

FULL ONLINE PROPERTY AUCTION SALE



Date & Time:

TUESDAY, 24 June 2025
11.30 A.M.



Venue:

EHSAN AUCTION HALL
Suite C-0-3A, Level UG, Block C,
Megan Avenue II, No.12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur.



EHSAN
Online
AUCTION

ORGANIZED BY:

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



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

HQ OFFICE

H/P NO.
TEL NO.

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Ehsan Auctioneers Sdn Bhd



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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer



PUBLIC AUCTION VIA ONLINE BIDDING
On TUESDAY, 24 June 2025, Time: 11.30 a.m.
AT WEBSITE www.ehsanauctioneers.com



(Bidder registration and payment of auction deposit must be made by 3pm, at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the website below and be on standby before the auction time)

ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

- | | |
|--|--|
| <p>a) Read and fully understand all the terms and conditions of sale herein;</p> <p>b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;</p> <p>c) Inspect the subject property;</p> <p>d) Verify pertinent particulars of subject property;</p> <p>e) Verify the postal address of the subject property with the developer;</p> <p>f) Check on the issuance of separate individual title for the subject property with the Developer;</p> | <p>g) Seek independent legal advice on the terms and conditions of sale herein;</p> <p>h) Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and</p> <p>i) The subject property is sold on "as is where is" basis</p> <p>j) The Assignee/Bank is not responsible in obtaining any consent from the developer and/or state authorities or any relevant bodies prior or after the auction sale.</p> |
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View Live Auction at: <https://www.youtube.com/@ehsanauctioneers213>

LOT 1 BSN1142 	ULU KINTA Reserve Price RM 630,000.00 Type : A 3-Bedroom Condominium Address : No. A-13-1, Tower Acacia (Tower A), The Haven Lakeside Residences, Persiaran Lembah Perpaduan (Jln Haven), 31150 Ulu Kinta, Perak Darul Ridzuan Area : 1,418 sq. ft. Assignor(s) : Bahiah Binti Ismail Ismail Bin Mohamed Taib & Danial Bin Ismail Solicitor : Awtar Ghazali Agustine & Co	LOT 2 BSN1143 	TERENGGANU Reserve Price RM 55,000.00 Type : A 3-Bedroom Low-Cost Flat Unit Address : No. 4-01, Blok Kerapu, Perumahan Kondo Rakyat Darul Iman, Kuala Ibai, 20400 Kuala Terengganu, Terengganu Area : 635.07 sq. ft. Assignor(s) : Mohd Anuar Bin Mohamad Solicitor : M/S Tetuan Jlee & Associates	LOT 3 BSN1133 	PUCHONG Reserve Price RM 500,000.00 WITHDRAWN
LOT 4 BSN1139 	KUALA LUMPUR Reserve Price RM 500,000.00 Type : A Service Apartment Unit Address : Unit No. S-09-11 Suite Vivo, 9 Seputeh, No. 20 Jalan Telok Lama, 58000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur Area : 796.53 sq. ft. Assignor(s) : Yap Mun Choong Solicitor : Nashili & Co	LOT 5 BSN1157 	NILAI Reserve Price RM 430,000.00 Type : A Condominium Unit Address : Unit No. B-21-01, Block B, Residensi Lili, Taman Bucida Hijauan, Putra Nilai, 71800 Nilai, Negeri Sembilan Area : 893 sq. ft. Assignor(s) : Chong Kait Choon Solicitor : M/S Rashidah Shahrman (Negeri Sembilan)	LOT 6 BSN711 	KEPALA BATAS Reserve Price RM 400,000.00 Type : A 2-Storey Intermediate Terrace House Address : No. 15, Persiaran Seksyen 2/7, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang. Area : 1,539 sq. ft. Assignor(s) : Manjeet Dashini Kaur A/P Swarn Singh Solicitor : M/S Tawfeek Badjenid & Partners (Pulau Pinang)
LOT 7 BSN1141 	SHAH ALAM Reserve Price RM 400,000.00 Type : An Apartment Unit Address : Unit No. D-10-12 Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor Area : 1,041 sq. ft. Assignor(s) : Luqman Bin Mohd Yusop & Maizatul Nadiah Binti Saadon Solicitor : Tawfeek Badjenid & Partners (Selangor)	LOT 8 BSN1151 	SUNGAI BULOH Reserve Price RM 400,000.00 WITHDRAWN	LOT 9 BSN1144 	TUARAN Reserve Price RM 390,000.00 Type : Double Storey Intermediate Terraced House Address : Lot No. 32, (intermediate), Block 4, Lorong Riag Ria 2, Taman Riag Ria, Phase 1, Kg Termenong, 89209, Tuaran, Sabah. Area : 1,086 sq. ft. Assignor(s) : Alinah Binti Liman Solicitor : M/S Mn Maduarin & Associates

LOT 10 BSN1149 	BAYAN LEPAS Reserve Price RM 385,000.00 Type : A 3-Bedroom Apartment Address : Unit No. 18B-16-03, Jalan Kampung Bukit, Pangsapuri Bayu Tiara, 11900 Bayan Lepas, Pulau Pinang Area : 800 sq. ft. Assignor(s) : Sulaiman Bin Abdullah Sani Solicitor : Khairil Sani Gobal & Beng Tatt	LOT 11 BSN1153 	AMPANG Reserve Price RM 380,000.00 Type : A Apartment (Corner Unit) Address : No. A-08-02 Sri Pinang Villa, Jalan Pandan Bersih, Taman Nirwana, 68000 Ampang, Selangor Area : 1,231 sq. ft. Assignor(s) : Ahmad Fahmy Bin Mustafa & Noraizan Binti Ab Aziz Solicitor : M/S Paizah & Nazira	LOT 12 BSN1136 	SEMENYIH Reserve Price RM 360,000.00 Type : An Apartment Unit Address : Unit No. A-23-02 Block A, Residensi Zahra 1, Jalan Zahra 1, 43500 Semenyih, Selangor Area : 1011.81 sq. ft. Assignor(s) : Shalini A/P Mugundan Robert Solicitor : M/S J. Lee & Associates (Wilayah Persekutuan)
LOT 13 BSN1138 	PETALING JAYA Reserve Price RM 350,000.00 Type : An Apartment Unit Address : Unit No. D-10-02A, Block D, Flora Damansara, No. 1 Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Area : 750 sq. ft. Assignor(s) : Mohd Yasir Bin Mat Noor Solicitor : Tetuan Sabarudin Othman & Ho	LOT 14 BSN1154 	SHAH ALAM Reserve Price RM 350,000.00 Type : An Apartment Unit Address : Unit No. E-10-9 Pangsapuri Damai, Jalan Tokoh 25/28, Seksyen 25, 40400 Shah Alam, Selangor Area : 1,076 sq. ft. Assignor(s) : Preveena A/P Selvarajah & Kartikkumar A/L Hanikrishnasamy Solicitor : M/S Khamdan & Co	LOT 15 BSN1164 	CYBERJAYA Reserve Price RM 340,000.00 Type : A 3-Bedroom Apartment Unit Address : Unit No. B-11-05 Block B, Masreca 19, Persiaran Rimba Permai, Cyber 10, 63200 Cyberjaya, Selangor Area : 850 sq. ft. Assignor(s) : Raja Mohamad Amin Hidayat Bin Raja Mudzafar Shah Solicitor : M/S Hisham Fatimah Clio & Co.
LOT 16 BSN1135 	CYBERJAYA Reserve Price RM 330,000.00 Type : An Apartment Unit Address : No. B-05-09 Selangorku Pr1ma Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Area : 850 sq. ft. Assignor(s) : Hazniera Binti Romli Solicitor : Hisham Fatimah Clio & Co.	LOT 17 BSN1150 	PERMATANG PAUH Reserve Price RM 310,000.00 Type : 3-Bedroom Apartment Address : No. A-17-05, Residensi Pauh Permai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang Area : 900 sq. ft. Assignor(s) : Hamiza Binti Abdul Hamid & Mohd. Asrizal Bin Amzah Solicitor : M/S Rosidi Mustafa & Harryzan	LOT 18 BSN1159 	GOMBAK Reserve Price RM 283,500.00 Type : An Apartment Unit Address : Unit No. 35-17 Residensi Inspirasi Setapak, No. 226 Jalan Gombak, 53000 Kuala Lumpur Area : 829 sq. ft. Assignor(s) : Budi Bin Musa & Rosila Binti Rusli Solicitor : M/S Raja Nor & Su Lynn
LOT 19 BSN1137 WITHDRAWN	RAWANG Reserve Price RM 280,000.00	LOT 20 BSN1147 	SENAWANG Reserve Price RM 280,000.00 Type : An Apartment Unit Address : Unit No. B-7-11, Block B, Garden Villa Apartment, Taman Bandar Senawang, 70450 Negeri Sembilan Area : 94 sq. m. Assignor(s) : Siti Aisyah Shirlyn Koh Solicitor : M/S ARCO Litigation	LOT 21 BSN1152 	MANTIN Reserve Price RM 252,000.00 Type : A Townhouse Unit (Lower Floor) Address : Unit No. D-1-2 Citra Residency, Jalan Bukit Citra 10/1, 71700 Mantin, Negeri Sembilan Darul Khusus Area : 1,033 sq. ft. Assignor(s) : Muhammad Syurabhil Bin Maluin Solicitor : M/S T.Rajagopal & Co (KL)
LOT 22 BSN1148 	BAYAN LEPAS Reserve Price RM 250,000.00 Type : A 3-Bedroom Flat Address : Unit No. 8-8-15, Jalan Rajawali, I-Park, 11900 Bayan Lepas, Pulau Pinang Area : 667 sq. ft. Assignor(s) : Noorazam Bin Abdul Rahman & Muniratul Azura Binti Mohd Saad Solicitor : San Law Chambers	LOT 23 BSN1121 	BERANANG Reserve Price RM 218,700.00 Type : A Townhouse Unit Address : Unit No. 36-1, Jalan Villa Kesuma 6, Villa Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor Area : 1,023 sq. ft. Assignor(s) : Muhammad Azizi Bin Abdullah & Siti Zayyani Binti Saroni Solicitor : M/S Sofia Darmindr & Associates	LOT 24 BSN1155 	SITIAWAN Reserve Price RM 218,700.00 Type : A Single-Storey Cluster House Address : No. 607, Jalan Residen 2/15, Residen 2, Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak Area : 2,465 sq. ft. Assignor(s) : Norafizi Bin Ahmad Solicitor : M/S Azman Tahir Tan & Co Note : Malay Reserve

LOT 25 BSN885 	KLANG Reserve Price RM 194,400.00 Type : A Condominium Unit Address : Unit No. B-3-3A, 3rd Floor, Block B, BBK Condominium, Persiaran Bukit Raja 1, Bandar Baru Klang, 41150 Klang, Selangor Area : 1,100 sq. ft. Assignor(s) : Nor Fadli Bin Ismail & Nur Fazrina Binti Mat Yusoff Solicitor : Nashili & Co	LOT 26 BSN1145 	JOHOR BAHRU Reserve Price RM 190,000.00 Type : A Low Medium Cost Flat Unit Address : Unit No. A01-02, Blok A, Taman Desa Belantik, Jalan Sri Stulang, 80150 Johor Bahru, Johor Darul Takzim Area : 850 sq. ft. Assignor(s) : Mohd Asri Bin Suliman & Fatimah Binti Awang Solicitor : M/S Syed Alwi, Ng & Co	LOT 27 BSN1162 	SEPANG Reserve Price RM 190,000.00 Type : A Fourth Floor Apartment Unit Address : Unit No. E-407 Apartment E-Mas Villa, Jalan Mawar 2A, Taman Mawar, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Area : 1,012 sq. ft. Assignor(s) : Mohammad Afnan Bin Mohammad Kamarizaman Solicitor : M/S Nashili & Co Note : Bumiputera Lot
LOT 28 BSN1156 	MENGGATAL Reserve Price RM 189,000.00 Type : Lower Ground Floor, (Intermediate) Unit Of A 5 Storey Residential Walk-Up Apartment Building Address : Lot No. B205-01-03, Block B205, Lower Ground, Seri Maju Apartment, Jalan Sepanggar, Kuala Menggatal, 88450 Kota Kinabalu, Sabah Area : 605 sq. ft. Assignor(s) : Afidah Binti Ogong Solicitor : Mn Maduarin & Associates	LOT 29 BSN1134 	PETALING JAYA Reserve Price RM 180,000.00 Type : A Low Cost Apartment Unit Address : Unit No. D-16-02 Jalan PJS 2C/2, Taman Medan Cahaya, 46000 Petaling Jaya, Selangor Area : 667 sq. ft. Assignor(s) : Mohd Rashid Bin Abd Wahab & Rohani Binti Othman Solicitor : M/S Zulpadli & Edham	LOT 30 BSN1140 	KLANG Reserve Price RM 180,000.00 Type : A Low Cost Apartment Unit Address : Unit No. G-1-2 Block G, Apartment Arista, Persiaran Delima 1/KS09, Bandar Parklands, 41200 Klang, Selangor Area : 635 sq. ft. Assignor(s) : Mohd Safarin Bin Abdul Rahim & Syazwani Binti Sahrani Solicitor : M/S Rashidah Shahriman (Wilayah Persekutuan) Note : Bumiputera Lot
LOT 31 BSN1132 WITHDRAWN	KUALA LUMPUR Reserve Price RM 170,000.00	LOT 32 BSN1163 	KLANG Reserve Price RM 145,800.00 Type : A 3-Bedroom Walk-Up Apartment Unit Address : Unit No. S-1 Pangsapuri Saujana, Jalan 12/KU4, Off Jalan Haji Othman Baru, Taman Kembara, Rantau Panjang, 42100 Klang, Selangor Area : 774 sq. ft. Assignor(s) : Hisam Bin Kamari Solicitor : M/S Tawfeek Badjenid & Partners (Selangor) Note : Malay Reserve	LOT 33 BSN892 	JOHOR BAHRU Reserve Price RM 100,000.00 Type : A Service Apartment Unit Address : Unit No. #01-03, Block A, Jalan Jaya Putra 1/1, Bandar Jaya Putra, 81100 Johor Bahru, Johor Area : 773 sq. ft. Assignor(s) : Yap St Muan Solicitor : M/S Syed Alwi, Ng & Co
LOT 34 BSN1160 	BANTING Reserve Price RM 90,000.00 Type : A Service Apartment Unit Address : Unit No. A1-5-20 Gold Coast Morib International Resort, PT 294, Kawasan Kanchong Laut, Mukim Morib, 42700 Banting, Selangor Area : 511.10 sq. ft. Assignor(s) : Yap Boon Choo Solicitor : Tawfeek Badjenid & Partners (Selangor)	LOT 35 BSN592 	ALOR SETAR Reserve Price RM 110,000.00 Type : A 3-Bedroom Flat Address : No. 4.3, Taman Flora, (Rumah Pangsa), Kuala Sungai, 06250 Alor Setar, Kedah Darul Aman. Area : 753 sq. ft. Assignor(s) : Siti Rosliza Binti Basir & Muhamad Naikal Al Helmy Bin Shamsudin Solicitor : M/S Tawfeek Badjenid & Partners (Alor star)	LOT 36 BSN1158 	LANCANG Reserve Price RM 58,500.00 Type : A Single-Storey Low-Cost Terrace House Address : No. 42, Jalan LP 3, Taman Lancang Permai, 28050 Lancang, Pahang Darul Makmur Area : 1,313 sq. ft. Assignor(s) : Mohammad Zamri Bin Shaari Solicitor : M/S Haranay, Hisham Anikah & Associates

[illegible]**RESERVE PRICE:**

The subject property will be sold on an “as is where is” basis separately at the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum equivalent to **10% of the reserve price by **BANK DRAFT in favour of BANK SIMPANAN NASIONAL** or via **RENTAS** or remit the same through online banking transfer by **3PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money to be settled **120 DAYS** from the auction date. For further particulars, please contact the respective **Solicitors** or the undermentioned **Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at **www.ehsanauctioneers.com****

REQUIRED SUPPORTING DOCUMENTS BY BIDDER:

- a) Your Identity Card ("IC") together with photocopies of I/C (both sides) for identification and registration purposes.
- b) A nomination letter (if a 3rd party had nominated you to bid on their behalf).
- c) Certified copy M&A, Form 24 & 49 and BOD resolution (corporate company/firm).
- d) Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful bidding price.

Outstanding Charges Covered By Bank :

(Terms & Conditions Apply)

- | | | | |
|--|---|---|---|
|  Maintenance Charges
<i>Caj Penyelenggaraan</i> |  Sinking Fund
<i>Caj Kemudahan</i> |  Insurance
<i>Insurans</i> |  Assesment
<i>Cukai Taksiran</i> |
|  Quit Rent
<i>Cukai Pintu & Cukai Tanah</i> |  Assesment Rate
<i>Kadar Penilaian</i> |  Late Charges
<i>Caj Kelewatan</i> |  Taxes
<i>Cukai</i> |

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.

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