

# 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.

MONDAY, 18TH AUGUST 2025, 11.00 A.M.



EHSAN

Dual-Bid

AUCTION

## LOT 1 CYBERJAYA

Reserve Price

**RM 251,100.00**

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 KUALA LUMPUR

Reserve Price

**RM 1,260,000.00**

Our Ref : LIYANA/SCB1638

Type : A 2-bedroom Service Apartment  
With A Car Parking Bay And A  
Air-Conditioner Ledges  
Area : 871 sq. ft.  
Borrower : Sueoka Yoshinori  
Solicitor : M/S Arifin & Partners (Tel : 03-7932 3202)  
Address : Unit No. T1-46-06, Residensi Lucentia, Bukit Bintang City Centre, No. 2, Jalan Hang Tuah, 55100 Kuala Lumpur



## LOT 3 SHAH ALAM

Reserve Price

**RM 1,170,000.00**

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 Arifin & 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

## 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](http://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)]**

Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,  
50450 Kuala Lumpur.

Tel : 03 - 2161 6649 / 03-2162 6649 Fax : 03 - 2161 6648

HP NO.: 016 2161 047 / 010 2161 147

[coordinator2@ehsanauctioneers.com](mailto:coordinator2@ehsanauctioneers.com)

[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



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