

# Proclamation of Sale

**WILL SELL BY PUBLIC AUCTION 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.**

**TUESDAY, 17TH JUNE 2025, 10.30 A.M.**



**EHSAN**

**Dual-Bid**

**AUCTION**

## **LOT 1 CYBERJAYA**

Reserve Price

**RM 310,000.00**

Our Ref : LIYANA/SCB1677

Type : A 3-BEDROOM CONDOMINIUM  
Area : 1,050 sq. ft.  
Borrower : Wong Cheng Heng  
Solicitor : M/S Seow & Megat (Tel : 03-21663384)  
Address : Unit No. A-03-11, Block A, Cyberia Crescent 2, Persiaran Fauna,  
Cyber 9, 63000 Cyberjaya, Selangor



## **LOT 2 PULAU PINANG**

Reserve Price

**RM 129,600.00**

Our Ref : WAWA/SCB1520

Type : A 2-BEDROOM LOW-MEDIUM  
COST FLAT  
Area : 474 sq. ft.  
Borrower : Azlan Bin Ahmad Kamaruddin &  
Rosmala Binti Dollah  
Solicitor : M/S Ghazi & Lim (Tel : 04-263 3688)  
Address : Unit No. 316-10-16, Jalan Bukit Gambir, MK 13, 11700,  
Penang.



## **LOT 3 PULAU PINANG**

Reserve Price

**RM 500,000.00**

Our Ref : WAWA/SCB1603

Type : A 3-bedroom service apartment  
Area : 936 sq. ft.  
Borrower : Mohd Firdaus Bin Bakri & Nurhidayah Binti Mohd Abd Jalil  
Solicitor : M/S See, Ramsun & Tan (Tel : 04-2295811)  
Address : Unit No. 33A-7, Pangsapuri Servis Meritus, Jalan Laguna 1,  
13700 Perai, Pulau Pinang



### **NOTE FOR LOT 1:**

**There is undisbursed sum of RM 9,266.78 owing to  
developer and the said undisbursed sum of RM9,266.78  
is to be borne by the successful bidder**

### **NOTE FOR LOT 2:**

**LOW/MEDIUM COST UNIT**

### **RESERVE PRICE:**

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price, Condition 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** before commencement of Auction made in favour of **STANDARD CHARTERED BANK MALAYSIA BERHAD / STANDARD CHARTERED SAADIQ BERHAD** for (**BORROWER'S NAME**) and pay the difference between the initial deposit and the sum equivalent to **10%** of the successful bid price either in cash or bank draft or cashier's order to the Assignee/Bank. The balance of the purchase price is to be settled within **Ninety (90) days** from the date of the sale via **RENTAS/BY BANK DRAFT** made payable to **STANDARD CHARTERED BANK MALAYSIA/ STANDARD CHARTERED SAADIQ BERHAD** for (**BORROWER'S NAME**)

Alternatively intending bidders who are interested to bid online are required to deposit **10%** of the fixed reserve price by **BANK DRAFT** in the name of **STANDARD CHARTERED BANK MALAYSIA BERHAD** for (**BORROWER'S NAME**) via **Pos Laju Services (Pos Malaysia)** or by hand to the Auctioneer at least **one (1)** working day before the auction date. The said intending bidders must register at **www.ehsanauctioneers.com** or URL **http://www.ehsanauctioneers.com/** and are further subjected to the Online Terms and Conditions.

For Additional Information On The Standard Chartered Bank Malaysia Berhad Mortgage Loan Please Contact  
Our Officer At The Following Numbers Or Drop By At Any Standard Chartered Bank Malaysia Berhad Branch  
Nearest To You: MORTGAGE, CREDIT CARD AND PERSONAL LOAN TEAM

**1. Tham Seow Mun 012-2781 125**  
**2. Tham Seow Yee 012-2073 139**

### **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.

**MESSRS 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.**

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**www.ehsanauctioneers.com**



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