

Property Auction Sale



DATE & TIME :

6/8/2025 WEDNESDAY 2.30 P.M.

VIA ONLINE BIDDING AT :

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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. 03-21616649 / 03-21626649
HP NO. 016-2161 047 / 010-2161 147
(CALL, WHATSAPP & SMS)

 Ehsan Auctioneers Sdn Bhd
 coordinator2@ehsanauctioneers.com
 www.ehsanauctioneers.com

PROCLAMATION OF SALE

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

WILL SELL THE PROPERTIES DESCRIBED BELOW BY
PUBLIC AUCTION VIA ONLINE BIDDING

ON WEDNESDAY, THE 6TH JUNE, 2025, AT 2.30 P.M. IN THE
AFTERNOON 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)



LOT 1	Reserve Price	RM 270,000
	Type:	A Small Office Home Office (SOHO) Unit
	Area:	452 square feet
	Address:	Unit No. B-32-13, Menara B, Arc @ Ampang Ukay, Persiaran Ampang Ukay, 68000 Ampang, Selangor
	Assignor(s):	Muhammad Harris Bin Ahmad @ Abdul Rahim
	Solicitors:	M/S Zairina Loh & Wong
AMPANG		RHB ISLAMIC BANK BERHAD

LOT 2	Reserve Price	RM 340,000
	Type:	An Intermediate Double Storey Low-Cost Terrace House
	Area:	904 square feet
	Address:	No. 25, Jalan Mawar 17, Taman Mawar, 68000 Ampang, Selangor
	Assignor(s):	Anthony Steven A/L Marialankaram & Linda Maria
	Solicitors:	Anthony A/P Sivannatham M/S Che Mokhtar & Ling
AMPANG		

LOT 3	Reserve Price	RM 510,300
	Type:	A Stratified Office Unit
	Area:	1,865 square feet
	Address:	Unit No. A-06-3, Jalan Medan PB 5, Medan Pusat Bandar 5, Seksyen 9, Pusat Bandar, 43650 Bandar Baru Bangi, Selangor
	Assignor(s):	Noor Jasni Bin Zakaria
	Solicitors:	M/S Che Mokhtar & Ling
BANGI		BUMIPUTERA QUOTA RHB ISLAMIC BANK BERHAD

LOT 4	Reserve Price	RM 150,000
	Type:	A 3-Bedroom Low Cost Apartment Unit
	Area:	686 square feet
	Address:	Unit No. 1-1-5, Pangsapuri Permai, Taman Gombak Permai, 68100 Batu Caves, Selangor
	Assignor(s):	Remy Iskandar Bin Jamaludin & Sharif Bin Hamid
	Solicitors:	M/S Che Mokhtar & Ling
BATU CAVES		

LOT 5	Reserve Price	RM 540,000
	Type:	3-Bedroom Condominium
	Area:	1,000 square feet
	Address:	1B-13-13, Persiaran Relau, Imperial Grande, 11900, Bayan Lepas, Pulau Pinang
	Assignor(s):	Carlson Doss
	Solicitors:	M/S Azhar & Goh
BAYAN LEPAS		RHB ISLAMIC BANK BERHAD

LOT 6	Reserve Price	RM 500,000
	Type:	A 3-Bedroom Apartment
	Area:	1,055 square feet
	Address:	Unit No. 10B-12-22, Lengkok Kelicap, Forestville, 11900 Bayan Lepas Pulau Pinang
	Assignor(s):	Sharminthren A/L Manivelu
	Solicitors:	M/S Toh Theam Hock & Co.
BAYAN LEPAS		

LOT 7	Reserve Price	RM 393,700
	Type:	A 3-Bedroom Condominium
	Area:	1,330 square feet
	Address:	No. 19-3A, Menara Seri Permai, Jalan Song Ban Kheng, 14000 Bukit Mertajam, Pulau Pinang
	Assignor(s):	Pak Wee Kie & Tan Pei Cheng
	Solicitors:	M/S V.M. Mohan, Murugiah & Associates
BUKIT MERTAJAM		

LOT 8	Reserve Price	RM 480,000
	Type:	A Condominium Unit
	Area:	118 square meter
	Address:	No. 5-05, Pangsapuri Seri Cantik, Lorong Seri Cantik 1, 13400 Butterworth, Pulau Pinang
	Assignor(s):	Tan Chin Siang
	Solicitors:	M/S Toh Theam Hock & Co.
BUTTERWORTH		

LOT 9	Reserve Price	RM 280,000
	Type:	A 3-Bedroom Service Apartment With 2 Car Parking Bays
	Area:	901 square feet
	Address:	Unit No A-09-03, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor
	Assignor(s):	Abdul Qayyum Bin Ishak
	Solicitors:	M/S Zairina Loh & Wong
DENGKIL		RHB ISLAMIC BANK BERHAD MALAY RESERVED LAND

LOT 10	Reserve Price	RM 500,000
	Type:	A Serviced Apartment Unit Together With A Balcony And A Car Park Bay As Accessory Parcels
	Area:	660 square feet
	Address:	Unit No. 3A-31-2, Tower A, Arte S, Persiaran Bukit Gambir, 11700 Gelugor, Pulau Pinang
	Assignor(s):	Sin Yih Cheun
	Solicitors:	M/S V.M. Mohan, Murugiah & Associates
GELUGOR		

LOT 11	Reserve Price	RM 387,000
	Type:	A Serviced Residence Unit
	Area:	549 square feet
	Address:	Unit No. T2-G-02, Tower 2, Midhills, Jalan Jaya Permai, Off Jalan Meranti, 69000 Genting Highlands, Pahang
	Assignor(s):	Syahmi Bin Che Kamil
	Solicitors:	M/S Ravi Moorthi Noriza Mala
GENTING HIGHLANDS		BUMI QUOTA RHB ISLAMIC BANK BERHAD

LOT 12	Reserve Price	RM 300,000
	Type:	A Serviced Apartment Unit
	Area:	570 square feet
	Address:	A-07-10, Ayuman Suites, Jalan Sentosa 2, 53100 Gombak, Selangor
	Assignor(s):	Kamlesh A/P Velloo & Kumaraveil A/L Balu
	Solicitors:	M/S Che Mokhtar & Ling
GOMBAK		

LOT 13	Reserve Price	RM 300,000
	Type:	A Low Medium Cost Apartment Unit Together With An Accessory Parcel
	Area:	958 square feet
	Address:	No. D-5-6, Blok D, Jalan Putra Impian, Pangsapuri Putra, Taman Putra Impian, 43000 Kajang, Selangor
	Assignor(s):	Mohd Fakhruddin Bin Samsuri & Afina Adilia Binti Zaini
	Solicitors:	M/S Othman Hashim & Co
KAJANG		

LOT 14	Reserve Price	RM 200,000
	Type:	A 1-Bedroom Service Apartment
	Area:	452 square feet
	Address:	No. A-13-32, Block A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor
	Assignor(s):	Norazra Binti Mohd Samingan
	Solicitors:	M/S Zairina Loh & Wong
KAJANG		RHB ISLAMIC BANK BERHAD

LOT 15	Reserve Price	RM 275,400
	Type:	An Intermediate 3-Bedroom Apartment
	Area:	1,045 square feet
	Address:	Unit No. C-30-14, Block C, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor
	Assignor(s):	Mohd Fuad Bin Ismail
	Solicitors:	M/S Zairina Loh & Wong
KAJANG		RHB ISLAMIC BANK BERHAD

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KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 010 2161 147

LOT 16 Reserve Price **RM 378,000**



Type: A 3-Bedroom Apartment Unit With 3 Car Parking Bays
Area: 1,593 square feet
Address: Unit No. C-9-15, Block C, Residensi Adelia 2, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor

Assignor(s): Jeeve Priya A/P Balu
Solicitors: M/S T. Rajagopal & Co.

KAJANG

LOT 17 Reserve Price **RM 45,900**



Type: An Apartment Unit
Area: 678 square feet
Address: Unit No. 24-3D (Unit No. 24, Level 3D), Premises No. 24, Jalan Temenggung 18, Taman Sentosa Perdana, 41200 Klang, Selangor

Assignor(s): Sivam A/L G Muniandy
Solicitors: M/S Che Mokhtar & Ling

KLANG

LOT 18 Reserve Price **RM 670,000**



Type: A Condominium Unit
Area: 1,900 square feet
Address: Lot No. C-07-06, Level 07, Prince Tower @ 1 Borneo, Off Jalan UMS, 88450 Kota Kinabalu, Sabah

Assignor(s): Liew Thien Yen
Solicitors: M/S Alex Pang & Co.

KOTA KINABALU

LOT 19 Reserve Price **RM 196,800**



Type: An Intermediate Apartment Unit
Area: 840 square feet
Address: Lot No. M-2F-09, Block M, 2nd Floor, Apartment Angkasa, Phase 2, Kampung Darau, Rampayan, Menggatal, 88450 Kota Kinabalu, Kota Kinabalu

Assignor(s): Muhamad Iman Bin Jabilin
Solicitors: M/S Fernandez & Co

KOTA KINABALU

LOT 20 Reserve Price **RM 270,000**



Type: An Intermediate Apartment Unit
Area: 850 square feet
Address: Lot No. D-1F-14, Block D, 1st Floor, Apartment Angkasa, Kampung Darau, Menggatal, Jalan Tuaran Bypass, 88450 Kota Kinabalu

Assignor(s): David Wong Kui Ken
Solicitors: M/S Fernandez & Co

KOTA KINABALU

LOT 21 Reserve Price **RM 200,000**



Type: A Single Storey Low Cost Intermediate Terraced House
Area: 82.50 square meter
Address: Survey Lot 3295, Lorong Samarindah Baru 3N, Taman Samarindah 5A, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak.

Assignor(s): Lizawati Binti Mokhtar & Hamiah Bin Julaili
Solicitors: M/S Kadir, Wong, Lin & Co

KOTA SAMARAHAN

CALLLED OFF

LOT 23 Reserve Price **RM 500,000**



Type: A 2-Bedrooms Serviced Apartment Unit
Area: 818 square feet
Address: Unit No. A-15-01, Residensi Alam Vista Aman, (On-Site Unit No. 15-01, Block A, Residensi Ava), Jalan Benteng Utara, Kiara Bay, 52000 Kuala Lumpur

Assignor(s): Chan Wei Ming
Solicitors: M/S T. RAJAGOPALU & CO.

KUALA LUMPUR

LOT 24 Reserve Price **RM 610,000**



Type: An Intermediate 3-Bedroom Serviced Apartment
Area: 861 square feet
Address: No. 11-8, Residensi Pudu Alam Rekreas (Parc 3 Kl South), No. 5, Jalan Pudu Perdana, 56100 Kuala Lumpur.

Assignor(s): Ling Hwei Ching
Solicitors: M/S Che Mokhtar & Ling

KUALA LUMPUR

LOT 25 Reserve Price **RM 243,000**



Type: A Commercial Retail Lot
Area: 284.40 square feet
Address: Unit No. L2-122, Elements Mall @Hatten City, Jalan Melaka Raya 23, Taman Melaka Raya, 75000 Melaka

Assignor(s): Eng Kim Chooi
Solicitors: M/S Taye & Co.

MELAKA

LOT 26 Reserve Price **RM 216,000**



Type: A 2-Bedrooms Serviced Apartment Unit
Area: 554 square feet
Address: Unit No. P2-16-2, Menara Premium 2, Pusat Perniagaan & Residensi Mesa Persiaran Ilmu, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus

Assignor(s): Ooi Shi En
Solicitors: M/S Zairina Loh & Wong

NILAI

LOT 27 Reserve Price **RM 1,600,000**



Type: A Serviced Apartment Unit Together With A Tandem Car Park Bay And 3 Car Park Bays As Accessory Parcels
Area: 1,927 square feet
Address: Unit No. H-10-02, Block H (Heather), The Potpourri (Pangsapuri Perkhidmatan Potpurri), No. 2, Jalan PJU 1A/4, Ara Damansara, PJU 1A, 47301 Petaling Jaya, Selangor

Assignor(s): Yip Suet Mei & Ng Chew Chong
Solicitors: M/S Othman Hashim & Co

PETALING JAYA

LOT 28 Reserve Price **RM 225,000**



Type: A 3-Bedroom Medium-Cost Apartment With A Car Parking Bay
Area: 850 square feet
Address: Unit No. E-23-15, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

Assignor(s): Amjirul Fadhil Bin Ahmad Saffuan
Solicitors: M/S Che Mokhtar & Ling

PETALING JAYA

LOT 29 Reserve Price **RM 240,000**



Type: A 3-Bedroom Apartment Unit
Area: 1,048 square feet
Address: Unit No. A-05-001, Jalan Intan 4, Taman Puchong Intan, 47150 Puchong, Selangor

Assignor(s): Mohamad Azhar Bin Abdul Rahim & Nur Aslinda Asyikin Binti Abdullah
Solicitors: M/S Othman Hashim & Co

PUCHONG

LOT 30 Reserve Price **RM 110,000**



Type: A 3-Bedroom Apartment
Area: 685 square feet
Address: No. 3-A44, Jalan Putra Perdana 5/1 (On-Site Is 3A-44), Taman Putra Perdana, 47130 Puchong, Selangor

Assignor(s): Mohd Faizal Bin Pa'On
Solicitors: M/S T. Rajagopal & Co.

PUCHONG

LOT 31 Reserve Price **RM 450,000**



Type: A 3-Bedroom Stratified Townhouse (Corner) Unit
Area: 969 square feet
Address: Unit No. 74A, Jalan Simfoni 3, Simfoni Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor

Assignor(s): Suraya Matnin
Solicitors: M/S Zairina Loh & Wong

PUNCAK ALAM

LOT 32 Reserve Price **RM 306,200**



Type: An Intermediate 3-Bedroom Condominium
Area: 1,029 square feet
Address: No. B-7-5, Block B, Residensi Legendview, Jalan Setia Jaya, 48000 Rawang, Selangor

Assignor(s): Pavetharan A/L Balasubramaniam & Amurutham A/P P. Rajamanickam
Solicitors: M/S Zairina Loh & Wong

RAWANG

LOT 33 Reserve Price **RM 218,700**



Type: A 3 Bedrooms Apartment Unit
Area: 1,012 square feet
Address: Unit No. A-17-05, Block A, Residensi Zahra 1, Jalan Zahra 1, 43500 Semenyih, Selangor

Assignor(s): Rohaiji Bin Abdul Rahman
Solicitors: M/S Zairina Loh & Wong

SEMENYIH

LOT 34 Reserve Price **RM 567,000**



Type: A Service Apartment Unit (Corner)
Area: 1,787 square feet
Address: No. B-43-02, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Assignor(s): Ling Sia Chai
Solicitors: M/S Che Mokhtar & Ling

SERI KEMBANGAN

LOT 35 Reserve Price **RM 300,000**



Type: A Double Storey Intermediated Terraced House
Area: 2,093.13 square feet
Address: Sublot No. 48, Richmond Park Phase 1, Off Jalan Kuching Serian, 94700 Serian, Sarawak.
Assignor(s): Gindal Anak Ekus & Plorer Anak Jabeng
Solicitors: M/S Kadir, Wong, Lin & Co (Kuching)

SERIAN

RHB ISLAMIC BANK BERHAD

LOT 36 Reserve Price **RM 189,000**



Type: A 3-Bedroom Shop Apartment-Intermediate Unit
Area: 829 square feet
Address: Unit No. 41-3B, Block 9, Jalan Pahat J 15/J, Kompleks Otomobil, Seksyen 15, 40200 Shah Alam, Selangor
Assignor(s): Hairul Azhar Bin Ab Gani & Nurhidayah Binti Ismail
Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

BUMIPUTRA LOT

LOT 37 Reserve Price **RM 162,000**



Type: An End 3-Bedrooms Low Cost Flat
Area: 646 square feet
Address: Unit No. 1-912, Block 1, Pangsapuri Mentari, Jalan Matahari U5/117, Seksyen U5, 40150 Shah Alam, Selangor
Assignor(s): Norizam Binti Mohd Noor
Solicitors: M/S Zahrin Emrad & Sujaijah

SHAH ALAM

LOT 38 Reserve Price **RM 280,000**



Type: A 2-Bedroom Service Apartment-Intermediate Unit
Area: 581 square feet
Address: Unit No. A-6-11, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor
Assignor(s): Cheryl Lee Pek Lian
Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

RHB ISLAMIC BANK BERHAD

LOT 39 Reserve Price **RM 200,500**



Type: A Walk Up Apartment Unit
Area: 829 square feet
Address: No. 23-3A, Blok 10, Jalan Pahat J 15/J, Kompleks Otomobil, Seksyen 15, 40200 Shah Alam, Selangor
Assignor(s): Nagarajan Naidu A/L Rajapan
Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

LOT 40 Reserve Price **RM 380,000**



Type: A Small Office Home Office (SOHO) Unit
Area: 570 square feet
Address: Unit No. B-24-5, Block B, (I-Suite Tower), I-Soho @ I-City, No. 2, Persiaran Multimedia, Section 7, 40000 Shah Alam, Selangor
Assignor(s): Jeya Sudha A/P Jayabalu
Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

LOT 41 Reserve Price **RM 315,000**



Type: An Intermediate 1-Bedroom Plus One Study Room SOHO Unit
Area: 570 square feet
Address: Unit No. B-04-09, I-Suite, I-City, No. 2, Persiaran Multimedia, Seksyen 7, 40000 Shah Alam, Selangor
Assignor(s): Vivekanandh Rajendran & Sunetra A/P Sathasivam
Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

LOT 42 Reserve Price **RM 315,000**



Type: A 2-Bedroom Small Office Home Office (SOHO) Unit
Area: 624 square feet
Address: Unit No. A-09-01, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor
Assignor(s): Fong Mei Ling
Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

LOT 43 Reserve Price **RM 130,000**



Type: A 2-Bedroom Low Cost Apartment-Intermediate Unit
Area: 549 square feet
Address: Unit No. 317, 2nd Floor, Block 16, Rumah Pangsa (Kos Rendah) Seksyen 20, 40300 Shah Alam, Selangor
Assignor(s): Sures A/L Maniam
Solicitors: M/S T. Rajagopalu & Co.

SHAH ALAM

LOT 44 Reserve Price **RM 250,000**



Type: A Single-Storey Intermediate Terraced Dwelling House
Area: 1,694.24 square feet
Address: No. 4D, Lorong Pine 6, 96000 Sibul, Sarawak
Assignor(s): Suffian Bin Bujang & Muibah Binti Haji Bujang
Solicitors: M/S Tang & Partners (Sibu)

SIBU

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 with the Auctioneer the sum equivalent to 10% of the fixed reserve price for the property by bank draft or cashier's order made in favour of RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD or remit the same through online banking transfer, ONE (1) WORKING DAY BEFORE AUCTION DATE and the balance of the purchase price to be paid within ninety (90) days from the date of auction sale to RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD via bank draft / RENTAS. Details of payment via RENTAS. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.



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/ **ABDUL RAHIM BIN HUSSIN**
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