

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 04TH JUNE 2025 / WEDNESDAY**  
**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 [196901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401000897 (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 WEDNESDAY, THE 04TH 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 770,000.00</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, Fakhiah & 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 290,000.00</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  BUMIPUTRA LOT AMBANK ISLAMIC BERHAD LIYANA/AMI0616	<b>LOT 3</b> <b>RESERVE PRICE: RM 270,000.00</b> <b>BATU CAVES</b> Type : <b>A SERVICED APARTMENT UNIT TOGETHER WITH 2 CAR PARK BAYS</b> Area : 753 sq. ft. Assignor : Siti Zuraina Binti Zulkpily Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. 1-20-1, Tower 1, Bayu Residensi @ Seri Temenggung, Jalan Temenggung, 68100 Batu Caves, Selangor  AMBANK ISLAMIC BERHAD LIYANA/AMI0618
<b>LOT 4</b> <b>RESERVE PRICE: RM 207,000.00</b> <b>CYBERJAYA</b> Type : <b>AN END CONDOMINIUM UNIT</b> Area : 1,163 sq. ft. Assignor : Ahmad Badri Bin Muhamad & Marwalis Badri Bin Ahmad Badri Solicitor : Azhar & Wong Address : Unit No. C1-0-8, Block C1, Cyberia Smarthomes, Persiaran Multimedia, Cyber 11, 63000 Cyberjaya, Selangor  WAWA/ AMB6839	<b>LOT 5</b> <b>RESERVE PRICE: RM 180,000.00</b> <b>SUBANGJAYA</b> Type : <b>A 3-BEDROOM APARTMENT</b> Area : 646 sq. ft. Assignor : Loganathan A/L Kuppasamy Solicitor : Sidek Teoh Wong & Dennis Address : No. B-8-2, Pangsapuri Sri Mutiara, Jalan Putra Indah 9/1C, Putra Heights, 47650 Subang Jaya, Selangor  LIYANA/ AMB6842	<b>LOT 6</b> <b>RESERVE PRICE: RM 150,000.00</b> <b>PUCHONG</b> Type : <b>A CORNER 3-BEDROOM LOW-COST WALK-UP APARTMENT</b> Area : 667 sq. ft. Assignor : Hazarul Bin Salih Solicitor : Goh & Partners Address : No. C-3-1, Block C, Pangsapuri Cempaka, Bandar Bukit Puchong 2, 47120 Puchong, Selangor  LIYANA/ AMB6835
<b>LOT 7</b> <b>RESERVE PRICE: RM 110,000.00</b> <b>SERI KEMBANGAN</b> Type : <b>A LOW-COST APARTMENT UNIT</b> Area : 662.30 sq. ft. Assignor : Ramlah Binti Mohd Salleh Solicitor : Vas & Co. Address : Unit No. A1-412, Blok A1, Jenis Ghazal, Taman Impian Ehsan, 43300 Seri Kembangan, Selangor  AMBANK ISLAMIC BERHAD LIYANA/ AMI0615	<b>LOT 8</b> <b>RESERVE PRICE: RM 108,000.00</b> <b>PETALING JAYA</b> Type : <b>A 3-BEDROOM APARTMENT LOW-COST APARTMENT</b> Area : 650 sq. ft. Assignor : Kamarzan @ Kamaruzaman & Mohammad Faisal Bin Kamaruzaman Solicitor : Vas & Co. Address : No. A-01-19, Blok A, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor  BUMIPUTRA LOT LIYANA/ AMB6834	<b>LOT 9</b> <b>RESERVE PRICE: RM 81,000.00</b> <b>PETALING JAYA</b> Type : <b>A COMMERCIAL PREMISE</b> Area : 42.17 sq. ft. Assignor : Siti Mahani Binti Shaik Ahmad & Ahmad Naguib Bin Mat Sulihan Solicitor : A. Rahim & Co Address : Unit No. GF-050, Block G, Seasons Sq, Jalan PJU 10/3C, D'sara Damai, 47380 Petaling Jaya, Selangor  WAWA/ AMB6838

### NOTE FOR LOT8:

Successful bidder has to pay an outstanding sum of RM1,050 due to Developer under the Principal Sale and Purchase Agreement

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 WEDNESDAY, THE 04TH 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)**



LOT 1	RESERVE PRICE: RM 580,000.00	IPOH
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, Kondominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak		
		WAWA/ AMB6837

LOT 2	RESERVE PRICE: RM 410,000.00	BUTTERWORTH
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

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

**ON WEDNESDAY, THE 04TH 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 480,000.00	JOHOR BAHRU
Type : <b>A SINGLE STOREY TERRACE HOUSE</b>		
Area : 1,399 sq. ft.		
Assignor : Chu Jan Shiung & Chai Siew Mei		
Solicitor : Nor Ding & Co.		
Address : No. 66, Jalan Jaya Putra 8/10, Bandar Jaya Putra, 81100 Johor Bahru, Johor		
		WAWA/ AMB6840

LOT 2	RESERVE PRICE: RM 380,000.00	JOHORBAHRU
Type : <b>AN APARTMENT UNIT</b>		
Area : 1,001 sq. ft.		
Assignor : Tien Xian Yang		
Solicitor : A. Rahim & Co		
Address : Unit No. 04-04, Tower B, Pangsapuri Lagun, Jalan Seri Austin 3/56, Taman Seri Austin, 81100 Johor Bahru, Johor.		
		WAWA/ AMB6841

LOT 3	RESERVE PRICE: RM 250,000.00	MASAI
Type : <b>AN LOWER LEVEL AFFORDABLE TOWNHOUSE UNIT</b>		
Area : 861 sq. ft.		
Assignor : Mohamad Daniel Bin Reyon		
Solicitor : A. Rahim & Co		
Address : Unit No. 1-22, Jalan Sierra Perdana 5/9, Taman Sierra Perdana, 81750 Masai, Johor		
		WAWA/ AMI0617

AMBANK ISLAMIC BERHAD

LOT 4	RESERVE PRICE: RM 248,000.00	JOHOR BAHRU
Type : <b>A TWO BEDROOM SERVICED APARTMENT</b>		
Area : 800 sq. ft.		
Assignor : Ahmad Syahir Aizat Bin Mohd Latif		
Solicitor : A Rahim & Co (JB)		
Address : #12-06, Menara E, Residensi Masai, Jalan Masai Jaya 2, 81100 Johor Bahru, Johor		
		WAWA/ AMI0613

BUMIPUTRA LOT  
AMBANK ISLAMIC BERHAD

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**



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

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