

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 29 September 2022 / 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 [196901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401009897 (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 29 SEPTEMBER, 2022,
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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 899,100.00 MARKET PRICE: RM 1,110,000.00	KAJANG	
Type : 3 STOREY CLUSTER SEMI-DETACHED HOUSE			
Area : 2,314 sq. ft. Assignor : Amir Bin Khalid Solicitor : Azhar & Wong Address : No. 30, Jalan Tropicana Heights 2/6, Tropicana Heights, 43000 Kajang, Selangor.	ALIN/AMI0377		
AMBANK ISLAMIC BERHAD			

LOT 2	RESERVE PRICE: RM 700,000.00	SEPANG	
Type : AN INTERMEDIATE UNIT DOUBLE-STOREY TERRACE HOUSE			
Area : 1,400 sq. ft. Assignor : Razlan Bin Zainon Solicitor : Azhar & Wong Address : No. 17, Jalan Sunsuria 3B/9, Monet Springtime, Bandar Sunsuria, 43900 Sepang, Selangor.	ALIN/AMI0378		
AMBANK ISLAMIC BERHAD			

LOT 3	RESERVE PRICE: RM 557,685.00 MARKET PRICE: RM 850,000.00	KUALA LUMPUR	
Type : 3-BEDROOM SERVICED APARTMENT			
Area : 1,248 sq. ft. Assignor : Koid Ban Huat Solicitor : B.H. Gan, Nor & Kim Address : Unit No. C-13-06, Vivo Residence, 9 Seputeh, Off Jalan Klang Lama, 58000 Kuala Lumpur.	NADIA/AMB6183		
NADIA/AMB6183			

LOT 4	RESERVE PRICE: RM 364,500.00 MARKET PRICE: RM 450,000.00	KUALA LUMPUR	
Type : SERVICED APARTMENT UNIT			
Area : 655 sq. ft. Assignor : Low Eh Bea Solicitor : B.H. Gan, Nor & Kim Address : Unit No. 32-3A, Benteng 8 (Skyville 8), Jalan Klang Lama, 58000 Kuala Lumpur.	NADIA/AMB6184		
NADIA/AMB6184			

LOT 5	RESERVE PRICE: RM 297,000.00 MARKET PRICE: RM 330,000.00	MELAKA	
Type : 3-BEDROOM SERVICE APARTMENT UNIT			
Area : 850 sq. ft. Assignor : Loh Boon Ping Solicitor : Nor Ding & Co. Address : No. C-20-2, Puncak Muzaffar, Jalan MH Utama, Taman Muzaffar Heights, 75450 Ayer Keroh, Melaka.	ALIN/AMB6177		
ALIN/AMB6177			

LOT 6	RESERVE PRICE: RM 243,000.00 MARKET PRICE: RM 270,000.00	KUALA LUMPUR	
Type : 3-BEDROOM SERVICED APARTMENT			
Area : 1,000 sq. ft. Assignor : Wong E Dung Solicitor : Vas & Co. Address : No. A-1-26, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kuala Lumpur.	ALIN/AMB6171		
ALIN/AMB6171			

LOT 7	RESERVE PRICE: RM 137,700.00 MARKET PRICE: RM 170,000.00	PUCHONG	
Type : 3-BEDROOMS APARTMENT UNIT			
Area : 751 sq. ft. Assignor : Anas Bin Azazi Solicitor : Goh & Partners Address : Unit No. 9-2-1, Teratai Apartment, Jalan Putra Perdana 10, Taman Putra Perdana, 47130 Puchong, Selangor.	ALIN/AMI0376		
AMBANK ISLAMIC BERHAD			

LOT 8	RESERVE PRICE: RM 105,300.00 MARKET PRICE: RM 130,000.00	KAJANG	
Type : LOW-COST APARTMENT UNIT			
Area : 701 sq. ft. Assignor : Muhammad Nazid Bin Samat Solicitor : Vas & Co. Address : Unit No. B2-4-5, Block B2, Jalan Anggerik Villa 2/1, Taman Anggerik Villa 2, 43000 Kajang, Selangor.	ALIN/AMI0384		
AMBANK ISLAMIC BERHAD			

LOT 9	RESERVE PRICE: RM 100,000.00	KLANG	
Type : 3-BEDROOM LOW-COST FLAT UNIT			
Area : 657 sq. ft. Assignor : Letchumy A/P Angamuthu Marathan Solicitor : Zain Megat & Murad (KL) Address : Unit No. H-4-6, Block H, Pangsapuri Rebana, Jalan Gamelan, Bandar Bukit Raja, 41050 Klang, Selangor.	ALIN/AMB6197		
ALIN/AMB6197			

LOT 10	RESERVE PRICE: RM 100,000.00	SERI KEMBANGAN	
Type : 3 BEDROOM LOW-COST WALK-UP FLAT UNIT			
Area : 667 sq. ft. Assignor : Muhd Suffri Bin Mohamed Yusof Solicitor : Hazerah & Partners Address : Unit No E-3-20, 3rd Floor, Block E, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.	NADIA/AMB6190		
NADIA/AMB6190			

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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 29 SEPTEMBER, 2022, 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 195,000.00	KAMPAR
Type : SERVICED SUITES UNIT Area : 431 sq. ft. Assignor : Chuah Tean Wei Solicitor : Lalchand & Nawawi Address : Menara Agacia @ Kampar (Champs Elysees), Suite No. 21-30, Lingkaran Agacia, Bandar Agacia, 31900 Kampar, Perak.		ALIN/AMB6194

LOT 2	RESERVE PRICE: RM 65,000.00	SEMANGGOL
Type : 2 BEDROOM SERVICED APARTMENT UNIT Area : 550 sq. ft. Assignor : Muhammad Nur'Adli Bin Omar & Omar Bin Jantan Solicitor : Azhar & Wong Address : Unit No. A-9-911 (also known on site as Unit No. 7838 (C/911), 8th Floor), SL Blok A, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak.		ALIN/AMI0379

AMBANK ISLAMIC BERHAD


LOT 3	RESERVE PRICE: RM 25,000.00	SEMANGGOL
Type : STUDIO TYPE SERVICED APARTMENT UNIT Area : 314 sq. ft. Assignor : Mazfazizan Bin Muhammad & Mazleena Binti Muhammad Solicitor : Lalchand & Nawawi Address : Unit No. E-2-226, PV Blok E, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak.		NADIA/AMB6185

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY
PUBLIC AUCTION
VIA ONLINE BIDDING
ON THURSDAY, THE 29 SEPTEMBER, 2022, 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.**



LOT 1	RESERVE PRICE: RM 625,000.00	JOHOR BAHRU
Type : 3-BEDROOM SERVICE APARTMENT UNIT Area : 1,733 sq. ft. Assignor : Elaine Low Solicitor : Nor Ding & Co. Address : Unit No. 25-14, Block B, Pangsapuri Putra Mewah, Jalan Segenting, 81200 Johor Bahru, Johor.		ALIN/AMB6196

LOT 2	RESERVE PRICE: RM 600,000.00	JOHOR BAHRU
Type : SERVICE APARTMENT UNIT Area : 1,307 sq. ft. Assignor : Wong Sanney Solicitor : Goh & Partners Address : No. #30-09, Residensi Puncak, Jalan Dato Abdullah Tahir, 80250 Johor Bahru, Johor.		NADIA/AMB6187

LOT 3	RESERVE PRICE: RM 453,600.00 MARKET PRICE: RM 560,000.00	JOHOR BAHRU
Type : DOUBLE STOREY STRATIFIED INTERMEDIATE UNIT TERRACE HOUSE Area : 1,400 sq. ft. Assignor : Kong Sing Fai Solicitor : Nor Ding & Co. Address : No. 23, Jalan Laman Setia 4/21, Taman Laman Setia, 81550 Johor Bahru, Johor.		ALIN/AMB6188

LOT 4	RESERVE PRICE: RM 453,600.00 MARKET PRICE: RM 560,000.00	JOHOR BAHRU
Type : 2 BEDROOM SERVICES APARTMENT UNIT Area : 1,074 sq. ft. Assignor : Ng Han Luong Solicitor : B.H. Gan, Nor & Kim Address : Unit No. 30-06, Menara A, Residensi Southkey Mozek, Persiaran Southkey Utama, 80150 Johor Bahru, Johor.		NADIA/AMI0380

AMBANK ISLAMIC BERHAD

LOT 5	RESERVE PRICE: RM 405,000.00 MARKET PRICE: RM 500,000.00	PASIR GUDANG
Type : AN INTERMEDIATE LOT DOUBLE STOREY TERRACE HOUSE Area : 1,600 sq. ft. Assignor : Khor Lee Teing & Teoh Chi Chien Solicitor : Nor Ding & Co. Address : No. 12, Jalan Eko Tropika 1/13, Kota Masai, 81700 Pasir Gudang, Johor.		ALIN/AMB6189

LOT 6	RESERVE PRICE: RM 324,000.00 MARKET PRICE: RM 400,000.00	JOHOR BAHRU
Type : 3 BEDROOM SERVICE APARTMENT UNIT Area : 1,399 sq. ft. Assignor : Tan Pui Hoon Solicitor : Nor Ding & Co. Address : Unit No. A-18-03, Block A, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.		ALIN/AMB6191

LOT 7	RESERVE PRICE: RM 315,900.00 MARKET PRICE: RM 390,000.00	JOHOR BAHRU
Type : 2 BEDROOM SERVICE APARTMENT UNIT Area : 915 sq. ft. Assignor : Tan Keng Siew Solicitor : Nor Ding & Co. Address : Unit No. 11-05, Block B, Jalan Tampoi, Pangsapuri Dwi Aliff, 81200 Johor Bahru, Johor.		ALIN/AMB5324

LOT 8	RESERVE PRICE: RM 310,000.00	MASAI
Type : STUDIO SERVICE APARTMENT UNIT Area : 850 sq. ft. Assignor : Lim Steven Solicitor : Nor Ding & Co. Address : Unit No. B-20-03, Tower B, Kota Lindungan Hijau, Jalan Mersawa 16, Taman Cahaya Kota Puteri, 81750 Masai, Johor.		ALIN/AMB6195

LOT 9	RESERVE PRICE: RM 267,300.00 MARKET PRICE: RM 330,000.00	GELANG PATAH
Type : LEASEHOLD APARTMENT UNIT Area : 1,100 sq. ft. Assignor : Wong Swee Hin Solicitor : Nor Ding & Co. Address : No. A1-03-08, Blok A1, Pangsapuri Seri Mengkuang 2, Desa Paya Mengkuang, 81550 Gelang Patah, Johor Bahru, Johor.		ALIN/AMB6192

LOT 10	RESERVE PRICE: RM 226,800.00 MARKET PRICE: RM 280,000.00	JOHOR BAHRU
Type : SERVICE APARTMENT UNIT Area : 87.00 sq. m. Assignor : Simon Lee Kah Keat Solicitor : Nor Ding & Co. Address : No. #06-02, Menara B, Jalan Palma Perak 1, Pangsapuri Palma, Desa Palma, 81100 Johor Bahru, Johor.		ALIN/AMB6193

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?



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.

"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.

DEVICE TIPS DURING AUCTION

1. Make sure device is in good condition.
2. Make sure your browser is updated.
3. Ensure you have strong internet connection either mobile data or WI-FI coverage on your device.
4. Make sure to enable the sound before bidding start.
5. Make sure no any interruption of other apps while on bidding screen.
6. Make sure your device has sufficient power when bidding going on.



EHSAN AUCTIONEERS SDN. BHD. (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

HP No.: 016 2161 047

Fax : 03 - 2161 6648

hema@ehsanauctioneers.com

www.ehsanauctioneers.com



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