

Get Your *Ideal* Property With **EHSAN Online AUCTION**



**WILL SELL THE PROPERTY DESCRIBED BELOW BY
PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 9TH DAY OF DECEMBER, 2025, AT 10.30 A.M.
IN THE MORNING, 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)

NOTE: Prior to the auction sale, all intending bidders are advised to :-

- (i) inspect the subject property
- (ii) obtain a copy of Proclamation of Sale and seek independent legal advice on the Condition of Sale
- (iii) conduct official Titles search
- (iv) make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale and to check whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only.

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 property (ies) All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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



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

HQ OFFICE

**H/P NO.
TEL NO.
FAX NO.**

Suite C-20-3A, Level 20, Block C,
Megan Avenue II, Jalan Yap Kwan Seng,
50450 Kuala Lumpur
016 2161 047
03-2161 6649 / 03-2162 6649
03-2161 6648



Ehsan Auctioneers Sdn Bhd



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www.ehsanauctioneers.com

LOT 1	MARKET PRICE RM 600,000.00	RESERVE PRICE RM 540,000.00
		
AMPANG		

Type : **A Condominium Unit**
 Area : 136.15 sq.ft
 Assignor : Noradilla Binti Amil
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 400280018072
 Our Ref : WAWA/AFB3155
 Unit No. B-15-10, Residensi Bayu 1, Jalan Bayu Utama, Bukit Ampang Permai, 68000 Ampang, Selangor.

LOT 2	MARKET PRICE RM 600,000.00	RESERVE PRICE RM 353,000.00
		
BANDAR PUNCAK ALAM		

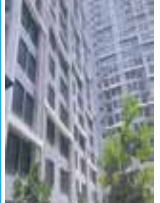
Type : **A Corner Strata Double Storey Terraced House**
 Area : 2,486 sq.ft
 Assignor : Zurina Binti Ali Bashah
 Solicitor : M/S Manjit Singh Sachdev
 Bank Ref : 405980023595
 Our Ref : NINA/AFI0179
 No. 1, Jalan Irama 11, Irama Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor

LOT 3	MARKET PRICE RM 980,000.00	RESERVE PRICE RM 644,000.00
		
BANDAR PUNCAK ALAM		

Type : **A Corner Unit Double Storey Terraced House**
 Area : 2,885 sq.ft
 Assignor : Khairi Anuar Bin Ahmad & Nur-Rihan Binti Zaman Huri
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 405810024185
 Our Ref : UMI/AFI0246
 Unit No. 19, Jalan Eco Grandeur 2/2H, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor Darul Ehsan

LOT 4	MARKET PRICE RM 300,000.00	RESERVE PRICE RM 300,000.00
		
BANDAR PUNCAK ALAM		

Type : **A 3-Bedroom Condominium Unit**
 Area : 901 sq.ft
 Assignor : Muhammad Khushyairi Bin Abdul Ghafar & Nur Asyikin Binti Mohammad Isa
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Bank Ref : 400810256699
 Our Ref : UMI/AFB3189
 Unit No. Mpb-18-22, Pangsapuri Melodi Perdana, Lbs Alam Perdana, 42300 Bandar Puncak Alam, Selangor.

LOT 5	MARKET PRICE RM 460,000.00	RESERVE PRICE RM 414,000.00
		
BATU CAVES		

Type : **A Parcel Of Designer Suite**
 Area : 983 sq.ft
 Assignor : Tai Fook Theam
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Bank Ref : 400810294059
 Our Ref : WAWA/AFB3172
 Unit No. C-13A-27, Block C, 168 Residensi Selayang, KM12, Jalan Ipoh Rawang, 68100 Batu Caves, Selangor Darul Ehsan

LOT 6	MARKET PRICE RM 210,000.00	RESERVE PRICE RM 210,000.00
		
CHERAS		

Type : **A 3-Bedroom Condominium**
 Area : 856 sq.ft
 Assignor : Sazarina Bt Abdullah & Sharifah Ermawaty Binti Syed Azim
 Solicitor : M/S Tawfeek Badjenid & Partners
 Bank Ref : 400440003649
 Our Ref : WAWA/AFB3188
 Unit No. CA2-3-04, Sri Hijau Condominium, Jalan Permaisuri 1/6, Seksyen 6, Bandar Mahkota, 43200 Cheras, Selangor

LOT 7	MARKET PRICE RM 530,000.00	RESERVE PRICE RM 530,000.00
		
CHERAS		

Type : **A 3-Bedroom Condominium Unit**
 Area : 1,163 sq.ft
 Assignor : Mok Kah Jian & Lim See Wei
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Bank Ref : 400280027351
 Our Ref : UMI/AFB3181
 Unit No. M1-01-01, Blok M1, Residensi Rimbunan, Jalan Mahkota, Bandar Mahkota Cheras, 43200, Selangor

LOT 8	MARKET PRICE RM 420,000.00	RESERVE PRICE RM 250,000.00
		
DENGKIL		

Type : **A Service Apartment Unit**
 Area : 893 sq.ft
 Assignor : Norhafizah Binti Hambali
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 405280039593
 Our Ref : UMI/AFI0248
 Unit No. B-08-02, 8th Floor, Tower B, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor Darul Ehsan

LOT 9	MARKET PRICE RM 630,000.00	RESERVE PRICE RM 630,000.00
		
JOHOR BAHRU		

Type : **A 2-Bedroom Serviced Apartment Unit**
 Area : 737 sq.ft
 Assignor : Noor Masaida Binte Mohamed Noor & Ahmad Rusydi Bin Sukardi
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 401750075418
 Our Ref : WAWA/AFB3186
 Unit No. #46-08, Menara A, Pangsapuri Vistana Tropika, Jalan Harimau, Taman Abad, 80250 Johor Bahru, Johor Darul Takzim

LOT 10	MARKET PRICE RM 400,000.00	RESERVE PRICE RM 400,000.00
		
KAJANG		

Type : **A 3-Bedroom Condominium Unit**
 Area : 1,044 sq.ft
 Assignor : Tan Boon Hock
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Bank Ref : 400190010429
 Our Ref : UMI/AFB3180
 Unit No. 06-09, Iris Residence, Jalan Kiara, Sungai Long, 43000 Kajang, Selangor.

LOT 11	MARKET PRICE RM 1,200,000.00	RESERVE PRICE RM1,200,000.00
		
KOTA KINABALU		

Type : **A Parcel Of Commercial Suite**
 Area : 1,303.19 sq.ft
 Assignor : Khor Wei Theng
 Solicitor : M/S Zainal & Associates
 Bank Ref : 400590086338
 Our Ref : WAWA/AFB3183
 Lot No 8-8, Type B, Suite Aru (Aru Suite) Jalan Tanjung Aru, 88100 Kota Kinabalu, Sabah

LOT 12	MARKET PRICE RM 710,000.00	RESERVE PRICE RM 710,000.00
		
KOTA KINABALU		

Type : **A Double Storey Intermediate Terraced House**
 Area : 1,601.67 sq.ft
 Assignor : Fadzlyan Rahiman Bin Mohamad Fadzil
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 405590004784
 Our Ref : WAWA/AFI0261
 House No. 25, Lot No. BD/A013, Taman Bukit Damaisari, 88450 Kota Kinabalu, Sabah

LOT 13	MARKET PRICE RM 290,000.00	RESERVE PRICE RM 290,000.00
		
KOTA KINABALU		

Type : **A Corner 3-Bedroom Apartment**
 Area : 898 sq.ft
 Assignor : Mohd Nashrul Bin Ibrahim & Nulime Binti Lokuman
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 400590090191
 Our Ref : UMI/AFB3187
 Lot No. D-17-1, Level 17, Block D, PR1MA @ Menggatal, 88450 Kota Kinabalu Sabah

LOT 14	MARKET PRICE RM 580,000.00	RESERVE PRICE RM 522,000.00
		
KUALA LUMPUR		

Type : **A Serviced Apartment Unit**
 Area : 646 sq.ft
 Assignor : Abdul Rahman Bin Abdul Talib
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 405980024138
 Our Ref : WAWA/AFI0242
 Unit No. 11-13, Anggun Residences, No. 8, Jalan Medan Tuanku Utama, 50300 Kuala Lumpur.

LOT 15	MARKET PRICE RM 400,000.00	RESERVE PRICE RM 360,000.00
		
KUALA LUMPUR		

Type : **A Serviced Apartment Unit**
 Area : 62 sq.m.
 Assignor : Lee Lai Thiam
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 400190050560
 Our Ref : UMI/AFB3157
 Unit No. C-21-11, Baron Residence, Jalan Sib, Taman Wahyu, 68100 Kuala Lumpur.

LOT 16	MARKET PRICE RM 350,000.00	RESERVE PRICE RM 256,000.00
		
KUALA LUMPUR		

Type : **A Serviced Apartment Unit With A Car Park Bay**
 Area : 958 sq.ft
 Assignor : Muhammad Nur Irfan Bin Muhamad Rani
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 405280048393
 Our Ref : WAWA/AFI0245
 Unit No. C2-12-3A, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

LOT 17	MARKET PRICE RM 540,000.00	RESERVE PRICE RM 395,000.00
		
KUALA LUMPUR		

Type : **A 3-Bedroom Serviced Apartment Unit**
 Area : 1,076 sq.ft
 Assignor : Zaren Shahirah Binti Zamsari
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 400280034344
 Our Ref : WAWA/AFB3166
 Unit No. D-51-02, Residensi 99, No. 3, Jalan Seri Utara 3, 68100 Kuala Lumpur

LOT 18	MARKET PRICE RM 350,000.00	RESERVE PRICE RM 231,000.00
		
KUALA LUMPUR		

Type : **A Two-Bedroom Serviced Apartment Unit**
 Area : 667 sq.ft
 Assignor : Syamini Jay A/P Jayaendran
 Solicitor : M/S Zulpadli & Edham
 Bank Ref : 400810267183
 Our Ref : NINA/AFB3164
 Unit No. B-29-03A, Residensi M Arisa Pelangi, No. 6, Jalan Sentul Pelangi, 51000 Kuala Lumpur

LOT 19	MARKET PRICE RM 750,000.00	RESERVE PRICE RM 675,000.00
		
Type : An Intermediate Unit Three Storey Terrace House Area : 1,646.89 sq.ft Assignor : Wong Heng Seong & Hoi Ai Lin Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Bank Ref : 400120059803 Our Ref : WAWA/AFB3178 Unit No. 2A, Lorong Peramu Jaya 1/15, Perumahan Peramu Jaya 1, 26060 Kuantan Pahang Darul Makmur		
KUANTAN		

LOT 20	MARKET PRICE RM 40,000.00	RESERVE PRICE RM 36,000.00
		
Type : A Walk-Up Apartment Unit Area : 930 sq.ft Assignor : Yap Ten Song Solicitor : M/S Zulpadli & Edham Bank Ref : 400810004634 Our Ref : WAWA/AFB3176 Unit No. SI02-0302, Sri Intan, Block 2, Bandar Universiti Teknologi Lagenda, 71700 Mantin, Negeri Sembilan Darul Khusus.		
MANTIN		

LOT 21	MARKET PRICE RM 270,000.00	RESERVE PRICE RM 270,000.00
		
Type : A Unit Of Serviced Apartment Area : 667 sq.ft Assignor : Siti Syarifah Binti Ismail Solicitor : M/S Shahrudin & Ranjit (JB) Bank Ref : 401750042399 Our Ref : UMI/AFB3184 Unit C-08-03, Pangsapuri Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Baru Seri Alam, 81750 Masai, Johor Darul Ta'zim		
MASAI		

LOT 22	MARKET PRICE RM 750,000.00	RESERVE PRICE RM 315,000.00
		
Type : A Service Apartment Unit Area : 1,131 sq.ft Assignor : Fakrurazi Bin Azhar Solicitor : M/S Zulpadli & Edham Bank Ref : 405090016764 Our Ref : WAWA/AFI0260 Unit No. B-09-10, 9th Floor, Kondominium Kota Laksamana Jaya, 75200 Melaka,		
MELAKA		

AFFIN ISLAMIC BANK BERHAD

LOT 23	MARKET PRICE RM 250,000.00	RESERVE PRICE RM 225,000.00
		
Type : A Double Storey Intermediate Terrace House Area : 1,098 sq.ft Assignor : Mohd Fakhaluddin Bin Husin & Muhammad Fadzil Bin Husin Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Bank Ref : 400650003044 Our Ref : UMI/AFB3177 Unit No. 9 Jalan Jerneh 1/2, Taman Eka Matahari, 71950 Labu, Negeri Sembilan Darul Khusus		
LABU		

BUMIPUTRA LOT

LOT 24	MARKET PRICE RM 370,000.00	RESERVE PRICE RM 270,000.00
		
Type : A Condominium Unit Area : 721 sq.ft Assignor : Mohd Asyiruddin Bin Che Hashim Solicitor : M/S Zulpadli & Edham Bank Ref : 405240044324 Our Ref : UMI/AFI0249 Unit No. A-10-02, Block A, Residensi Lili, Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan Darul Khusus		
NILAI		

AFFIN ISLAMIC BANK BERHAD

LOT 25	MARKET PRICE RM 350,000.00	RESERVE PRICE RM 297,000.00
		
Type : A 3-Bedroom Serviced Apartment Unit Area : 1,102 sq.ft Assignor : Wong Wai Jeun Solicitor : M/S Zulpadli & Edham Bank Ref : 400280051547 Our Ref : UMI/AFB3159 Unit No. C-20-03, Block C, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.		
PETALING JAYA		

LOT 26	MARKET PRICE RM 380,000.00	RESERVE PRICE RM 342,000.00
		
Type : A One-Bedroom Small Office Home Office (Soho) Unit Area : 452 sq.ft Assignor : Safwanah Binti Mat Akil & Muhammad Hafizi Bin Roslan Solicitor : M/S Badruzzaman & Kamal Bank Ref : 405190062346 Our Ref : UMI/AFI0258 Unit No. C-29-12, Residensi 2, Plaza@Kelana Jaya, No. 9, Jalan SS7/13B, 47301 Petaling Jaya, Selangor Darul Ehsan		
PETALING JAYA		

AFFIN ISLAMIC BANK BERHAD

LOT 27	MARKET PRICE RM 230,000.00	RESERVE PRICE RM 153,000.00
		
Type : An Apartment Unit Area : 850 sq.ft Assignor : Won Wai Hsien Solicitor : M/S Zulpadli & Edham Bank Ref : 400190042235 Our Ref : UMI/AFB3162 Unit No. E-25-03, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan		
PETALING JAYA		

LOT 28	MARKET PRICE RM 780,000.00	RESERVE PRICE RM 780,000.00
		
Type : A Double Storey Semi Detached House (Townhouse Type) Area : 2,874 sq.ft Assignor : Hamka Bin Ismail & Noor Aznira Binti Mohamad Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Bank Ref : 400060004277 Our Ref : NINA/AFB3190 No. 23, Jalan Nuri 7/10, Seksyen 7, Kota Damansara, Sungai Buloh, 47810 Petaling Jaya, Selangor.		
PETALING JAYA		

LOT 29	MARKET PRICE RM 490,000.00	RESERVE PRICE RM 323,000.00
		
Type : A 3-Bedroom Service Apartment Unit Area : 1,033 sq.ft Assignor : Lim Ching Sia Solicitor : M/S Zulpadli & Edham Bank Ref : 400280059497 Our Ref : UMI/AFB3165 Unit No. A-14-05, Block A, Twin Residences, Jalan Pipit, Bukit Tandang, 47170 Puchong, Selangor Darul Ehsan		
PUCHONG		

LOT 30	MARKET PRICE RM 150,000.00	RESERVE PRICE RM 150,000.00
		
Type : A 3-Bedroom Medium Cost Apartment Unit Area : 700 sq.ft Assignor : Suselan A/L Raman Solicitor : M/S Lee Boon Peng & Co. Bank Ref : 40020522838 Our Ref : NINA/AFB3052 Unit No. K-G-20, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor		
RAWANG		

LOT 31	MARKET PRICE RM 1,100,000.00	RESERVE PRICE RM 1,100,000.00
		
Type : A Double Storey Semi Detached House Area : 3,200 sq.ft Assignor : Revanraj A/L Uthaya Kumar & Kokilah A/P Manimaran Solicitor : M/S Zulpadli & Edham Bank Ref : 400280035987 Our Ref : WAWA/AFB3185 No. 17, Jalan Anggun 3K, Taman Anggun 3, 48000 Rawang, Selangor Darul Ehsan		
RAWANG		

LOT 32	MARKET PRICE RM 210,000.00	RESERVE PRICE RM 210,000.00
		
Type : A 3-Bedroom Medium -Cost Apartment Unit Area : 829 sq.ft Assignor : Lohanathan A/L Ehambaram @ Ramasamy Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Bank Ref : 40020511328 Our Ref : UMI/AFB3182 Unit No. 08-12, Blok Teratai, Pangsapuri Taman Tun Teja, No.1, Persiaran Tun Teja 3, Taman Tun Teja, 48000 Rawang Selangor		
RAWANG		

LOT 33	MARKET PRICE RM 500,000.00	RESERVE PRICE RM 450,000.00
		
Type : A Four-Bedroom Condominium Unit Area : 1,050sq.ft Assignor : Herwanshah Bin Awang Basran & Nurul Izzah Binti Ab Rahman Solicitor : M/S Zulpadli & Edham Bank Ref : 400190053033 Our Ref : WAWA/AFB3144 Unit No. B-10-17, Block B, Residensi Minest, Jalan Sinar Sentul 4, Sentul, 51000 Kuala Lumpur		
SENTUL		

LOT 34	MARKET PRICE RM 250,000.00	RESERVE PRICE RM 122,000.00
		
Type : A Small Office Home Office (SOHO) Area : 450 sq.ft Assignor : Raja Natasha Binti Raja Kamarozsaman Solicitor : M/S Zulpadli & Edham Bank Ref : 405980018102 Our Ref : UMI/AFI0254 Unit No. 615, Soho Trio Permai, Jalan Equine, Taman Equine, 43300 Seri Kembangan, Selangor Darul Ehsan.		
SERI KEMBANGAN		

AFFIN ISLAMIC BANK BERHAD

LOT 35	MARKET PRICE RM 200,000.00	RESERVE PRICE RM 180,000.00
		
Type : A 3-Bedroom Apartment Area : 876 sq.ft Assignor : Khairul Anuar Bin Sanusi & Nor Ani Binti Jamalludin Solicitor : M/S Zulpadli & Edham Bank Ref : 400630002696 Our Ref : WAWA/AFB3158 Unit No. 2-2-4, Block 2 (AG), Andorra Apartment, Jalan Ufuk 25/73, Taman Sri Muda Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan.		
SHAH ALAM		

LOT 36	MARKET PRICE RM 700,000.00	RESERVE PRICE RM 630,000.00
		
Type : A Condominium Unit Area : 1,216 sq.ft Assignor : Chua Loong Foong Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Bank Ref : 400810296400 Our Ref : WAWA/AFB3170 Unit No. K-02-01, Laman Alstonia, No. 3, Jalan BRP 4/1, Bukit Rahman Putra, Seksyen U20, 40160 Shah Alam, Selangor		
SHAH ALAM		

LOT 37	MARKET PRICE RM 260,000.00	RESERVE PRICE RM 260,000.00
		
Type : An Apartment Unit Area : 856 sq.ft Assignor : Mohd Faiz Bin Mohd Fauzi Chan Solicitor : M/S Zulpadli & Edham Bank Ref : 405020061035 Our Ref : WAWA/AFI0262 Unit No. D3-10-06, Tingkat 10, Block D3, Pangsapuri Damai, Jalan Tasik Raja Lumu U4/17, Taman Subang Delima, Seksyen U4, 40150 Shah Alam, Selangor.		
SHAH ALAM		AFFIN ISLAMIC BANK BERHAD

LOT 38	MARKET PRICE RM 200,000.00	RESERVE PRICE RM 200,000.00
		
Type : A 3-Bedroom Condominium Area : 678 sq.ft Assignor : Karthik A/L Ramachandran Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Bank Ref : 406580011317 Our Ref : NINA/AFI0263 Unit No. B-5-6, Block B, Pangsapuri Tun Teja 1, No. 3, Jalan Tok Janggut 35/77A, Seksyen 35, Alam Impian, 40470 Shah Alam, Selangor.		
SHAH ALAM		AFFIN ISLAMIC BANK BERHAD

LOT 39	MARKET PRICE RM 490,000.00	RESERVE PRICE RM 358,000.00
		
Type : A 3-Bedroom Serviced Apartment Unit With Two Car Park Bay Area : 1,066 sq.ft Assignor : Fazniyatul Akmal Binti Haji Abdullah Solicitor : M/S Zulpadli & Edham Bank Ref : 405280047886 Our Ref : WAWA/AFI0244 Unit No. A2-43-01, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.		
SUNGAI BESI		BUMIPUTRA LOT AFFIN ISLAMIC BANK BERHAD

LOT 40	MARKET PRICE RM 500,000.00	RESERVE PRICE RM 365,000.00
		
Type : A 3-Bedroom Serviced Apartment Unit Area : 1,066 sq.ft Assignor : Chan Hon Sing Solicitor : M/S Zulpadli & Edham Bank Ref : 400190042730 Our Ref : WAWA/AFB3179 Unit No. C1-48-01, Residensi Bandar Razak, No.1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur		
SUNGAI BESI		

LOT 41	MARKET PRICE RM 350,000.00	RESERVE PRICE RM 315,000.00
		
Type : A Townhouse Unit Area : 1,011 sq.ft Assignor : Raden Annas Harith Bin Ahmadi & Noorhidayah Binti Ibrahim Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Bank Ref : 400280010724 Our Ref : NINA/AFB3171 Unit No. A8-1-1, 1st Floor, Block A8, Eristana, Persiaran Seri Pristana 1, Seri Pristana, 47000 Sungai Buloh, Selangor Darul Ehsan		
SUNGAI BULOH		

DEPOSIT: All intending bidders are required to deposit 10% of the Reserve Price or any sum exceeding 10% of the purchase price or a minimum of RM2,500.00 whichever is higher ("the Bidding Deposit") for the said property by bank draft in favour of **AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD** or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money shall be paid by the Purchaser within ninety (90) days from the date of auction sale to **AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD**. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

Apportionment on any arrears of quit rent, assessment rate and maintenance charges ONLY which is lawfully due i.e which is unpaid for up to maximum 6 years preceding the successful auction date in respect of the property up to the date of sale shall be paid by the Bank upon receipt of full auction proceeds and any such sums due and payable after the date of sale shall be borne by the Purchaser. Successful Bidder is urged to submit their claim to the Bank within sixty (60) days from the date of payment of balance purchase money (or any extended period allowed by the Bank); any subsequent claims made thereunder will not be entertained by the Bank and the same shall be borne by the Purchaser solely. The Assignee/Bank shall not be liable to make payment or to deduct from the proceeds of sale any outstanding utilities/bills relating to the property namely water, electricity, telephone, gas or sewerage charges, administration charges and other utilities.

All other fees, costs and charges relating to the transfer and assignment of the property including any revival cost for abandoned project (if any) shall also be borne solely by the successful Purchaser. Intending Purchaser shall make his own inquiries in respect thereof and the Purchaser shall be deemed to have full knowledge of the same.

"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.

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.

