

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.

MONDAY, 22ND DECEMBER 2025, 11.00 A.M.



EHSAN

Dual-Bid

AUCTION

| | |
|----------------------------------|---|
| LOT 1 | BATU CAVES |
| Reserve Price | |
| RM 247,900.00 | |
| Our Ref : NINA/SCB1664-ISLAMIC | |
| Type | : A 3-bedroom Condominium |
| Area | : 1.057sq. ft. |
| Borrower | : Mohd Saikin Bin Harun & Ealsiah Binti Zakaria |
| Solicitor | : M/S Arifin & Partners (Tel : 03-7932202 ext : 102) |
| Address | : Unit No. T-06-02, Kondominium Selayang 228, No. 1, Jalan Selayang Baru 1, Selayang Baru, 68100 Batu Caves, Selangor |
| Darul Ehsan | |
| BUMIPUTERA BIDDERS | |
| STANDARD CHARTERED SAADIQ BERHAD | |

| | |
|------------------------|--|
| LOT 2 | BATU FERINGGI |
| Reserve Price | |
| RM 1,170,000.00 | |
| Our Ref : NINA/SCB1682 | |
| Type | : A 4-bedroom Condominium Unit |
| Area | : 2,400 sq. ft. |
| Borrower | : Chung Tung Lai Fiona |
| Solicitor | : M/S Ghazi & Lim (Tel : 04-2295811) |
| Address | : No. 10B-07-02, Solok Batu Ferringgi, Island Resort, 11100 Batu Ferringgi, Pulau Pinang |

| | |
|------------------------|--|
| LOT 3 | KUALA LUMPUR |
| Reserve Price | |
| RM 679,100.00 | |
| Our Ref : NINA/SCB1671 | |
| Type | : A Service Apartment |
| Area | : 958 sq. ft. |
| Borrower | : Muhammad Isa Bin Abdullah (Previously Known As Aravind Raj A/L Perianan) |
| Solicitor | : M/S Seow & Megat (Tel : 03-21663384) |
| Address | : Unit No. 19-01, Anggun Residences, No. 8, Jalan Medan Tuanku Utama, 50300 Kuala Lumpur |

| | |
|------------------------|--|
| LOT 4 | PULAU PINANG |
| Reserve Price | |
| RM 600,000.00 | |
| Our Ref : NINA/SCB1589 | |
| Type | : A 3-bedroom Condominium Unit |
| Area | : 1,281 sq. ft. |
| Borrower | : Mohamed Shaiful Nizam Bin Mohamed Ismail |
| Solicitor | : M/S See, Ramson & Tan (Tel : 04-22958110) |
| Address | : Unit B-4-3, Jalan Desiran Tanjung, The Breeze, 10470, Pulau Pinang |

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 **5%** 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 **5%** 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 **5%** 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.

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.

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

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.

Tel : 03 - 2161 6649 / 03-2162 6649 Fax : 03 - 2161 6648

HP NO: 016 2161 047 / 010 2161 147

coordinator2@ehsanauctioneers.com

www.ehsanauctioneers.com



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