

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MALAYAN BANKING BERHAD [196001000142 (3813-K)] [200701029411 MAYBANK ISLAMIC BERHAD (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 8TH DAY OF DECEMBER, 2025,

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 - 5

RESIDENTIAL LOT 6 - LOT 11)

COMMERCIAL
APARTMENT

SELAYANG

1

RESERVE PRICE
RM 400,000.00

Approx 1,130 sq ft
A Three-Bedroom Serviced Apartment



KUALA LUMPUR

Unit No. A-15-11, Residensi 1 Utara
Jalan 1/2B, Off Jalan Ipoh Selangor, 68100
Kuala Lumpur, Wilayah Persekutuan

Assignor(s) / Farrah Normadia Binti Samdin
Customer(s) & Amirul Hafiz Bin Abdul Aziz
Solicitor Jal & Lim (Petaling Jaya Sgor)
Bank Ref 111462/NIL/RO2

(ISLAMIC)

COMMERCIAL
APARTMENT

KUALA LUMPUR

2

RESERVE PRICE
RM 490,000.00

Approx 1,227 sq ft
A 3-1 Bedroom Serviced Apartment



KUALA LUMPUR

No. C-32-08 Residensi 99, No.3 Jalan Seri,
Utara 3, 68100 Kuala Lumpur, Wilayah
Persekutuan

Assignor(s) / Shaun Chan Kin Wai
Borrower(s)
Solicitor Tawfeek Badjenid & Partners
(Petaling Jaya)
Bank Ref 039604/NIL/RO2

COMMERCIAL
APARTMENT

KUALA LUMPUR

3

RESERVE PRICE
RM 390,000.00

Approx 893 sq ft
A Corner Service Apartment



KUALA LUMPUR

Unit No B-05-05, Residensi Xtreme Meridian
(also known as Astoria Ampang),
Jalan Bemban, 55000 Kuala Lumpur
Wilayah Persekutuan

Assignor(s) / Wong Pei Yee
Borrower(s)
Solicitor Othman Hashim & Co. (KL)
Bank Ref 040001/NIL/RO2

COMMERCIAL
APARTMENT

CYBERJAYA

4

RESERVE PRICE
RM 196,000.00

Approx 463 sq ft
Serviced Apartment



SELANGOR

No. ST2-27-01, Menara Solstice 2
Persiaran Bistari, Cyber 11, 63000
Cyberjaya Selangor

Assignor(s) / Alan Ng
Customer(s)
Solicitor Jal & Lim (Petaling Jaya Sgor)FT
Bank Ref 309790/NIL/RO2

(ISLAMIC)

COMMERCIAL
APARTMENT

ISKANDAR PUTERI

5

RESERVE PRICE
RM 280,000.00

Approx 520 sq. ft.
Serviced Apartment



JOHOR

Unit No. C-20-10, Almas Blok C, Persiaran
Laksamana, Puteri Harbour, 79250 Iskandar
Puteri Johor

Assignor(s) / Jay Gobi A/L Marathamuthu
Customer(s)
Solicitor Lee Fook Leong & Co (Segamat)
Bank Ref 122512/NIL/RO2

(ISLAMIC)

RESIDENTIAL
APARTMENT

KUALA LUMPUR

6

RESERVE PRICE
RM 255,000.00

Approx 829 sq ft
Apartment



KUALA LUMPUR

Unit No. 15-04, Residensi Inspirasi Setapak,
Jalan Gombak, 53000 Kuala Lumpur,
Wilayah Persekutuan

Assignor(s) / Muhammad Paiz Bin Yahaya
Customer(s) Muhammad Paiz Bin Yahaya
Suffieza Binti Maharani
TK Ooi & Nadira (KL)
Bank Ref 042712/OIL/RO2

(ISLAMIC)

BUMI LOT

RESIDENTIAL
HOUSE

BANDAR SRI DAMANSARA

7

RESERVE PRICE
RM 1,850,000.00

Approx 2,680 sq ft
A 3 1/2-Storey Stratified Semi-Detached House



KUALA LUMPUR

Unit No. 48, Bayu Meranti (The Airie)
Persiaran Meranti, Bandar Sri Damansara,
PJU 9, 52200 Kuala Lumpur
Wilayah Persekutuan

Assignor(s) / Ruslan Bin Ahmad@Mohd Yusoff
Customer(s)
Solicitor Jal & Lim (Petaling Jaya Sgor)FT
Bank Ref 107462/NIL/RO2

(ISLAMIC)

WITHDRAWN

RESIDENTIAL
APARTMENT

SHAH ALAM

9

RESERVE PRICE
RM 424,000.00

Approx 1,079 sq ft
Apartment



SELANGOR

Unit No. E-08-03, Block E, Pangsapuri
Nadayu 801 No. 1, Jalan Zuhrah U5/163,
Subang Murni, Seksyen U5, 40150 Shah
Alam, Selangor

Assignor(s) / Tengku Naziha Binti
Customer(s) Tengku Ibrahim
Solicitor Azam Baba & Aqmar (KL)
Bank Ref 174627/NIL/RO2

(ISLAMIC)

RESIDENTIAL APARTMENT

LABU

10

RESERVE PRICE
RM 224,000.00

Approx 936 sq ft
Apartment



NEGERI SEMBILAN

Unit No. C-1-13, Block C,
Tinta Residensi, Taman Nada Bidara
71900 Labu, Negeri Sembilan.

Assignor(s) / Mohamad Khairil Bin Malek
Customer(s)
Solicitor Chan & Chia (Seremban)
Bank Ref 607609/NIL/RO2

(ISLAMIC)

RESIDENTIAL FLAT

PERMATANG PAUH

11

RESERVE PRICE
RM 200,000.00

Approx 689 sq ft
A Three Bedroom Flat



PENANG

Unit No. G-13, Block C3, Jalan Pauh Indah
1, Taman Pauh Indah, 13500 Permatang
Pauh, Penang

Assignor(s) / Aniza Binti Azmi
Borrower(s)
Solicitor Rusmin Ida & Taryna
Bank Ref 337583/REG PKP/RO2

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?

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.

HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to www.ehsanauctioneers.com.
2. Login using registered email with registered password.
3. Click "Profile" and slide right to find "View Bid Screen" button, and click it.
4. "Standby" will appear on the screen & bidders are advised to enable the sound.
5. "Next Bid" button will enable once auction has started, user is to click "Next Bid" button in order to bid.
6. Bidders can make their bid on 1st, 2nd & final calling. No bids taken at the "No More Bids"
7. An auto pop-up message will be displayed to successful & unsuccessful bidders.

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.



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)]

HQ OFFICE

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HP NO.

016-2161 047 (CALL, WHATSAPP & SMS)

FAX NO.

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