

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 9TH DECEMBER 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 [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 TUESDAY, THE 9TH DECEMBER 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 620,000.00 KUALA LUMPUR Type : A 3-Bedroom Serviced Apartment Area : 1,119 sq. ft. Assignor : Wong Yoon Chen Solicitor : Vas & Co. Address : No. A-21-02, Block A, Apartment Servis J Dupion, Jalan Sembilang, 56000 Kuala Lumpur.  NINA/AMB6922	LOT 2 RESERVE PRICE: RM 370,000.00 SETAPAK Type : An Intermediate 2-Bedroom Serviced Apartment Area : 657 sq. ft. Assignor : Mohamad Zolhairee Bin Zulkifli Solicitor : B.H. Gan, Nor & Kim Address : No. B-39-02, Block B, Residensi M Centura, No. 17, Jalan Sentul Perdana, Setapak, 51000 Kuala Lumpur.  AMBANK ISLAMIC BERHAD WAWA/AMI0653	LOT 3 RESERVE PRICE: RM 336,000.00 KAJANG Type : A 3-Bedroom Condominium Unit Area : 1,249 sq. ft. Assignor : Dick Josepher Solicitor : Nik Hisham, Fakhiah & Co. Address : No. A-10-03A, Oasis 1, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor.  WAWA/AMB6744
LOT 4 RESERVE PRICE: RM 230,000.00 PETALING JAYA Type : A 3-Bedroom Apartment Area : 850 sq. ft. Assignor : Rahizan Binti Mohd Yusof Solicitor : Manjit Singh Sachdev, Mohamad Radzi & Partners Address : No. E-16-07, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  BUMIPUTRA LOT WAWA/AMB6928	LOT 5 RESERVE PRICE: RM 150,000.00 PETALING JAYA Type : A 3-Bedroom Low-Cost Apartment Area : 657 sq. ft. Assignor : Kalaichelvi A/P VV Padmanathan Solicitor : B.H. Gan, Nor & Kim Address : No. P-02-17, Block P, Pangsapuri Petaling Perdana, Jalan PJS 1/21, Taman Petaling Utama, 46150 Petaling Jaya, Selangor  WAWA/AMB6929	LOT 6 RESERVE PRICE: RM 130,000.00 AMPANG Type : A 3-Bedroom Low Cost Apartment Area : 678 sq. ft. Assignor : Thavamalar A/P S. Ramiah Solicitor : Vas & Co. Address : No. 4-18, Tingkat 4, Rumah Pangsa Taman Dagang Permai, 68000 Ampang, Selangor  NINA/AMB6923
LOT 7 RESERVE PRICE: RM 115,065.00 KUALA LUMPUR Type : An Intermediate Retail Lot Area : 129 sq. ft. Assignor : TSL Franchise (M) Sdn Bhd Solicitor : Vas & Co. Address : No. 2-3A, Plaza Haji Taib, No. 42, Lorong Haji Taib 5, 50350 Kuala Lumpur.  WAWA/AMB6664	<div>WITHDRAWN</div>	

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



**ON TUESDAY, THE 9TH DECEMBER 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 650,000.00 IPOH Type : A Double Storey Intermediate Terrace Shopoffice Area : 1,399 sq. ft. Assignor : Tan Wei Joon & Chan Hong Ngan Solicitor : Lalchand & Nawawi Address : No. 46 & 46A, Gerbang Rapat 1, Gerbang Maju Rapat, 31350 Ipoh, Perak Darul Ridzuan.  WAWA/AMB6927	LOT 2 RESERVE PRICE: RM 600,000.00 BAYAN LEPAS Type : A Three Bedroom Condominium Unit Area : 1,100 sq. ft. Assignor : Nurul Jannah Binti Mohammad Hashim Solicitor : Jayadeva & Kamal Address : No. 3A-09-07, Jalan Sungai Tiram 6, The Amarene, 11900 Bayan Lepas, Penang.  NINA/AMB6926
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PROSPECTIVE BIDDERS MAY BID ONLINE AT
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**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 9TH DECEMBER 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 570,000.00 MASAI Type : A Double Storey Terrace House, Intermediate Lot (Stratified Landed) Area : 1,300 sq. ft. Assignor : Harekrishnan A/L Maniam Solicitor : A. Rahim & Co. Address : No. 15, Jalan Alam Sitir 3, Bandar Seri Alam, 81750 Masai, Johor.  NINA/AMB6924	LOT 2 RESERVE PRICE: RM 480,000.00 JOHOR BAHRU Type : A Serviced Apartment Area : 1,550 sq. ft. Assignor : Ankur Srivasta & Shubham Nath (F) Solicitor : Ibrahim Nik Junainah & Associates Address : Unit No. 13-05, Block C, Pangsapuri Seri Bayu, Jalan Persiaran Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor Darul Takzim.  AMBANK ISLAMIC BERHAD WAWA/AMI0649	LOT 3 RESERVE PRICE: RM 470,000.00 BATU PAHAT Type : A Double Storey Terrace House, Intermediate Lot Area : 1,650sq. ft. Assignor : Ashshaherza Binti Alias Solicitor : Nor Ding & Co. Address : No. 13, Jalan Putera Indah 9/3, Taman Putera Indah, 83010 Batu Pahat, Johor.  AMBANK ISLAMIC BERHAD NINA/AMI0652
LOT 4 RESERVE PRICE: RM 230,000.00 JOHOR BAHRU Type : A Medium Cost Apartment (Rmmj) Area : 1,023 sq. ft. Assignor : Nurul Afifah Binti A Rahman Solicitor : A. Rahim & Co. Address : No. C-01-16, Blok C, Pangsapuri Cendera 1, Jalan Pulau Mutiara Utama 4, Taman Pulau Mutiara 2, 81300 Johor Bahru, Johor.  AMBANK ISLAMIC BERHAD NINA/AMI0654		

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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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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.

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.

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)],
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DATO' HAJI ABDUL



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