

# PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON THE ASSIGNEE/BANK BY THE ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S)

WILL SELL THE PROPERTIES DESCRIBED BELOW BY

## PRIVATE TREATY

ON TUESDAY, THE 19TH DAY OF AUGUST, 2025,

AT 3.30 P.M.

VIA ONLINE BIDDING AT [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

BIDDER REGISTRATION MUST BE MADE AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE AND PROSPECTIVE BIDDERS ARE ADVISED TO LOG IN THE ONLINE BIDDING LINK PROVIDED AND TO BE STANDBY BEFORE THE AUCTION TIME  
(Online bidders are further subject to the terms and conditions at the Auctioneer's Website)

**ONLINE  
BIDDING  
ONLY !!!**



**AUCTION COMMENCES AT 3.30 P.M.**

(RESIDENTIAL LOT 1)

RESIDENTIAL  
HOUSE

KLANG

1

RESERVE PRICE  
RM 460,000.00

Approx 121 sq m / 1,302 sq ft  
An Intermediate Single Storey Terraced House



No. 16, Jalan Dato Abdul Hamid 27, Taman  
Sentosa, 41200 Klang, Selangor

Solicitor Ghazi & Lim  
(03-2145 0177)  
Bank Ref 820010000130  
Our Ref LIYANA/PA0397

SELANGOR

ISLAMIC

PROSPECTIVE BIDDERS MAY BID ONLINE AT

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

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

**03 2162 6649 - 016 216 1047**

THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, TO THE RESPECTIVE RESERVE PRICE AND TO THE CONDITION OF SALE.  
NOTE : ANY ARREARS OF QUIT RENT, TAXES, SERVICE, AND MAINTENANCE CHARGES INCLUDING ANY INTEREST AND LATE PENALTY CHARGES ARISING OUT OF SERVICE AND MAINTENANCE CHARGES, FOREGOING SHALL INCLUDE PAYMENT DUE TO TENAGA NASIONAL BERHAD, TELEKOM BERHAD AND INDAH WATER KONSORTIUM SDN BHD SHALL BE BORNE BY THE SUCCESSFUL BIDDER.

NOTE : PROSPECTIVE BIDDERS ARE ADVISED TO:- (1) INSPECT THE SUBJECT PROPERTY, (2) SEEK LEGAL ADVICE ON THE CONDITION OF SALE HEREIN, (3) CONDUCT AN OFFICIAL SEARCH ON THE PARENT TITLE AT THE RELEVANT LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES AND, (4) MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER AND/OR OTHER RELEVANT AUTHORITIES ON THE TERMS OF CONSENT TO THE SALE HEREIN PRIOR TO THE AUCTION SALE.

#### TERM OF SALE:-

ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT WITH THE AUCTIONEER A SUM EQUIVALENT TO 10% OF THE RESERVE PRICE BY BANK DRAFT IN FAVOUR OF MAYBANK ISLAMIC BERHAD PRIOR TO THE COMMENCEMENT OF THE AUCTION SALE, THE BALANCE PURCHASE PRICE IS TO BE SETTLED WITHIN NINETY (90) DAYS FROM THE DATE OF AUCTION SALE OR EXTENDED PERIOD OF THIRTY (30) DAYS SUBJECT TO AN INTEREST OF EIGHT PERCENT (8%) PER ANNUM ON THE BALANCE UNPAID CALCULATED ON A DAILY BASIS FROM THE DAY NEXT FOLLOWING THE COMPLETION DATE UNTIL FULL PAYMENT OF SUCH AMOUNT ON OR BEFORE THE EXTENDED EXPIRY DATE.

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 PROPERTIES. 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 NEITHERWE, THE ASSIGNEE/BANK NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO PROSPECTIVE BIDDERS BY REASONS OF SUCH WITHDRAWAL.

#### 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.

#### HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to [www.ehsanauctioneers.com](http://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.

#### 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 coverage 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.



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

## MESSRS EHSAN AUCTIONEERS SDN. BHD.

[200301014889 (617309-U)]

HQ OFFICE	SUITE C-20-3A, LEVEL 20, BLOCK C, MEGAN AVENUE II, NO.12, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR
TEL NO.	03-2161 6649 / 03-2162 6649
HP NO.	016-2161 047 (CALL, WHATSAPP & SMS)
FAX NO.	03-2161 6648



Ehsan Auctioneers Sdn Bhd



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