

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

# EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

**Date/Day : 22ND JULY 2025 / TUESDAY**  
**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 TUESDAY, THE 22ND JULY 2025, AT 11.30 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 960,000.00</b> <b>CYBERJAYA</b> Type : <b>A STRATIFIED 3-STOREY CORNER TERRACE HOUSE</b> Area : 2,368 sq. ft. Assignor : Andrew Kaya Anak Sibat Solicitor : Azhar & Wong Address : No. 10, Jalan Schubert 1B, Symphony Hills, Cyber 9, Persiaran Bestari, 63000 Cyberjaya, Selangor.  LIYANA/ AMB6462	<b>LOT 2</b> <b>RESERVE PRICE: RM 720,000.00</b> <b>PUCHONG</b> Type : <b>A 4+1 ROOM DUPLEX APARTMENT UNIT</b> Area : 3,014 sq. ft. Assignor : Ng Tze Ping Solicitor : Vas & Co. Address : Unit No. J-1-3A, 1st Floor, Block J, 280 Park Homes, Jalan Prima Utama 3, Taman Puchong Prima, 47150 Puchong, Selangor Darul Ehsan.  ALIN/ AMB6865	<b>LOT 3</b> <b>RESERVE PRICE: RM 650,000.00</b> <b>AMPANG</b> Type : <b>A 2-STOREY INTERMEDIATE TERRACE HOUSE</b> Area : 1,400 sq. ft. Assignor : Jalaluddin Bin Ahmad & Atnawati Binti Abu Hanipah Solicitor : Azhar & Wong Address : No. 53, Jalan UB 7, Taman Ukay Bistari, 68000 Ampang, Selangor  UMI/ AMB6863
<b>LOT 4</b> <b>RESERVE PRICE: RM 480,000.00</b> <b>SENTUL PASAR</b> Type : <b>A 3-BEDROOM SERVICED APARTMENT UNIT</b> Area : 883 sq. ft. Assignor : Yap Kok Hong & Chin Pui Kuan Solicitor : Sidek Teoh Wong & Dennis Address : Unit No. A-53A-08, 54th Floor, Block A, Residensi M Arisa Pelangi, 6, Jalan Sentul Pelangi, Sentul Pasar, 51000 Kuala Lumpur.  UMI/ AMB6864	<b>LOT 5</b> <b>RESERVE PRICE: RM 400,000.00</b> <b>SETAPAK</b> Type : <b>A SERVICED APARTMENT UNIT</b> Area : 940 sq. ft. Assignor : Saineethian a/l Murugiah Solicitor : Azhar & Wong (KL) Address : Unit No. A-36-10, Blok A, KL Traders Square (Plaza KLTs), Jalan Gombak, Setapak, 53000 Kuala Lumpur.  WAWA/ AMB6538	<b>LOT 6</b> <b>RESERVE PRICE: RM 376,000.00</b> <b>SUNGAI BESI</b> Type : <b>A 2-BEDROOM SERVICED APARTMENT UNIT</b> Area : 882 sq. ft. Assignor : Low Pooi Teng Solicitor : Azhar & Wong Address : No. B-12-6, Suria Sungai Besi, No. 366, Jalan Sungai Besi, 57100 Kuala Lumpur.  UMI/ AMB6852
<b>LOT 7</b> <b>RESERVE PRICE: RM 360,000.00</b> <b>SHAH ALAM</b> Type : <b>A CONDOMINIUM UNIT TOGETHER WITH 2 CAR PARK BAYS AS ACCESSORY PARCELS</b> Area : 1,166 sq. ft. Assignor : Suhaimi Bin Salbani Solicitor : Nik Hisham, Fakhiah & Co. Address : Unit No. 22-03A, Kondominium Puncak 7, Jalan Ferum 7/31A, Section 7, 40000 Shah Alam, Selangor Darul Ehsan.  LIYANA/AMI0563 <b>AMBank ISLAMIC BERHAD</b>	<b>LOT 8</b> <b>RESERVE PRICE: RM 360,000.00</b> <b>CYBERJAYA</b> Type : <b>AN END SERVICED SUITE UNIT WITH TWO CAR PARKING BAYS</b> Area : 790 sq. ft. Assignor : Abdul Nasir Bin Saari Solicitor : Vas & Co. Address : Unit No. N-08-17, Block Northwood, Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor  UMI/ AMI0624 <b>AMBank ISLAMIC BERHAD</b>	<b>LOT 9</b> <b>RESERVE PRICE: RM 300,000.00</b> <b>RAWANG</b> Type : <b>A SINGLE-STOREY INTERMEDIATE TERRACE HOUSE</b> Area : 1,302 sq. ft. Assignor : Rajendran a/l Kaliyapen Solicitor : Sidek Teoh Wong & Dennis Address : No. 6, Jalan 4/24, Taman Bukit Rawang Jaya, 48000 Rawang, Selangor.  UMI/AMB6862
<b>LOT 10</b> <b>RESERVE PRICE: RM 248,000.00</b> <b>PETALING JAYA</b> Type : <b>A 2+1 BEDROOM CONDOMINIUM UNIT</b> Area : 923 sq. ft. Assignor : Nurul Azimah Binti Abd Latip Solicitor : Goh & Partners Address : No. B-9-08, Block B, Park Avenue Condominium, No. 5, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.  UMI/ AMI0623 <b>AMBank ISLAMIC BERHAD</b>	<b>LOT 11</b> <b>RESERVE PRICE: RM 160,000.00</b> <b>PETALING JAYA</b> Type : <b>A LOW COST APARTMENT UNIT</b> Area : 657 sq. ft. Assignor : Ponambalam A/L Aravam Solicitor : Zain Megat & Murad (KL) Address : Unit No. C-3A-16, Block C (Cempaka), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor Darul Ehsan.  ALIN/AMB6859	<b>LOT 12</b> <b>RESERVE PRICE: RM 140,000.00</b> <b>BANDAR SUNWAY</b> Type : <b>AN APARTMENT UNIT</b> Area : 852 sq. ft. Assignor : Yusup Bin Manan & Maskuri Bin Manan Solicitor : Goh & Partners Address : Unit No. 3A-01-16 (4-01-16), Blok 3A, Pangsapuri Lagoon Perdana, Jalan PJS 9/1, Bandar Sunway, 46150 Petaling Jaya, Selangor Darul Ehsan.  LIYANA/ AMB6639
<b>LOT 13</b> <b>RESERVE PRICE: RM 140,000.00</b> <b>PUCHONG</b> Type : <b>A 3-BEDROOM LOW-COST APARTMENT</b> Area : 657 sq. ft. Assignor : Venkatesh A/L Sivaraman Solicitor : A. Rahim & Co. Address : No. A-09-22, Pangsapuri Aman, Jalan Prima 6/1, Taman Puchong Prima, 47100 Puchong, Selangor.  ALIN/ AMI0625 <b>AMBank ISLAMIC BERHAD</b>	<b>LOT 14</b> <b>RESERVE PRICE: RM 157,838.00</b> <b>KUALA LUMPUR</b> Type : <b>AN INTERMEDIATE RETAIL LOT</b> 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	

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 TUESDAY, THE 22ND JULY 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 370,000.00	BALIK PULAU
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		LIYANA/ AMB6858

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



**ON TUESDAY, THE 22ND JULY 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 380,000.00	ISKANDAR PUTERI
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.		LIYANA/ AMB6860

LOT 2	RESERVE PRICE: RM 220,000.00	SKUDAI
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 Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor.		BUMIPUTRA LOT LIYANA/ AMB6861

LOT 3	RESERVE PRICE: RM 200,880.00	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 Darul Takzim		BUMIPUTRA LOT AMBANK ISLAMIC BERHAD WAWA/ AMI0613

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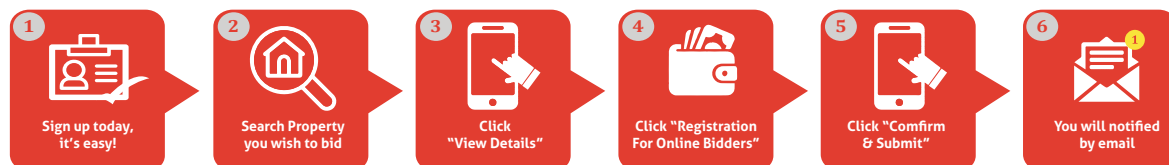
## DEPOSIT:

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,  
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[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



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