

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MALAYAN BANKING BERHAD [196001000142 (3813-K)] / MAYBANK ISLAMIC BERHAD [200701029411 (787435-M)], 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

PUBLIC AUCTION

ON MONDAY, THE 25TH DAY OF MARCH, 2024,

AT 11.00 A.M.

VIA ONLINE BIDDING AT 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 !!!



EHSAN *Online* AUCTION

AUCTION COMMENCES AT 11.00 A.M.

COMMERCIAL LOT 1 - LOT 4

COMMERCIAL SOHO

BDR BARU BANGI 1

RESERVE PRICE
RM 238,000

Approx 42 sq m / 452 sq ft
SMALL OFFICE HOME OFFICE UNIT (SOHO)



SELANGOR

Unit No. A-19-02, Jalan Pusat Bandar 2, Kompleks Evo, 43650 Bandar Baru Bangi, Selangor.

Assignor/
Customer
Solicitor Sulaiman Bin Burihan

Jal & Lim
(03-7620 1218)
464306130341 (NIL) NC
UMIMBI0337

Bank Ref
Our Ref

ISLAMIC

COMMERCIAL APARTMENT

BDR PUNCAK ALAM 2

RESERVE PRICE
RM 270,000

Approx 78.22 sq m / 842 sq ft
SERVICE APARTMENT UNIT



SELANGOR

Unit No. 2-10-19, Apartment Servis Sentrovue B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor.

Assignor/
Customer
Solicitor Syaza Ayadi Bin Adnan

TK Ooi & Nadira
(03-2031 9988)
464285039617 (NIL) NC
UMIMBI0335

Bank Ref
Our Ref

ISLAMIC

COMMERCIAL OFFICE UNIT

PETALING JAYA 3

RESERVE PRICE
RM 252,000

Approx 40.70 sq m / 438 sq ft
SERVICE SUITE UNIT / OFFICE UNIT



SELANGOR

Unit No. B-3-29, Boulevard 51, Jalan SS 9A/18, Seksyen 51A, 47300 Petaling Jaya, Selangor.

Assignor/
Customer
Solicitor Abdul Faatir Bin Muhajir

Jal & Lim
(03-7620 1218)
462209337406 (NIL) RO 3
UMIMBI0336

Bank Ref
Our Ref

ISLAMIC

COMMERCIAL APARTMENT

SERI KEMBANGAN 4

RESERVE PRICE
RM 450,000

Approx 80 sq m / 861 sq ft
SERVICE APARTMENT UNIT



SELANGOR

Unit No. A-34-01, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor.

Assignor/
Customer
Solicitor Chin Wen Ying

Jal & Lim
(03-7620 1218)
464164132659 (NIL) NC
ALIN/MBI0333

Bank Ref
Our Ref

ISLAMIC

PROSPECTIVE BIDDERS MAY BID ONLINE AT

www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

03 2162 6649 - 016 216 1047

RESIDENTIAL LOT 5 - LOT 8

RESIDENTIAL APARTMENT

KUALA LUMPUR 5

RESERVE PRICE
RM 660,000

Approx 66 sq m / 710 sq ft
SERVICE APARTMENT UNIT



KUALA LUMPUR

Unit No. B-35-03A, Residensi Skyluxe, No. 6, Jalan Jalil Perkasa 1, Bukit Jalil, 57000 Kuala Lumpur, Wilayah Persekutuan.

Assignor /
Borrower
Solicitor Teng Mun Lee

Azam, Baba & Aqmar
(03-4143 9872)
412884011212 (NIL) NC
ALIN/MBB1413

Bank Ref
Our Ref

RESIDENTIAL APARTMENT

AMPANG 6

RESERVE PRICE
RM 360,000

Approx 100 sq m / 1,076.39 sq ft
AN APARTMENT UNIT



SELANGOR

Unit No. A-9-5, Block A, Pangsapuri Sri Ampang, Jalan Dagang B/5, Taman Dagang, 68000 Ampang, Selangor.

Assignor /
Customer
Assignor Haliza Binti Mohammad

Azaharul Hisham Bin
Zainal Abidin
TK Ooi & Nadira
(03-2031 9988)
462263101349 (NIL) NC
ALIN/MBI0334

Bank Ref
Our Ref

ISLAMIC

BUMIPUTRA LOT

RESIDENTIAL HOUSE

JENJAROM 7

RESERVE PRICE
RM 306,000

Approx 130 sq m / 1,399 sq ft
AN INTERMEDIATE SINGLE STOREY
TERRACE HOUSE



SELANGOR

No. 52, Jalan SP 3/10, Bandar Saujana Putra, 42610 Jenjarom, Selangor.

Assignor /
Customer
Solicitor Kaderi Bin Sami

TK Ooi & Nadira
(03-2031 9988)
462106004672 (NIL) RO 2
ALIN/MBI0332

Bank Ref
Our Ref

ISLAMIC



Ehsan Auctioneers Sdn Bhd



hema@ehsanauctioneers.com



www.ehsanauctioneers.com

RESERVE PRICE
RM 208,000Approx 79 sq m / 854 sq ft
3-BEDROOM APARTMENT UNIT

SELANGOR

Unit No. A-1-07, Block A, Casa Dahlia,
Jalan Seroja 25, Taman Dahlia, 43900
Sepang, Selangor.

Assignor /
Borrower
Solicitor
TK Ooi & Nadira
(03-2031 9988)
462834029907 (NIL) RO 2
ALIN/MBI0331

Bank Ref
Our Ref
ISLAMIC

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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 : The Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount as follows:

- 50% Of The Reserve Price For Commercial Property
- 100% Of The Reserve Price For Residential Property

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, sinking fund, quit rent and assessment by way of original receipt(s) and/or copy of the original receipt(s) duly certified by issuer of the said receipt(s) and itemized billing of the respective charges to the Assignee/Lender within ninety (90 days) from the date of the auction sale. All outstanding charges incurred after the date of successful auction shall be borne by the Successful Purchaser. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made thereunder will not be entertained by the Assignee/Lender.

All intending bidders are required to deposit a sum equivalent to 10% of the fixed reserve price by bank draft or cashier's order in favour of Malayan Banking Berhad or remit the same through online banking transfer, one (1) working day before auction date with the undermentioned Auctioneer. Bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

Note : Prospective bidders are advised to : (i) inspect the subject properties and check on the issuance of separate individual Title/Strata Title (ii) obtain a copy of the Proclamation Of Sale together with the Condition Of Sale and seek independent legal advice (iii) conduct an official Parent / Master Title/Individual Title search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputra or Malay only and with the relevant authorities on the terms of consent to the sale prior to the auction sale.

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?



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.



"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.



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. | 03-2161 6649 / 03-2162 6649

HP NO. | 016-2161 047 (CALL, WHATSAPP & SMS)

FAX NO. | 03-2161 6648

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