RESERVE PRICE: RM 8,500,000.00</b> <b>GELUGOR</b> Type : <b>A 3-STOREY DETACHED WATER VILLA WITH A BASEMENT AND ROOF TERRACE</b> Area : 7,072 sq. ft. Assignor : SY Synctech Sdn Bhd Solicitor : Zaid Ibrahim & Co. Address : No. 1N1-02, The Light Collection IV, Jalan Pantai Sinaran, The Light Waterfront, 11700 Gelugor, Pulau Pinang.  LIYANA/AMB6847	<b>LOT 2</b> <b>RESERVE PRICE: RM 464,000.00</b> <b>IPOH</b> Type : <b>A THREE (3) BEDROOM CONDOMINIUM UNIT TOGETHER WITH CAR PARKING BAY AS AN ACCESSORY PARCEL</b> Area : 1,163 sq. ft. Assignor : Phan Wei Kang Solicitor : Lalchand & Nawawi Address : Unit No. B-G-6, Condominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.  LIYANA/AMB6837	<b>LOT 3</b> <b>RESERVE PRICE: RM 345,600.00</b> <b>PERMATANG PAUH</b> Type : <b>A THREE BEDROOM CONDOMINIUM UNIT</b> Area : 1,130 sq. ft. Assignor : Tan See Ting Solicitor : Zaid Ibrahim & Co. Address : Unit No. 8-10, Condominium Evoke Pauh Jaya, Lorong Pauh Jaya 1/1, 13500 Permatang Pau, Pulau Pinang.  LIYANA/AMI0620 <b>AMBANK ISLAMIC BERHAD</b>
<b>LOT 4</b> <b>RESERVE PRICE: RM 330,000.00</b> <b>BUTTERWORTH</b> Type : <b>A SERVICE APARTMENT</b> Area : 915 sq. ft. Assignor : Kong Moy Fong Solicitor : Zaid Ibrahim & Co (Penang) Address : No. A-09-02, Woodsbury Suites, Jalan Chain Ferry, 12100 Butterworth, Penang.  LIYANA/AMB6843	<b>LOT 5</b> <b>RESERVE PRICE: RM 90,000.00</b> <b>KAMPAR</b> Type : <b>A UNIT OF SERVICE SUITE</b> Area : 431 sq. ft. Assignor : Lee Mei Wei Solicitor : Lalchand & Nawawi Address : No. 19-35, Menara Agacia @ Kampar (Champ Elysees) Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.  LIYANA/AMB6846	

**PROSPECTIVE BIDDERS MAY BID ONLINE AT  
[www.ehsanauctioneers.com](http://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 19TH JUNE 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](http://www.ehsanauctioneers.com).**



LOT 1		RESERVE PRICE: RM 500,000.00	PASIR GUDANG	LOT 2		RESERVE PRICE: RM 300,000.00	JOHORBAHRU	LOT 3		RESERVE PRICE: RM 78,732.00	JOHORBAHRU		
Type	: A DOUBLE STOREY END TERRACE HOUSE				Type	: AN APARTMENT UNIT				Type	: A SHOP LOT		
Area	: 1,452 sq. ft.				Area	: 1,001 sq. ft.				Area	: 194 sq. ft.		
Assignor	: Subramaniam A/L Perumal & Prema A/P Rajendran				Assignor	: Tien Xian Yang				Assignor	: Yap Yeong Tai		
Solicitor	: A. Rahim & Co. (JB)				Solicitor	: A. Rahim & Co				Solicitor	: Nor Ding & Co (Johor Bahru)		
Address	: No. 106, Jalan Tiong 1, Taman Scientex, 81700 Pasir Gudang, Johor.				Address	: Unit No. 04-04, Tower B, Pangsapuri Lagun, Jalan Seri Austin 3/56, Taman Seri Austin, 81100 Johor Bahru, Johor.				Address	: #02-137, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor Darul Takzim.		
AMBANK ISLAMIC BERHAD				LIYANA/ AMI0621					LIYANA/ AMB6841				

AMBANK ISLAMIC BERHAD

LIYANA/ AMB6841

LIYANA/ AMB6820

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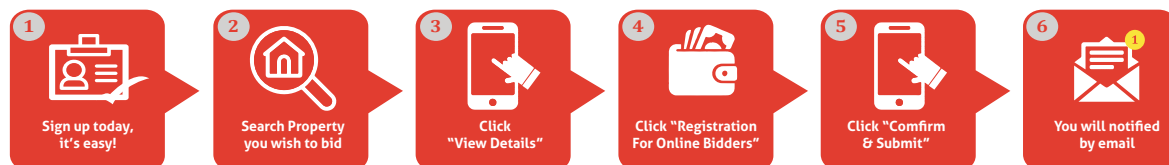
## DEPOSIT:

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](http://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](http://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](http://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)]  
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[coordinator@ehsanauctioneers.com](mailto:coordinator@ehsanauctioneers.com)  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



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