

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 7TH AUGUST 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 [199901000186 (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 THURSDAY, THE 7TH 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](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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

<div>LOT 1</div> <div>RESERVE PRICE: RM 1,000,000.00</div> <div>PETALING JAYA</div> <div><div>Type : A DUPLEX CONDOMINIUM</div><div>Area : 2,411 sq. ft.</div><div>Assignor : Siti Zubaidah Binti Redzuan &amp; R A Gunaseharan A/L Appoo</div><div>Solicitor : Azhar &amp; Wong</div><div>Address : Unit No. B-12-B02A, Blok B, Armanee Terrace Condominium, No. 8, Jalan PJU 8/1, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor</div></div> <div></div> <div>WAWA/AMB6873</div>	<div>LOT 3</div> <div>RESERVE PRICE: RM 470,000.00</div> <div>BANDAR PUNCAK ALAM</div> <div><div>Type : A STRATIFIED INTERMEDIATE UNIT DOUBLE-STOREY TERRACED HOUSE</div><div>Area : 1,420 sq. ft.</div><div>Assignor : Kayelivilly A/P Ramachandran</div><div>Solicitor : Goh &amp; Partners</div><div>Address : No. 10, Jalan Ritma 1/7, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor</div></div> <div></div> <div>LIYANA/AMB6867</div>
<div>WITHDRAWN</div> <div>WAWA/AMB6870</div>	
<div>LOT 4</div> <div>RESERVE PRICE: RM 470,000.00</div> <div>CHERAS</div> <div><div>Type : A THREE-BEDROOM SERVICE APARTMENT UNIT</div><div>Area : 1,050 sq. ft.</div><div>Assignor : Lim Guat Fei</div><div>Solicitor : B.H. Gan, Nor &amp; Kim</div><div>Address : Unit No. A-13-15, 13th Floor, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor</div></div> <div></div> <div>LIYANA/AMB6868</div>	<div>LOT 5</div> <div>RESERVE PRICE: RM 290,000.00</div> <div>CYBERJAYA</div> <div><div>Type : AN END SERVICED SUITE UNIT WITH TWO CAR PARKING BAYS</div><div>Area : 790 sq. ft.</div><div>Assignor : Abdul Nasir Bin Saari</div><div>Solicitor : Vas &amp; Co.</div><div>Address : Unit No. N-08-17, Block Northwood, Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor</div></div> <div></div> <div>WAWA/AMI0624</div> <div>AMBANK ISLAMIC BERHAD</div>
<div>LOT 7</div> <div>RESERVE PRICE: RM 194,400.00</div> <div>KAJANG</div> <div><div>Type : A 3 BEDROOM WALK-UP APARTMENT</div><div>Area : 1,053 sq. ft.</div><div>Assignor : Nazrin Bin Nasaruddin</div><div>Solicitor : Vas &amp; Co.</div><div>Address : No. B2-1-3, Pangsapuri Goodview 2, Goodview Heights, 43000 Kajang, Selangor</div></div> <div></div> <div>WAWA/AMI0627</div> <div>AMBANK ISLAMIC BERHAD</div>	<div>LOT 8</div> <div>RESERVE PRICE: RM 190,000.00</div> <div>SETAPAK</div> <div><div>Type : A THREE BEDROOM MEDIUM COST APARTMENT UNIT</div><div>Area : 802 sq. ft.</div><div>Assignor : Muhammad Naim Bin Radzuwan &amp; Wan Raihan Binti Wan Abdul Rahim</div><div>Solicitor : Vas &amp; Co.</div><div>Address : No. 1-1-4, Block 1, Genting Court Apartment, Off Jalan Genting Klang, Taman Setapak Indah Jaya, 53300 Kuala Lumpur.</div></div> <div></div> <div>WAWA/AMI0626</div> <div>AMBANK ISLAMIC BERHAD</div>
<div>LOT 10</div> <div>RESERVE PRICE: RM 112,000.00</div> <div>PUCHONG</div> <div><div>Type : A 3-BEDROOM LOW-COST APARTMENT</div><div>Area : 657 sq. ft.</div><div>Assignor : Venkatesh A/L Sivaraman</div><div>Solicitor : A. Rahim &amp; Co.</div><div>Address : No. A-09-22, Pangsapuri Aman, Jalan Prima 6/1, Taman Puchong Prima, 47100 Puchong, Selangor. .</div></div> <div></div> <div>WAWA/AMI0625</div> <div>AMBANK ISLAMIC BERHAD</div>	<div>LOT 11</div> <div>RESERVE PRICE: RM 104,976.00</div> <div>PUCHONG</div> <div><div>Type : A 3-BEDROOM LOW-MEDIUM COST APARTMENT</div><div>Area : 753 sq. ft.</div><div>Assignor : Anjela Dewi a/p Gonnalan &amp; Gobalakrishnan a/l Maniveloo</div><div>Solicitor : Zain Megat &amp; Murad (KL)</div><div>Address : Unit No. B-5-01, Block B, Pangsapuri Seri Jati, Jalan PH 4, Taman Puchong Hartamas, 47100 Puchong, Selangor.</div></div> <div></div> <div>WAWA/AMB6410</div>
<div>LOT 12</div> <div>RESERVE PRICE: RM 83,835.00</div> <div>KLANG</div> <div><div>Type : A LOW-COST FLAT UNIT</div><div>Area : 654 sq. ft.</div><div>Assignor : Perumalu A/L Sinnappan &amp; Saravanan A/L Perumalu</div><div>Solicitor : B.H. Gan, Nor &amp; Kim</div><div>Address : Unit No. A-5-16, Block A, Pangsapuri Rebana, Jalan Gamelan, Bandar Bukit Raja, 41050 Klang, Selangor .</div></div> <div></div> <div>LIYANA/AMB6869</div>	
<div>LOT 13</div> <div>RESERVE PRICE: RM 46,800.00</div> <div>PETALING JAYA</div> <div><div>Type : A SHOP UNIT</div><div>Area : 237 sq. ft.</div><div>Assignor : Nurulhuda Binti Aziz &amp; Fatimah Binti Abdul Majid</div><div>Solicitor : Goh &amp; Partners</div><div>Address : Unit No. G07, Ground Floor, Menara Mutiara Majestic PJ, Jalan Othman, Seksyen 3, 46000 Petaling Jaya, Selangor</div></div> <div></div> <div>WAWA/AMB5638</div>	



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 7TH 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](http://www.ehsanauctioneers.com)**

LOT 1	RESERVE PRICE: RM 600,000.00	BAYAN LEPAS	LOT 2	RESERVE PRICE: RM 260,000.00	BALIK PULAU
Type : <b>A CONDOMINIUM UNIT</b> Area : 1,238 sq. ft. Assignor : Goh Yee Chee & Beh Yau Kim Solicitor : Zaid Ibrahim & Co. (Png) Address : No. 9B-25-06, Lilitan Sungai Ara, Skycube Residence, 11900 Bayan Lepas, Penang.		 WAWA/AMB6871	Type : <b>A INTERMEDIATE TOWNHOUSE UNIT</b> Area : 1,166 sq. ft. Assignor : Lo Wee Keng Solicitor : Zaid Ibrahim & Co. Address : No. 83F-3-2, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Penang		 WAWA/AMB6858

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



**ON THURSDAY, THE 7TH 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](http://www.ehsanauctioneers.com).**

LOT 1	RESERVE PRICE: RM 620,000.00	PASIR GUDANG	LOT 2	RESERVE PRICE: RM 570,000.00	SKUDAI	LOT 3	RESERVE PRICE: RM 331,200.00	MASAI
Type : <b>A DOUBLE STOREY TERRACE HOUSE, INTERMEDIATE LOT</b> Area : 1,684 sq. ft. Assignor : Revathi A/P Ravindran & Ravindran A/L Munisamy Solicitor : Nor Ding & Co. Address : No. 16, Jalan Jed Sadu 9, Bandar Seri Alam, 81750 Pasir Gudang, Johor.		 LIYANA/AMB6872	Type : <b>A DOUBLE STOREY TERRACE HOUSE</b> Area : 1,539 sq. ft. Assignor : Ma Chin Fook, Ma Khai Meng & Tan Lee Feen Solicitor : A. Rahim & Co. Address : No. 39, Jalan Pulau 49, Taman Pulau Utama, 81300 Skudai, Johor.		 WAWA/AMI0628	Type : <b>A SERVICE APARTMENT</b> Area : 1,410 sq. ft. Assignor : Hia Soil Kiang & Lai Beng Swee Solicitor : A Rahim & Co (JB) Address : No. #11-06, Blok C, Pangsapuri Ikatan Flora, Jalan Permas 2, Bandar Baru Permas Jaya, 81750 Masai, Johor		 WAWA/AMB6782
LOT 4	RESERVE PRICE: RM 304,000.00	ISKANDAR PUTERI	LOT 5	RESERVE PRICE: RM 180,000.00	SKUDAI			
Type : <b>A SERVICE APARTMENT</b> Area : 883 sq. ft. Assignor : Teo Hilyan & Chong Ai Ching Solicitor : Nor Ding & Co. Address : No. B-04-07, Pangsapuri Satu Sentral, Jalan Sentral 22, Taman Nusa Sentral, 79100 Iskandar Puteri, Johor.		 WAWA/AMB6860	Type : <b>A SERVICE APARTMENT UNIT</b> Area : 818 sq. ft. Assignor : Chin Choy Hoong @ Yati Binti Hassan Solicitor : Nor Ding & Co. Address : Unit No. B-03-10, Villa Krystal, Jalan Silat Lincih, Bandar Selesa Jaya, 81300 Skudai, Johor.		 WAWA/AMB6861			

**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**