

Welcome To
Bank Islam Malaysia Berhad
Property Auction Sale

DATE: THURSDAY
21.8.2025
TIME: **10.30 A.M.**

VENUE:

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

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

010 2161 147

Outstanding Charges Covered By Bank

- | | |
|--|--|
| ☒ Maintenance Charges
Caj Penyelenggaraan | ☒ Assesment
Cukai Pintu |
| ☒ Quit Rent
Cukai Tanah | |

(Terms & Conditions Apply)



EH SAN *Dual-Bid* AUCTION

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)

LOT 1 Cyberjaya



Type : **A UNIT OF APARTMENT**
Area : 900 sq. ft.
Assignor : Yogaraj A/L Balasubramaniam
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi & Partners "
(03-56310415)
Our Ref : LIYANA/BIMB1442

Address :
Unit No. 2-04-09, Blok 2, Aspire Residence, Jalan Aspire 1, 63000
Cyberjaya, Selangor Darul Ehsan

Reserve Price : RM 225,990.00

LOT 2 Johor Bahru



Type : **A LOW MEDIUM COST FLAT UNIT**
Area : 764.24 sq. ft.
Assignor : Norazizi Bin Fadzil, Azlina Binti Mohd
Solicitor : M/S Norzaki Yusop & Co
(07-2317740)
Our Ref : ALIN/BIMB1446

Address :
Unit No. F-01-02, Taman Seri Setanggi, Jalan Tebrau, 81100 Johor
Bahru, Johor Darul Takzim

Reserve Price : RM 240,000.00

LOT 3 Kelantan



Type : **A COMMERCIAL UNIT**
Area : 161.4 sq. ft.
Assignor : Abdul Malik Bin Abdullah
Solicitor : M/S Alawi & Associates
(09-743 2401)
Our Ref : WAWA/BIMB1398

WITHIN MALAY RESERVE AREA

Address :
No. 64, Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu
Pasar, 17200 Rantau Panjang, Kelantan

Reserve Price : RM 14,143.00

LOT 4 Nilai



Type : **A LOW-COST FLAT UNIT**
 Area : 619 sq. ft.
 Assignor : Nurul Huda Binti Mohd Salleh
 Solicitor : M/S Rosidi Mustafa & Harryzan (04-575 6577/6578)
 Our Ref : WAWA/BIMB1443

Address :
 Unit No. Block J-1-1, Cempaka Puri 4, Jalan BBN 6/2K, Taman Desa Cempaka, 71800 Nilai, Negeri Sembilan Darul Khusus

Reserve Price : RM 89,100.00

LOT 5 Petaling Jaya



Type : **A 3-BEDROOM CONDOMINIUM UNIT**
 Area : 1,148 sq. ft.
 Assignor : Hisyam Bin Mohd Safian & Siti Normah Binti Isa
 Solicitor : M/S Zulpadli & Edham (03-2694 6979)
 Our Ref : UMI/BIMB1444

Address :
 Unit No. A-23-3A, Block A, Verando Residence, PJS 5, 46000 Petaling Jaya, Selangor Darul Ehsan

Reserve Price : RM 510,300.00

LOT 6 Seri Kembangan



Type : **AN APARTMENT UNIT**
 Area : 850 sq. ft.
 Assignor : Mohd Kamel Bin Idris
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners " (03-56310415)
 Our Ref : LIYANA/BIMB1445

Address :
 Unit No. 1-07-16, Blok Cempaka, Taman Desaminium, Jalan Flora, Lestari Perdana, 43300 Seri Kembangan, Selangor

Reserve Price : RM 280,000.00

RESERVE PRICE :

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price,

Conditions 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 with the Auctioneer, prior to the auction sale 10% of the reserve price by BANK DRAFT or CASHIER'S ORDER only in favour of BANK ISLAM MALAYSIA BERHAD or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money to be settled within ninety (90) days. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

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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03 2161 6649 / 016 216 1047

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



HQ OFFICE

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

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 016 2161 047
 03-2161 6649 / 03-2162 6649



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www.ehsanauctioneers.com

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