

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 21ST AUGUST 2025 / 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
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 [106901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [109401000897 (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 THURSDAY, THE 21ST AUGUST 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 600,000.00 KUALA LUMPUR Type : A 3-BEDROOM SERVICED APARTMENT Area : 1,119 sq. ft. Assignor : Chen Wei Hong Solicitor : Vas & Co (Klang) Address : No. A-30-02, Apartment Servis J Dupion, No. 1, Jalan Sembilang, 56000 Kuala Lumpur.  WAWA/AMB6882	LOT 2 RESERVE PRICE: RM 518,400.00 PETALING JAYA Type : A 3-BEDROOM SERVICED APARTMENT Area : 1,242 sq. ft. Assignor : Wong Li Ping Solicitor : Vas & Co (Klang) Address : No. C-15-03, Tower C, Pacific Towers, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor.  LIYANA/AMB6886	LOT 3 RESERVE PRICE: RM 500,000.00 SUNGAI BULOH Type : A 2-STOREY INTERMEDIATE TERRACE HOUSE Area : 1,647 sq. ft. Assignor : Nizamuddin Bin Mohd Hashim Solicitor : B H Gan, Nor & Kim (KL) Address : No. 31, Jalan Anggerik 3, Taman Saujana Utama, 47000 Sungai Buloh, Selangor.  LIYANA/AMB6883
LOT 4 RESERVE PRICE: RM 432,000.00 PUCHONG Type : AN END CONDOMINIUM UNIT TOGETHER 2 CAR PARK BAYS Area : 1,642 sq. ft. Assignor : Ong Poh Chye Solicitor : Vas & Co (Klang) Address : Unit No. A-4-6, Block A, Vision Residence, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor.  LIYANA/AMB6885	LOT 5 RESERVE PRICE: RM 400,000.00 BATU CAVES Type : A THREE-BEDROOM APARTMENT UNIT Area : 1,173 sq. ft. Assignor : Lau Chee Siong Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. B-3-13, 3rd Floor, Blok B, Pangsapuri V-Residensi, Persiaran Selayang Height, 68100 Batu Caves, Selangor  ALIN/AMB6880	LOT 6 RESERVE PRICE: RM 376,000.00 CHERAS Type : A THREE-BEDROOM SERVICE APARTMENT UNIT Area : 1,050 sq. ft. Assignor : Lim Guat Fei Solicitor : B.H. Gan, Nor & Kim Address : Unit No. A-13-15, 13th Floor, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor  WAWA/AMB6888
LOT 7 RESERVE PRICE: RM 280,800.00 CYBERJAYA Type : A 3-BEDROOM SMALL OFFICE HOME OFFICE (SOHO) Area : 973 sq. ft. Assignor : Mohd Ramli Bin Rosli Solicitor : Sidek Teoh Wong & Dennis (KI) Address : No. 13A-02, Blok B (T2), Third Avenue, Jalan Teknokrat 3, Cyber 4, 63000 Cyberjaya, Selangor. AMBANK ISLAMIC BERHAD  ALIN/AMI0631	LOT 8 RESERVE PRICE: RM 260,000.00 KAJANG Type : A THREE-BEDROOM WALK-UP APARTMENT UNIT Area : 1,033 sq. ft. Assignor : Amir Hassan Bin Kasolang & Noraini Binti Hamzah Solicitor : B.H. Gan, Nor & Kim Address : Unit No. B-G-11, Ground Floor, Block B, Apartment Pesona, Taman Kajang Utama (Rumah Pangsa), 43000 Kajang, Selangor  ALIN/AMB6877	LOT 9 RESERVE PRICE: RM 220,000.00 KUALA LUMPUR Type : A SERVICED APARTMENT UNIT Area : 946 sq. ft. Assignor : Swee Fu Sen & Liew Huey Keng Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. B2-11-10, Beverly Tower, Plaza Medan Putra, Jalan Medan Putra 6, Medan Putra Business Centre, Bandar Sri Menjalara, 52200 Kuala Lumpur.  WAWA/AMB6866
LOT 10 RESERVE PRICE: RM 150,000.00 PUCHONG Type : A 3-BEDROOM LOW-COST APARTMENT Area : 678 sq. ft. Assignor : Kumar A/L Suppaya Solicitor : Sidek Teoh Wong & Dennis Address : No. A-8-14, Block A, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor  WAWA/AMB6874	LOT 11 RESERVE PRICE: RM 140,000.00 CHERAS Type : A 3-BEDROOM LOW-COST APARTMENT Area : 650 sq. ft. Assignor : Rahim Bin Jamuri & Sharifah Rahimah Binti Syed Sharif Solicitor : A Rahim & Co (KI) Address : No. A3-5-17, Blok A3, Jalan Bukit Segar 1, Taman Bukit Segar, Cheras, 56100 Kuala Lumpur. AMBANK ISLAMIC BERHAD  WAWA/AMI0630	LOT 12 RESERVE PRICE: RM 140,000.00 PETALING JAYA Type : A 3 BEDROOM LOW COST APARTMENT Area : 650 sq. ft. Assignor : Badrussurur Bin Syaridi & Maniyah Binti Afandi Solicitor : B H Gan, Nor & Kim (KL) Address : No. P-111, Block P, Apartment Harmoni, No. 55, Jalan PJU 10/4C, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor AMBANK ISLAMIC BERHAD  WAWA/AMI0629
LOT 13 RESERVE PRICE: RM 130,000.00 RAWANG Type : A CORNER 3-BEDROOM WALK-UP APARTMENT Area : 700 sq. ft. Assignor : Azizan Bin Mohd Anuar & Anizah Binti Mohd Anuar Solicitor : Azhar & Wong Address : No. G-2-02, Block G, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor  ALIN/AMB6879		



PROSPECTIVE BIDDERS MAY BID ONLINE AT
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03 2161 6649 / 016 216 1047

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





**ON THURSDAY, THE 21ST AUGUST 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 1	RESERVE PRICE: RM 410,000.00	BAYAN LEPAS	LOT 2	RESERVE PRICE: RM 370,000.00	BALIK PULAU
Type : A THREE BEDROOM CONDOMINIUM UNIT WITH A CAR PARK Area : 850 sq. ft. Assignor : Tan Chee Wai & Lee Ee Ling Solicitor : Jayadeva & Kamal (Alor Setar) Address : Unit No. B2-40-03, Havana Beach Residences, Halaman Sungai Tiram, 11900 Bayan Lepas, Pulau Pinang.		LIYANA/AMB6876	Type : AN INTERMEDIATE TOWNHOUSE UNIT Area : 1,166 sq. ft. Assignor : Sharullizuannizam Bin Salehuddin Solicitor : Zaid Ibrahim & Co. Address : No. 83C-3-7, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Penang.		LIYANA/AMI0632
			AMBANK ISLAMIC BERHAD		

**WILL SELL THE PROPERTIES DESCRIBED BELOW
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**ON THURSDAY, THE 21ST AUGUST 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 450,000.00	JOHOR BAHRU	LOT 2	RESERVE PRICE: RM 450,000.00	JOHOR BAHRU
Type : A SERVICED APARTMENT UNIT Area : 1,152 sq. ft. Assignor : Suhada Binti Md Shehwelli Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : #10-08, Blok A, Pangsapuri Amara Larkin, Jalan Larkin, 80350 Johor Bahru, Johor Darul Takzim.		LIYANA/AMB6884	Type : A THREE-BEDROOM APARTMENT UNIT Area : 1,152 sq. ft. Assignor : Mohanashuntar A/L Subramaniam Solicitor : Nor Ding & Co. Address : Unit J#G-03, Block J, Jalan Dato Jaafar, Apartment Larkin Residence, 80350 Johor Bahru, Johor Darul Takzim.		ALIN/AMB6881

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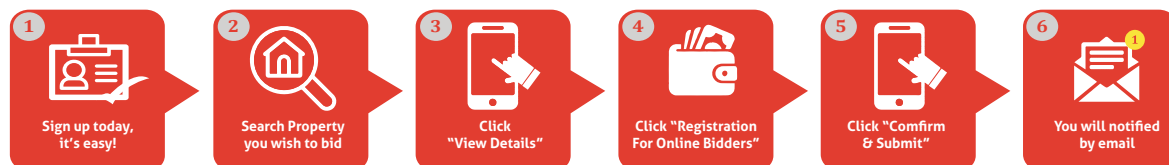
DEPOSIT:

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 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)]
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