

BANK KERJASAMA RAKYAT MALAYSIA BERHAD

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 Ehsan Auctioneers Sdn Bhd

03-2161 6649

010-2161 147



EHSAN *Dual-Bid* AUCTION

WILL SELL BY PUBLIC AUCTION
ON MONDAY, THE 28TH JULY, 2025
AT 11.30 A.M. IN THE MORNING AT THE "EHSAN AUCTION HALL"
SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO. 12,
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

Alternatively, 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 the auction day for registration & verification purposes) ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON www.ehsanauctioneers.com



LOT 1
APARTMENT
BANTING

Type : **A LOW COST APARTMENT UNIT**
Area : 650 sq. ft.
Assignor(s) : Rohana Binti Alias & Muhammad Fadzli Bin Md Rafie
Solicitor : Zulpadli & Edham
Bank Ref : 620480083912/7000269501(7)
Our Ref : ALIN/BKRM1471

Unit No. 14-3-C2, Jalan Menara Utama, Taman Di Menara, Bukit Changgang, 42700 Banting, Selangor

**RESERVE PRICE :
RM 27,000.00**



LOT 2
APARTMENT
BUKIT JALIL

Type : **A LOW-COST APARTMENT UNIT**
Area : 650 sq. ft.
Assignor(s) : Yusdi Bin Ismail
Solicitor : Yusfarizal, Aziz & Zaid
Bank Ref : 621040300767/7000482195(6)
Our Ref : LIYANA/BKRM2071

Unit No. G-06-12, Apartment Seri Ceria 1, Jalan Bukit Jalil Indah, Bukit Jalil Indah, Taman LTAT, 57000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

**RESERVE PRICE :
RM 153,100.00**



LOT 3
JOHOR BAHRU
APARTMENT

Type : **A SERVICED APARTMENT UNIT**
Area : 867 sq. ft.
Assignor(s) : Yap Ah Lai
Solicitor : Zulpadli & Edham
Bank Ref : 7000274191(1)
Our Ref : ALIN/BKRM2096

Unit No. 25.04, Pangsapuri Rafflesia, Jalan Persiaran Sutera Danga, Bandar Uda Utama, 81200 Johor Bahru, Johor

**RESERVE PRICE :
RM 450,000.00**



LOT 4
RETAIL
JOHOR BHARU

Type : **A RETAIL UNIT (COMMERCIAL UNIT)**
Area : 171.80 sq. ft.
Assignor(s) : Wong Boon Guan
Solicitor : Zulpadli & Edham
Bank Ref : 7000098799(1)
Our Ref : LIYANA/BKRM2098

Unit No. #04-36, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor

**RESERVE PRICE :
RM 140,000.00**



LOT 5
APARTMENT
KUALA LUMPUR

Type : **A SERVICE APARTMENT UNIT**
Area : 1,556 sq. ft.
Assignor(s) : Nik Ahmad Huznee Bin Nik Hussain
Solicitor : Zulpadli & Edham
Bank Ref : 620190801501 / 7000118119(7)
Our Ref : LIYANA/BKRM2050

Unit No. B-30-3A, Block B, Apartment Servis J. Dupion, No. 1, Jalan Sembilang, 56000 Kuala Lumpur

**RESERVE PRICE :
RM 644,000.00**



LOT 6
CONDOMINIUM
PULAU PINANG

Type : **A THREE (3) BEDROOMS CONDOMINIUM UNIT**
Area : 850 sq. ft.
Assignor(s) : Azizul Bin Mohamed
Solicitor : Zulpadli & Edham
Bank Ref : 620340705519 / 7000197732(2)
Our Ref : UMI/BKRM2030

Unit No. 8A-27-18, Jalan Seri Tanjung Pinang 1, I- Santorini, 10470 Tanjung Tokong, Pulau Pinang

**RESERVE PRICE :
RM 470,000.00**



LOT 7
ULU TIRAM
APARTMENT

Type : **A LOW MEDIUM COST APARTMENT UNIT (PERUMAHAN KOMUNITI JOHOR (PKJ)JB)**

Area : 850 sq. ft.

Assignor(s) : K Balan A/L Kasinathan

Solicitor : Zulpadli & Edham

Bank Ref : 7000266199 (1)

Our Ref : UMI/BKRM2097

Unit No. #01-08, Pangsapuri Palma Kipas, Jalan Palma Kipas 4, Taman Dato' Chellam, 81800 Ulu Tiram, Johor

RESERVE PRICE :
RM 230,000.00

RESERVE PRICE :

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT :

All intending bidders are required to deposit 10% of the fixed reserve price by bank draft in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** 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 and the balance of the purchase money to be settled within ninety (90) days.

NOTE :

As at auction date, a confirmation letter (if applicable) from the Developer/Proprietor on the details of the Property is yet to be obtained despite request have been made. However, PRIOR to this auction, it is the responsibility and liability of intended bidder to obtain such confirmations from Developer/Proprietor and /or the relevant authorities (whether or not the Property is reserved for Bumiputera or Malay only and the Purchaser's eligibility and qualification to purchase the Property) . The Assignee/Bank, the Assignee/Bank's solicitors and the Auctioneer and their respective agents or servants do not in any way make any representation or warranty in respect of any of the aforesaid and shall not in any way be responsible or liable to the Purchaser in respect of any of the aforesaid.

**ON THE DAY OF AUCTION SALE,
ALL INTENDING BIDDERS ARE ADVISED TO:**

1. Purchase a Bank Draft only in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** or remit the same through online banking transfer, one (1) working day before auction date.
2. Requirements:
 - a. Individual Purchaser;
 - Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for identification and registration purposes.
 - Correspondence address.
 - Telephone No.
 - b. Corporate Company / Firm Purchaser;
 - A certified true copy of the company's Memorandum and Articles of Association (M&A).
 - Form 44, 24 and 49.
 - Board of Director's Resolution.
 - c. Agent / Representative of the Purchaser;
 - Letter of Authority from the Intending Purchaser.
 - A photocopy of the Intending Purchaser's NRIC card (both side).
3. Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
4. A person who has not reached the age of 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

**PRIOR TO THE AUCTION SALE,
ALL INTENDING BIDDERS ARE ADVISED TO:**

1. Inspect the subject property as the photographs shown herein are solely herein are solely for general identification. The Assignee/Lender makes no representative or warranty as to their accuracy or the actual conditions of the Property(ies) nor to the particular or details therein including but not limited to the postal address, description of the property reserve price, etc.
2. Check on the issuance of separate individual Titles/Strata Titles.
3. Conduct the official search on the title at the relevant Land Office and/or other relevant authorities on the terms on consent.
4. Obtain a copy of the Proclamation of Sale and Conditions of Sale herein prior to the auction sale.
5. Seek legal advice on the Proclamation of Sale and the Conditions of Sale herein prior to the auction sale.
6. Make necessary enquiries with the developers as to whether the sale is open to all races or to Malaysian Citizens who are bumiputra only
7. Note that the subject properties will be sold on an "as is where is" basis, with the respective reserve price and subject to the Conditions of Sale and by way of assignments from the above lender subject to consent being obtained by the purchasers from the developers and other relevant authorities, if any.
8. Note that any properties listed as available for the auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason(s) whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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.

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