

Proclamation of Sale

WILL SELL BY PUBLIC AUCTION 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.

WEDNESDAY, 24TH SEPTEMBER 2025, 11.00 A.M.



EHSAN

Dual-Bid

AUCTION

LOT 1 CYBERJAYA

Reserve Price
RM 226,000.00

Our Ref : WAWA/SCB1677

Type : A 3-bedroom Condominium
Area : 1,050 sq. ft.
Borrower : Wong Cheng Heng & Lee Poh Leng
Solicitor : M/S Seow & Megat (Tel : 03-21663384)
Address : Unit No. A-03-11, Block A, Cyberia Crescent 2, Persiaran Fauna,
Cyber 9, 63000 Cyberjaya, Selangor



LOT 2 PULAU PINANG

Reserve Price
RM 94,600.00

Our Ref : WAWA/SCB1520

Type : A 2-BEDROOM LOW-MEDIUM
COST FLAT
Area : 474 sq. ft.
Borrower : Azlan Bin Ahmad Kamaruddin &
Rosmala Binti Dollah
Solicitor : M/S Ghazi & Lim (Tel : 04-263 3688)
Address : Unit No. 316-10-16, Jalan Bukit Gambir, MK 13, 11700,
Penang.



LOT 3 SHAH ALAM

Reserve Price
RM 1,053,000.00

Our Ref : UMI/SCB1678

Type : A Double Storey Zero Lot
Bungalow House
Area : 6,377 sq. ft.
Borrower : Lim Zhi Xiang, Heng Gee Eng & Lim Chun Wan
Solicitor : M/S Arfin & Partners (Tel : 03 7932 3202)
Address : No. 80, Jalan Pulau Angsa U10/35, Seksyen U10, 40170 Shah
Alam, Selangor



NOTE FOR LOT 1:

There is undisbursed sum of RM 9,266.78 owing to
developer and the said undisbursed sum of RM9,266.78
is to be borne by the successful bidder

NOTE FOR LOT 2:

Low / Medium Cost Unit

RESERVE PRICE:

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price, Condition 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** before commencement of Auction made in favour of **STANDARD CHARTERED BANK MALAYSIA BERHAD / STANDARD CHARTERED SAADIQ BERHAD** for (**BORROWER'S NAME**) and pay the difference between the initial deposit and the sum equivalent to **10%** of the successful bid price either in cash or bank draft or cashier's order to the Assignee/Bank. The balance of the purchase price is to be settled within Ninety (**90**) days from the date of the sale via **RENTAS/BY BANK DRAFT** made payable to **STANDARD CHARTERED BANK MALAYSIA/ STANDARD CHARTERED SAADIQ BERHAD** for (**BORROWER'S NAME**)

Alternatively intending bidders who are interested to bid online are required to deposit **10%** of the fixed reserve price by **BANK DRAFT** in the name of **STANDARD CHARTERED BANK MALAYSIA BERHAD** for (**BORROWER'S NAME**) via **Pos Laju Services (Pos Malaysia)** or by hand to the Auctioneer at least **one (1)** working day before the auction date. The said intending bidders must register at **www.ehsanauctioneers.com** or URL **http://www.ehsanauctioneers.com/** and are further subjected to the Online Terms and Conditions.

For Additional Information On The Standard Chartered Bank Malaysia Berhad Mortgage Loan Please Contact
Our Officer At The Following Numbers Or Drop By At Any Standard Chartered Bank Malaysia Berhad Branch

Nearest To You: MORTGAGE, CREDIT CARD AND PERSONAL LOAN TEAM

1. Tham Seow Mun 012-2781 125
2. Tham Seow Yee 012-2073 139

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at 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.

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

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