AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD

Get Your Tdeal Property With EHSANI COLUMN AUCTION



WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON FRIDAY, THE 18TH DAY OF APRIL, 2025, AT 10.30 A.M. IN THE MORNING, 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.

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property (ies) All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

MESSRS EHSAN AUCTIONEERS SDN. BHD. 200301014889 (617309-U)



HQ OFFICE

Suite C-20-3A, Level 20, Block C, Megan Avenue II, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

H/P NO. TEL NO. FAX NO. 016 2161 047 03-2161 6649 / 03-2162 6649 03-2161 6648



Ehsan Auctioneers Sdn Bhd



coordinator1@ehsanauctioneers.com



www.ehsanauctioneers.com

LOT 1 RM 240,000.00

A ONE-BEDROOM

SERVICED APARTMENT

535 sq. ft.

Assignor Nur Liana Laila Binti Ahmad

Iskandar

M/S Sidek Teoh Wong & Solicitor Dennis Bank Ref : 400630007251

Our Ref : LIYANA/

Unit No. A-6-8, Block A, Vega Residensi 1, Persiaran Sepang, 63300 Cyberjaya,

Selangor

Туре



CYBERJAYA

LOT 2 RM 420,000.00

A 3-BEDROOM SERVICED APARTMENT UNIT 926 sq. ft. Loh Wen Har M/S Sidek Teoh Wong & Туре

Assignor Solicitor

: M/S Sidek Teoh Wong & Dennis
Bank Ref : 401750022869
Our Ref : LIYANA/AFB3100
Unit No. 25-07, Block A, Pangsapuri Midas, Jalan Persisiran Perling, 81200 Johor
Bahru, Johor



JOHOR BAHRU

LOT 3 RM 430,000.00

: A 3-BEDROOM CONDOMINIUM UNIT Туре

1,249 sq. ft. Area Assignor : Voo Chun Chen : M/S Zulpadli & Edham Solicitor Bank Ref 400190009375 Our Ref : LIYANA/AFB3101 Unit No. 12-06. Oasis 2. Jalan Mutiara 3.

Mutiara Heights,43000 Kajang, Selangor Darul Ehsan



LOT 4 KAMPAR RM 360,000.00 A CONDOMINIUM UNIT Туре 1,216 sq. ft.

Area Cheong How Keat Assignor Solicitor M/S Zulpadli & Edham Bank Ref 405810099767 Our Ref LIYANA/AFI0206 Unit No. 1-11-1, Kondominium Timur Perdana, Jalan Kolej, Taman Bandar Baru, 31900, Kampar, Perak



KUALA LUMPUR LOT 5 RM 380,000.00

Type : A SERVICED APARTMENT UNIT

Area : 950 sq. ft.
Assignor : Esther Jausin
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi &
Partners

Bank Ref : 400280059361 &
400280059374

Our Ref : LIYANA/AFB3041
Unit No. C1-13-12, Block C1, Parklane
OUG Service Apartment, No. 1, Jalan
1/152, Taman OUG Parklane, 58200 Kuala
Lumpur



LOT 6 **PETALING JAYA** RM 600,000.00 A CONDOMINIUM UNIT

Area 1.102 sq. ft. Assignor : Punithemary A/P David Solicitor : M/S Sidek Teoh Wong &

Dennis : 400190033943 Bank Ref

Our Ref : LIYANA/AFB3009 Unit No. C-06-03, 6th Floor, Block C, Residensi Suasana @ Damai, Damansara Damai, 47830 Petaling Jaya, Selangor



AFFIN ISLAMIC BANK BERHAD	A STATE OF THE STA	18 MG/00	

DEPOSIT: All intending bidders are required to deposit 10% of the Reserve Price or any sum exceeding 10% of the purchase price or a minimum of RM2,500.00 whichever is higher ("the Bidding Deposit") for the said property by bank draft in favour of AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money shall be paid by the Purchaser within ninety (90) days from the date of auction sale to AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

Apportionment on any arrears of quit rent, assessment rate and maintenance charges ONLY which is lawfully due i.e which is unpaid for up to maximum 6 years preceding the successful auction date in respect of the property up to the date of sale shall be paid by the Bank upon receipt of full auction proceeds and any such sums due and payable after the date of sale shall be borne by the Purchaser. Successful Bidder is urge to submit their claim to the Bank within sixty (60) days from the date of payment of balance purchase money (or any extended period allowed by the Bank); any subsequent claims made thereunder will not be entertained by the Bank and the same shall be borne by the Purchaser solely. The Assignee/Bank shall not be liable to make payment or to deduct from the proceeds of sale any outstanding utilities/bills relating to the property namely water, electricity, telephone, gas or sewerage charges, administration charges and other utilities.

All other fees, costs and charges relating to the transfer and assignment of the property including any revival cost for abandoned project (if any) shall also be borne solely by the successful Purchaser. Intending Purchaser shall make his own inquiries in respect thereof and the Purchaser shall be deemed to have full knowledge of the same.

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.

DEVICE TIPS DURING AUCTION

- 1. Make sure device is in good condition.
- 2. Make sure your browser is updated.
- 3. Ensure you have strong internet connection either mobile data or WI-FI coverange on your device.
- 4. Make sure to enable the sound before bidding start.
- 5. Make sure no any interruption of other apps while on bidding screen.
- 6. Make sure your device has sufficient power when bidding going on.



