

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 4 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 [186901000166 (6515-D)] / AMBANK ISLAMIC BERHAD [186401006897 (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 4TH 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

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| LOT 1 RESERVE PRICE: RM 560,000.00 KUALA LUMPUR Type : AN END CONDOMINIUM UNIT Area : 1,119 sq. ft. Assignor : Muhammad Ariff Bin Sabirin Solicitor : Vas & Co. Address : Unit No. C-06-03, Block C, Residensi Skysierra (The Valley), No. 12, Jalan Taman Setiawangsa, Taman Setiawangsa, 54200 Kuala Lumpur.  AMBANK ISLAMIC BERHAD ALIN/AMI0488 | LOT 2 RESERVE PRICE: RM 500,000.00 RAWANG Type : 2-STOREY SEMI-DETACHED HOUSE Area : 4,785 sq. ft. Assignor : Govin Pillai A/L Shamugam & Sallama A/P G. Subramaniam Solicitor : Zain Megat & Murad (KL) Address : No. 1, Jalan SR 8/3G, Saujana Rawang, 48000 Rawang, Selangor.  ALIN/AMB6492 | LOT 3 RESERVE PRICE: RM 490,000.00 SETAPAK Type : AN INTERMEDIATE 3-BEDROOM SERVICED APARTMENT Area : 918 sq. ft. Assignor : Yap Kai Wei Solicitor : Vas & Co. Address : No. C-18-02, Block C, KL Traders Square, No. 99, Jalan Gombak Setapak, 53000 Kuala Lumpur.  ALIN/AMB6493 |
| LOT 4 RESERVE PRICE: RM 430,000.00 KEPONG 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.  ALIN/AMB6491 | LOT 5 RESERVE PRICE: RM 380,000.00 SUBANG JAYA 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.  UMI/AMB6495 | LOT 6 RESERVE PRICE: RM 160,000.00 BATU CAVES Type : 3-BEDROOM LOW-MEDIUM COST APARTMENT Area : 743 sq. ft. Assignor : Maladhi a/p Kaliyapan Solicitor : Zain Megat & Murad (KL) Address : No. B-02-10, Blok B, Pangsapuri Laksamana Jaya, Jalan Laksamana 2, 68100 Batu Caves, Selangor.  ALIN/AMB6494 |

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

ON THURSDAY, THE 4TH 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

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| LOT 1 RESERVE PRICE: RM 290,000.00 IPOH Type : THREE-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.  ALIN/AMB6293 |
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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.



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

ON THURSDAY, THE 4TH 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.

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| LOT 1 RESERVE PRICE: RM 380,000.00 JOHOR BAHRU 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.  UMI/AMB6489 | LOT 2 RESERVE PRICE: RM 165,000.00 KOTA TINGGI Type : SINGLE STOREY LOW-COST TERRACE HOUSE INTERMEDIATE LOT Area : 1,292 sq. ft. Assignor : Mohd Halim Bin Sitam & Norlelawati Binti Ahmad Solicitor : Ibrahim Nik Junainah & Associates Address : Unit No. 35, Jalan Pasak 13, Taman Pasak Indah, 81900 Kota Tinggi, Johor.  UMI/AMB6490 |
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PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

NOTE FOR LOT 2: Successful bidder has to pay an outstanding sum of RM 1,105.98 due to Developer under the Principal Sale and Purchase Agreement

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.

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]

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