

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

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 20th FEBRUARY 2025 / 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
For Company bidder
Camile Tang: 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [106901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [199401006897 (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 20TH FEBRUARY 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 470,000.00 PETALING JAYA Type : A 3-BEDROOM SERVICED APARTMENT UNIT Area : 900 sq. ft. Assignor : Rasvinderpall Singh a/l Kaka Singh Solicitor : Nik Hisham, Fakhiah & Co. (KL) Address : No. A-41-02, Residensi Puri Damai, Sentral Damansara, Jalan PJU 8/8B, Damansara Perdana, 47820 Petaling Jaya, Selangor  LIYANA/ AMB6779	LOT 2 RESERVE PRICE: RM 425,000.00 MONT KIARA, KUALA LUMPUR Type : A SOVO UNIT Area : 613.54 sq. ft. Assignor : Loh Sah Hooi Solicitor : B.H. Gan, Nor & Kim Address : Unit No. S-25-10, Wisma YNH Kiara 163, Jalan Kiara, Mont Kiara, 50480 Wilayah Persekutuan Kuala Lumpur.  FIFAH/ AMB6761	LOT 3 RESERVE PRICE: RM 420,000.00 PETALING JAYA Type : 3-BEDROOM SERVICED APARTMENT UNIT Area : 915 sq. ft. Assignor : Lam Wei Khien Solicitor : Nik Hisham, Fakhiah & Co. (KL) Address : Unit No. A-14-06, 14th Floor, Block A, Residensi Damai Meriah – The Zizz, No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor  LIYANA/ AMB6775
LOT 4 RESERVE PRICE: RM 343,440.00 SELANGOR Type : A 3-BEDROOM SERVICED APARTMENT Area : 1,130 sq. ft. Assignor : Cheah Young Soon & Tham Shoh Kuan Solicitor : Azhar & Wong Address : A-21-09, Residensi 1 Utara, No 42, Jalan 1/2B, Off Jalan Ipoh, 68100 Selangor, Kuala Lumpur  UMI/ AMB6772	LOT 5 RESERVE PRICE: RM 302,400.00 SHAH ALAM Type : 3-BEDROOM TOWNHOUSE (UPPER UNIT) Area : 1,066 sq. ft. Assignor : P.P. Mohan Dass A/L Periyar, Prem Anand A/L Periyar, P.P. Sarath Babu A/L Periyar & Palaniyee A/P Iyakanoo Solicitor : Goh & Partners Address : No. 6A, Jalan Sungai Congkak 32/42, Taman Bukit Rimau, Seksyen 32, 40460 Shah Alam, Selangor  LIYANA/ AMB6778	LOT 6 RESERVE PRICE: RM 297,000.00 DANAU KOTA Type : A 3 BEDROOM SUITE APARTMENT UNIT Area : 818.06 sq. ft. Assignor : Parameswaran A/L V.V Subramaniam Solicitor : Goh & Partners (KL) Address : Unit No. 23-08, Pangsapuri Suite Danau Kota, No. 1, Jalan 6A/6, Off Jalan Taman Ibu Kota, Danau Kota, 53300 Kuala Lumpur.  ALIN/ AMB6769
LOT 7 RESERVE PRICE: RM 291,600.00 SUNGAI BESI, KUALA LUMPUR Type : A 2-BEDROOM CONDOMINIUM Area : 829 sq. ft. Assignor : Abdul Rahim Bin Zainudin Solicitor : Goh & Partners Address : No. B-15-06, Residensi Vyne, Jalan 1/108D, Sungai Besi, 57100 Kuala Lumpur.  UMI/ AMB6771	LOT 8 RESERVE PRICE: RM 260,000.00 PETALING JAYA Type : A THREE-BEDROOM LOW-MEDIUM COST APARTMENT UNIT Area : 764 sq. ft. Assignor : Muventen A/L Munusamy Solicitor : Azhar & Wong Address : Unit No. F-09-10, 9th Floor, Block F, Pangsapuri Camellia Desa Perangsang, Jalan PJS 3/56, 46150 Petaling Jaya, Selangor  ALIN/ AMB6767	LOT 9 RESERVE PRICE: RM 250,000.00 AMPANG Type : 3-BEDROOM APARTMENT UNIT Area : 850 sq. ft. Assignor : Jeffrizal Bin Jaafar Solicitor : Nik Hisham, Fakhiah & Co. (KL) Address : No. C-11-10, Residensi Bistaria, Jalan Ukay Bistari, Taman Ukay Bistari, Hulu Klang, 68000 Ampang, Selangor.  UMI/ AMB6774
LOT 10 RESERVE PRICE: RM 245,000.00 BATU CAVES Type : AN INTERMEDIATE 3-BEDROOM WALK-UP APARTMENT Area : 840 sq. ft. Assignor : Gunasilan a/l Veloo Solicitor : Sidek Teoh Wong & Dennis Address : No. B-1-03, Block Delima, Apartment Desa Putra, Jalan Bunga Raya 2, Taman Batu Caves, 68100 Batu Caves, Selangor  UMI/ AMB6773	LOT 11 RESERVE PRICE: RM 207,360.00 BANDAR PUNCAK ALAM Type : A 3-BEDROOM APARTMENT Area : 901 sq. ft. Assignor : Muhammad Wafiy Khan Bin Abdul Wahab & Noor Farhana Binti Daud Solicitor : Zain Megat & Murad (KL) Address : No. MPB-09-20, Pangsapuri Melodi Perdana, IBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor.  AMBANK ISLAMIC BERHAD ALIN/ AMI0586	LOT 12 RESERVE PRICE: RM 168,480.00 BANTING Type : AN INTERMEDIATE SINGLE-STOREY TERRACED HOUSE Area : 1,195 sq. ft. Assignor : Ramesh A/L Kanniah & Mahah A/P Kaliappan Solicitor : Zain Megat & Murad (KL) Address : No. 3, Jalan BB 4/3, Taman Banting Baru, 42700 Banting, Selangor  ALIN/ AMB6768
LOT 13 RESERVE PRICE: RM 158,400.00 SERI KEMBANGAN Type : A STUDIO UNIT SERVICED APARTMENT Area : 452 sq. ft. Assignor : Mohd Nasrul Ashadi Bin Harun Solicitor : Sidek Teoh Wong & Dennis (KL) Address : No. C1-01-07, Zeva Residence, Persiaran Pinggiran Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.  AMBANK ISLAMIC BERHAD UMI/ AMI0588	LOT 14 RESERVE PRICE: RM 150,000.00 PERLABUHAN KLANG Type : 3-BEDROOM LOW-COST APARTMENT Area : 667 sq. ft. Assignor : Mokhtar Bin Bahar Solicitor : B.H. Gan, Nor & Kim Address : No. D-4-14, Pangsapuri Taman Pendarma Indah 2, Lebuhr Damar Merah, Taman Pendarma Indah 2, 42000 Pelabuhan Klang, Selangor.  LIYANA/ AMB6776	LOT 15 RESERVE PRICE: RM 128,000.00 RAWANG Type : A MEDIUM-COST APARTMENT UNIT Area : 868 sq. ft. Assignor : Sivanesan A/L Nadaraju Solicitor : Goh & Partners Address : Unit No. 3-3-22, Block 3, R/Pangsa Kos Sederhana, Taman Bukit Rawang Putra, 48000 Rawang, Selangor  FIFAH/ AMB6762
LOT 16 RESERVE PRICE: RM 127,546.00 KEPONG Type : AN INTERMEDIATE 3-BEDROOM APARTMENT Area : 1,119 sq. ft. Assignor : Cheng Hen Loong Solicitor : Azhar & Wong Address : No. 1-19, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kepong, Selangor  REFER NOTE AT LAST PAGE FIFAH/ AMB6627	LOT 17 RESERVE PRICE: RM 72,000.00 PELABUHAN KLANG Type : A LOW COST FLAT UNIT Area : 657 sq. ft. Assignor : Noraini Binti Alias & Jamaludin Bin Hassan Solicitor : Nik Hisham, Fakhiah & Co. (KL) Address : Unit No. A-3-8, Block A, Jalan Sama Gagah 18D/KS05, Taman Telok Gadong Indah, 42000 Pelabuhan Klang, Selangor  LIYANA/ AMB6777	LOT 18 RESERVE PRICE: RM 216,513.00 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.  FIFAH/ AMB6664

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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NOTE FOR LOT 16

Successful bidder has to pay an outstanding sum of RM 5,846.77 due to Developer under the Principal Sale and Purchase Agreement.

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

**ON THURSDAY, THE 20TH FEBRUARY 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 375,000.00 TANJONG BUNGAH Type : A CORNER UNIT OF THREE (3) BEDROOMS FLAT Area : 710 sq. ft. Assignor : Murugeson A/L Rajamani & Nalinee A/P Kandiah Solicitor : Zaid Ibrahim & Co. (Png) Address : No. 51-11-3, Jalan Loh Poh Heng, Taman Hill Side, 11200 Tanjung Bungah, Penang.  ALIN/ AMB6766	LOT 2 RESERVE PRICE: RM 370,000.00 PERAI Type : A 3-BEDROOM APARTMENT UNIT Area : 1,098 sq. ft. Assignor : Kumares A/P Nagaraja Solicitor : Azmi Rahim & Co. (Sg. Petani) Address : Unit No. 10-3A, Pangsapuri Kelisa Residensi, Jalan Kelisa Emas 7, 13700 Perai, Pulau Pinang.  UMI/ AMB6770	LOT 3 RESERVE PRICE: RM 260,000.00 SIMPANG AMPAT Type : A DOUBLE STOREY INTERMEDIATE LOW COST TERRACE Area : 775 sq. ft. Assignor : Azahari Effendy Bin Zainal Abidin Solicitor : Zaid Ibrahim & Co. (Png) Address : No. 86, Lorong Cassia Tengah 12, Bandar Cassia, 14100 Simpang Ampat, Pulau Pinang.  ALIN/ AMB6765
LOT 4 RESERVE PRICE: RM 36,139.00 SEMANGGOL Type : A TWO BEDROOMS APARTMENT UNIT Area : 863 sq. ft. Assignor : Mohd Azizi Bin Said Solicitor : Azmi Rahim & Co (Sungai Petani) Address : Unit No. 2-1-09, Blok 2, Tropicana Apartment, BM Laketown, 34400 Spg Ampat Semanggol, Perak Darul Ridzuan.  REFER NOTE AT BELOW FIFAH/ AMB6584	LOT 5 RESERVE PRICE: RM 34,012.00 SEMANGGOL Type : A TWO BEDROOMS APARTMENT UNIT Area : 803 sq. ft. Assignor : Mohamad Nasir Bin Hashim Solicitor : Lalchand & Nawawi Address : Unit No. 2-2-06, Blok 2, Tropicana Apartment, BM Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.  REFER NOTE AT BELOW FIFAH/ AMB6666	LOT 6 RESERVE PRICE: RM 31,886.00 SIMPANG AMPAT SEMANGGOL Type : A 3-BEDROOM WALK-UP APARTMENT UNIT Area : 904 sq. ft. Assignor : Ng Wei Meng, Chong Chee Wei & Yap Siew Boon Solicitor : Azmi Rahim & Co. Address : No. 4-1-05, Lake Front Villas, Blok 4 (also known as Block 3A) Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan  REFER NOTE AT BELOW FIFAH/ AMB6648

NOTE FOR LOT 4

Successful bidder has to pay an outstanding sum of RM4,084.33 due to Developer under the Principal Sale and Purchase Agreement.

NOTE FOR LOT 5

Successful bidder has to pay an outstanding sum of RM3,831.38 due to Developer under the Principal Sale and Purchase Agreement

NOTE FOR LOT 6

Successful bidder has to pay an outstanding sum of RM4,460.61 due to Developer under the Principal Sale and Purchase Agreement

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

**ON THURSDAY, THE 20TH FEBRUARY 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 464,000.00 MASAI Type : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE Area : 1,302 sq. ft. Assignor : Patmanathan A/L Kuppasami & Devi Sri A/P Mahathavan Solicitor : A. Rahim & Co. Address : No. 13, Jalan Alam Sitrin 17, Bandar Seri Alam, 81750 Masai, Johor  FIFAH/ AMB6760	LOT 2 RESERVE PRICE: RM 260,000.00 JOHOR BAHRU Type : A SERVICED APARTMENT UNIT Area : 1,195 sq. ft. Assignor : Mohd Saiful Noor Bin Ahmad Solicitor : Ibrahim Nik Junainah & Associates (JB) Address : Unit No. #22-04, Blok A, Residensi Prima Tebrau, Jalan Tebrau, Kampung Dato Sulaiman Menteri, 81100 Johor Bahru, Johor  MALAY RESERVATION AMBANK ISLAMIC BERHAD UMI/ AMI0587	LOT 3 RESERVE PRICE: RM 220,000.00 PASIR GUDANG Type : A THREE-BEDROOM UPPER LEVEL AFFORDABLE TOWNHOUSE UNIT Area : 1,012 sq. ft. Assignor : Mohamad Dzulfikar Fasiqah Bin Said Solicitor : Nor Ding & Co. (JB) Address : No. 43-02, Jalan Lili 3/2, Bandar Bestari Perdana, 81700 Pasir Gudang, Johor  AMBANK ISLAMIC BERHAD LIYANA/ AMI0589
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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 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.

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.

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]
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