

Property Auction Sale



DATE & TIME :

3/9/2025 WEDNESDAY 2.30P.M.

VIA ONLINE BIDDING AT :

www.ehsanauctioneers.com

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AUCTION



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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)]

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JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

TEL NO. 03-21616649 / 03-21626649
HP NO. 016-2161 047 / 010-2161 147
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 Ehsan Auctioneers Sdn Bhd
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 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 3RD SEPTEMBER, 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 218,700.00**



Type: A Small Office Home Office (SOHO) Unit
Area: 452 sq.ft
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 660,000.00**



Type: An Office Suite
Area: 990 sq.ft
Address: Unit No. T3-29-6, Arte+ @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur
Assignor(s): Lor Swee Keong
Solicitors: M/S Zairina Loh & Wong

AMPANG

LOT 3

Reserve Price **RM 130,000.00**



Type: A Low Cost Flat Unit
Area: 628 sq.ft
Address: B11-20, Pangsapuri Seri Nilam, Jalan Wawasan 3/8, Bandar Baru Ampang, 68000 Ampang, Selangor
Assignor(s): Noor Ain Binti Sham
Solicitors: Che Mokhtar & Ling

AMPANG

LOT 4

Reserve Price **RM 680,000.00**



Type: A Condominium
Area: 1,313 sq.ft
Address: Unit No. A7-6, Park Villa Condominium, Jalan Pipit, Bandar Puchong Jaya, 47170 Puchong, Selangor
Assignor(s): Alan Julian A/L Ramachandram & Sri Narayani A/P Paremal
Solicitors: Che Mokhtar & Ling

BANDAR PUCHONG JAYA

RHB ISLAMIC BANK BERHAD

LOT 5

Reserve Price **RM 765,000.00**



Type: An Intermediate Double Storey Terrace House
Area: 1,647 sq.ft
Address: No. 5, Jalan Rimba 13, Taman Rimba, Bandar Gamuda Cove, 42700 Banting, Selangor
Assignor(s): Siti Sarah Binti Ahmad Nurman
Solicitors: Che Mokhtar & Ling

BANTING

BUMI QUOTA
RHB ISLAMIC BANK BERHAD

LOT 6

Reserve Price **RM 1,000,000.00**



Type: A 3-Bedroom Apartment Unit
Area: 1,022 sq.ft
Address: No. A-15-11, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor
Assignor(s): Koh Kian Sheng
Solicitors: Othman Hashim & Co

DENGKIL

LOT 7

Reserve Price **RM 850,000.00**



Type: An Intermediate Stratified Double-Storey Terraced House
Area: 1,647 sq.ft
Address: No. 41, Jalan Ceria 1E, Ceria Residen, Cyberjaya, 63000 Cyberjaya, Selangor Darul Ehsan
Assignor(s): Muazli Bin Marzuki
Solicitors: M/S Zairina Loh & Wong

CYBERJAYA

BUMIPUTRA UNIT
RHB ISLAMIC BANK BERHAD

LOT 8

Reserve Price **RM 226,800.00**



Type: A 3-Bedroom Service Apartment With 2 Car Parking Bays
Area: 901 sq.ft
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

MALAY RESERVATION LAND
RHB ISLAMIC BANK BERHAD

LOT 9

Reserve Price **RM 250,000.00**



Type: A 3-Bedroom Apartment Unit
Area: 1,022 sq.ft
Address: No. A-15-11, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor
Assignor(s): Koh Kian Sheng
Solicitors: Othman Hashim & Co

DENGKIL

LOT 10

Reserve Price **RM 450,000.00**



Type: A 1 Bedroom Serviced Apartment Unit With A Study Room
Area: 500 sq.ft
Address: Unit No. M2-37-10, Tower M2, Grand Ion Majestic, Jalan Grand Ion Majestic, 69000 Genting Highlands, Pahang
Assignor(s): Puvaneswaran A/L Ragh
Solicitors: M/S Zairina Loh & Wong

GENTING HIGHLAND

RHB ISLAMIC BANK BERHAD

LOT 11

Reserve Price **RM 313,500.00**



Type: A Serviced Residence Unit
Area: 549 sq.ft
Address: Unit No. T2-G-02, Tower 2, Midhills, Jalan Jaya Permai, Off Jalan Meranti, 69000 Genting Highlands, Pahang Darul Makmur
Assignor(s): Syahmi Bin Che Kamil
Solicitors: M/S Ravi Moorthi Noriza Mala

GENTING HIGHLAND

BUMI QUOTA
RHB ISLAMIC BANK BERHAD

LOT 12

Reserve Price **RM 243,000.00**



Type: A Serviced Apartment Unit
Area: 570 sq.ft
Address: A-07-10, Ayuman Suites, Jalan Sentosa 2, 53100 Gombak, Selangor
Assignor(s): Kamlesh A/P Velloo & Kumaraveil A/L Balu
Solicitors: Che Mokhtar & Ling

GOMBAK

LOT 13

Reserve Price **RM 255,900.00**



Type: Hotel Suite
Area: 646 sq.ft
Address: #31-12, Blok C, Meridian 2, Jalan Legoland, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor
Assignor(s): Ding Yiyue & Ding Jingan
Solicitors: Lim & Hooi

ISKANDAR PUTERI

LOT 14

Reserve Price **RM 360,000.00**



Type: A 2-Bedroom Service Apartment Unit
Area: 1,044 sq.ft
Address: Unit No. F-07-08, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor
Assignor(s): Mohd Norhafizuan Bin Jailani & Norsyam Binti Salamon
Solicitors: Che Mokhtar & Ling

JENJAROM

BUMI QUOTA

LOT 15

Reserve Price **RM 243,000.00**



Type: A Low Medium Cost Apartment Unit Together With An Accessory Parcel
Area: 958 sq.ft
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: Othman Hashim & Co

KAJANG

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

LOT 16 Reserve Price **RM 162,000.00**



Type: A 1-Bedroom Service Apartment
Area: 452 sq.ft
Address: No. A-13-32, Block A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor

Assignor(s): Norazra Binti Mohd Samingan
Solicitors: Zairina Loh & Wong

KAJANG **RHB ISLAMIC BANK BERHAD**

LOT 17 Reserve Price **RM 210,700.00**



Type: An Intermediate 3-Bedroom Apartment
Area: 1,045 sq.ft
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: Zairina Loh & Wong

KAJANG **RHB ISLAMIC BANK BERHAD**

LOT 18 Reserve Price **RM 350,000.00**



Type: A 3-Bedroom Apartment
Area: 1,007 sq.ft
Address: No. B-09-05, Blok B, Residensi Vista Hijauan, Jalan Pintar, Taman Universiti, 43000 Kajang, Selangor

Assignor(s): Mohd Faudzi Bin Ismail
Solicitors: Che Mokhtar & Ling

KAJANG **RHB ISLAMIC BANK BERHAD**

LOT 19 Reserve Price **RM 37,200.00**



Type: An Apartment Unit
Area: 678 sq.ft
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: Che Mokhtar & Ling

KLANG

LOT 20 Reserve Price **RM 405,000.00**



Type: A 2-Bedrooms Serviced Apartment Unit
Area: 818 sq.ft
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: T. RAJAGOPALU & CO.

KUALA LUMPUR

LOT 21 Reserve Price **RM 494,100.00**



Type: An Intermediate 3-Bedroom Serviced Apartment
Area: 861 sq ft
Address: No. 11-8, Residensi Pudu Alam Rekreasi (Parc 3 KL South), No. 5, Jalan Pudu Perdana, 56100 Kuala Lumpur.

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

KUALA LUMPUR **RHB ISLAMIC BANK BERHAD**

LOT 22 Reserve Price **RM 387,000.00**



Type: A Two-bedroom Service Apartment
Area: 721 sq.ft
Address: Unit No. B-32-9, Residensi Riana Dutamas 2, No. 352, Jalan Segambut, 51200 Kuala Lumpur.

Assignor(s): Tan Wen Zhi
Solicitors: Che Mokhtar & Ling

KUALA LUMPUR

LOT 23 Reserve Price **RM 196,800.00**



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

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

MELAKA

LOT 24 Reserve Price **RM 175,000.00**



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

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

NILAI **RHB ISLAMIC BANK BERHAD**

LOT 25 Reserve Price **RM 1,296,000.00**



Type: A Serviced Apartment Unit
Area: 1,927 sq.ft
Address: Unit No. H-10-02, Block H (Heather), The Potpourri (Pangsapuri Perkhidmatan Potpuri), No. 2, Jalan PJU 1A/4, Ara Damansara, PJU 1A, 47301 Petaling Jaya, Selangor

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

PETALING JAYA

LOT 26 Reserve Price **RM 182,300.00**



Type: A 3-Bedroom Medium-Cost Apartment With A Car Parking Bay
Area: 850 sq.ft
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): Amirul Fadhill Bin Ahmad Saffuan
Solicitors: Che Mokhtar & Ling

PETALING JAYA **RHB ISLAMIC BANK BERHAD**

LOT 27 Reserve Price **RM 234,000.00**



Type: A 3-Bedroom Medium-Cost Apartment With A Car Parking Bay
Area: 850 sq.ft
Address: Unit No. E-25-21, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

Assignor(s): Muhammad Amerul Hakimie Bin Md Zawil
Solicitors: Zairina Loh & Wong

PETALING JAYA **RHB ISLAMIC BANK BERHAD**

LOT 28 Reserve Price **RM 248,000.00**



Type: An Intermediate 3-Bedroom Condominium
Area: 1,029 sq.ft
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: Zairina Loh & Wong

RAWANG **RHB ISLAMIC BANK BERHAD**

LOT 29 Reserve Price **RM 167,300.00**



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

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

SEMENYIH **RHB ISLAMIC BANK BERHAD**

LOT 30 Reserve Price **RM 459,300.00**



Type: A Service Apartment Unit (Corner)
Area: 1,787 sq.ft
Address: No. B-43-02, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

Assignor(s): Ling Sia Chai
Solicitors: Che Mokhtar & Ling

SERI KEMBANGAN

LOT 31 Reserve Price **RM 144,600.00**



Type: A 3-Bedroom Shop Apartment -Intermediate Unit
Area: 829 sq.ft
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: Zairina Loh & Wong

SHAH ALAM **BUMIPUTRA LOT**

LOT 32 Reserve Price **RM 131,200.00**



Type: An End 3-Bedrooms Low Cost Flat
Area: 646 sq.ft
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: Zahrin Emrad & Sujaihah

SHAH ALAM

LOT 33 Reserve Price **RM 226,800.00**



Type: A 2-Bedroom Service Apartment Intermediate Unit
Area: 581 sq.ft
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: Zairina Loh & Wong

SHAH ALAM **RHB ISLAMIC BANK BERHAD**

LOT 34Reserve
Price**RM 162,500.00**

Type: A Walk Up Apartment Unit
 Area: 829 sq.ft
 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: Zairina Loh & Wong

SHAH ALAM

LOT 35Reserve
Price**RM 255,150.00**

Type: A 2-Bedroom Small Office
 Home Office (SOHO) Unit
 Area: 624 sq.ft
 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: Zairina Loh & Wong

SHAH ALAM

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.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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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.
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.

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