

# BANK KERJASAMA RAKYAT MALAYSIA BERHAD

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

 Ehsan Auctioneers Sdn Bhd

03-2161 6649

010-2161 147



## EHSAN *Dual-Bid* AUCTION

WILL SELL BY PUBLIC AUCTION  
ON TUESDAY, THE 26TH AUGUST, 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](http://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](http://www.ehsanauctioneers.com)

**LOT 1**  
APARTMENT  
BANTING

Type : A LOW COST APARTMENT UNIT  
Area : 650 sq. ft.  
Solicitor : Zulpadli & Edham  
Our Ref : WAWA/BKRM1471

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

8TH AUCTION

RESERVE PRICE :  
**RM 24,300.00**

**LOT 2**  
APARTMENT  
BUKIT JALIL

Type : A LOW-COST APARTMENT UNIT  
Area : 650 sq. ft.  
Solicitor : Yusfarizal, Aziz & Zaid  
Our Ref : WAWA/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

7TH AUCTION

RESERVE PRICE :  
**RM 137,800.00**

**LOT 3**  
APARTMENT  
JOHOR BAHRU

Type : A SERVICED APARTMENT UNIT  
Area : 867 sq. ft.  
Solicitor : Zulpadli & Edham  
Our Ref : WAWA/BKRM2096

Unit No. 25.04, The Rafflesia Suites, Jalan Persiaran Sutera Danga, Bandar Uda Utama, 81200 Johor Bahru, Johor Darul Takzim

2ND AUCTION

RESERVE PRICE :  
**RM 405,000.00**

**LOT 4**  
RETAIL  
JOHOR BHARU

Type : A RETAIL UNIT (COMMERCIAL UNIT)  
Area : 171.80 sq. ft.  
Solicitor : Zulpadli & Edham  
Our Ref : WAWA/BKRM2098

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

2ND AUCTION

RESERVE PRICE :  
**RM 126,000.00**

**LOT 5**  
FLAT  
SELANGOR

Type : A 3RD FLOOR LOW COST FLAT UNIT  
Area : 656.60 sq. ft.  
Solicitor : Zulpadli & Edham  
Our Ref : LIYANA/BKRM2099

Unit No. A-03-13, Pangsapuri Aman, Jalan Prima 6/1, Taman Puchong Prima, 47100 Puchong, Selangor

1ST AUCTION

RESERVE PRICE :  
**RM 140,000.00**

**LOT 6**  
FLAT  
PULAU PINANG

Type : A LOW-COST FLAT UNIT  
Area : 538 sq. ft.  
Solicitor : Yusfarizal, Aziz & Zaid  
Our Ref : LIYANA/BKRM2100

Unit No. 1062-15-51, Jalan Paya Terubong, Mukim 13, 11060 Pulau Pinang

1ST AUCTION

RESERVE PRICE :  
**RM 200,000.00**

## 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](http://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

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

- 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

## 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.



## "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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