

PROCLAMATION OF SALE

In the exercise of the rights and powers conferred upon the Assignee(s)/Financier(s)/Lender(s) under Loan Agreement and/or Deed of Assignment entered into between the Assignee(s)/Financier(s)/Lender(s) and the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee(s)/Financier(s)/Lender(s) with the assistance of the undermentioned Auctioneer will sell the property(ies) by public auction.

VIA ONLINE BIDDING ON FRIDAY, THE 12TH DAY OF SEPTEMBER, 2025, AT 10.30 A.M. IN THE MORNING

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 the auction day for registration & verification purposes)



EHSAN
Online
AUCTION

5%

Deposit (Five percent of the reserve price)

001  **RM 994,500.00** | An Office Unit
Ref : DC10066517 • Size : 2504 sq. ft.
Unit No. D-3-01, Encorp Strand Garden,
No. 12, Jalan PUJ 5/1, Kota Damansara,
47810 Petaling Jaya, Selangor

002  **RM 705,500.00** | A Small Office Home Office (SOHO) Unit
Ref : DC10063303 • Size : 807 sq. ft.
W23-03A, Union Soho, Jalan PJS 9/1,
Bandar Sunway, 47500 Subang Jaya, Selangor

003  **RM 583,200.00** | A Double Storey Cluster House
Ref : DC10066660 • Size : 3,291 sq. ft.
No. 1, Jalan MR 2/5, Taman M-Residensi 2,
48020 Rawang, Selangor

004  **RM 540,000.00** | A Stratified Office Lot
Ref : DC10066544 • Size : 2,210 sq. ft.
No. J-3-2, Blok J, Pusat Komersial Jalan Kuching,
Jalan Kuching, 51200 Kuala Lumpur

005  **RM 534,100.00** | A One Bedroom Serviced Apartment Unit
Ref : DC10066571 • Size : 721 sq. ft.
Unit No. 10-10, Quill Residences,
No. 1018, Jalan Sultan Ismail, 50250 Kuala Lumpur

006  **RM 510,000.00** | An Intermediate Stratified Double-Storey Terraced House
Ref : DC10066744 • Size : 1,647 sq. ft.
No. 3, Jalan WT 2/2, Taman Setia Warisan Tropika,
43900 Sepang, Selangor Darul Ehsan

007  **RM 504,000.00** | A Serviced Apartment Unit
Ref : DC10066919 • Size : 980 sq. ft.
Unit No. B-19-09, Blok B, Putra Residence,
Jalan Putra Murni 3/1, Putra Heights, 47650 Subang Jaya, Selangor

008  **RM 495,000.00** | A Three-Bedroom Apartment Unit
Ref : DC10066771 • Size : 1,119 sq. ft.
Unit No. 10-5, Trinity Lemanja, No. 11,
Jalan Kuang Bertam 6, 52100 Kuala Lumpur

009  **RM 450,000.00** | A Three Bedroom Condominium Unit
Ref : DC10066336 • Size : 1,073 sq. ft.
D-13-09, Blok Davallia, Residensi Bayu 1,
Jalan Bayu Utama, Bukit Ampang Permai, 68000 Ampang, Selangor

010  **RM 429,300.00** | A Three Bedroom Service Apartment Unit
Ref : DC10066567 • Size : 947 sq. ft.
Unit No. B-07-03, Residensi Riana Dutamas 2,
No. 352, Jalan Segambut, Segambut,
51200 Kuala Lumpur

011  **RM 396,000.00** | A Three-Bedroom Serviced Apartment Unit
Ref : DC10066663 • Size : 850 sq. ft.
Unit No. B-53A-01, Residensi M Luna,
No. 888, Jalan Lingkaran Tengah 2 (MRR2), 52100 Kepong, Kuala Lumpur

012  **RM 364,500.00** | A Three-Bedroom Apartment Unit
Ref : DC10066576 • Size : 1,075 sq. ft.
Unit No. 18-5, Residensi Aster, Jalan Kiara, Sungai Long,
Bandar Sungai Long, 43000 Kajang, Selangor Darul Ehsan

013  **RM 360,000.00** | A Serviced Apartment Unit
Ref : DC10066922 • Size : 807 sq. ft.
Unit No. A-18-08, Dian Residensi, Persiaran Sukan,
Seksyen 13, 40100 Shah Alam, Selangor Darul Ehsan

014  **RM 360,000.00** | A Double Storey Corner Terrace House
Ref : DC10066778 • Size : 2,700 sq. ft.
Unit No. B-18-05, Tower B, Wing Residency, Jalan Seri Taming 2A,
No. 2, Jalan Belian 1/7, Taman Ion Belian, Bandar Batang Kali,
44300 Batang Kali, Selangor Darul Ehsan

015  **RM 351,000.00** | A One-Bedroom Serviced Apartment Unit
Ref : DC10066756 • Size : 517 sq. ft.
Unit No. B-17-01, Block B, Residensi Rimba Pantai Dalam,
No. 6, Jalan Pantai Sentral 3, Pantai Dalam,
59200 Kuala Lumpur

016  **RM 350,000.00** | A Service Apartment Unit
Ref : DC10066151 • Size : 1,173 sq. ft.
Unit No. B-15-07, Block B, Twin Residences, Jalan Pipit,
Bukit Puchong, 47170 Puchong, Selangor

017  **RM 324,000.00** | A Three-Bedroom Service Apartment Unit
Ref : DC10066788 • Size : 901 sq. ft.
Unit No. A-22-16, Block A, Residensi Meriah, Persiaran Kajang 2,
Kajang 2, 43000 Kajang, Selangor

018  **RM 313,500.00** | A 3-Bedroom Serviced Apartment Unit
Ref : DC10064817 • Size : 958 sq. ft.
No. B-40-03, (on-site is Block B), Residensi Vista Sentul,
No. 28, Jalan Sinar Sentul 4, Sentul, 51100 Kuala Lumpur

019  **RM 310,700.00** | A Three-Bedroom Service Apartment Unit
Ref : DC10066414 • Size : 667 sq. ft.
Unit No. A-15-08, Residensi Fera, No. 1, Jalan Wangsa Kuarza,
Wangsa Maju, 53300 Kuala Lumpur

020  **RM 310,700.00** | A Double-Storey Intermediate Terrace House Within A Gated And Guarded Scheme
Ref : DC10058781 • Size : 1,302 sq. ft.
No. 46, Jalan MR 2/17, Taman M-Residensi 2,
48020 Rawang, Selangor Darul Ehsan

021  **RM 288,000.00** | A Service Apartment Unit
Ref : DC10066797 • Size : 958 sq. ft.
Unit No. C1-3-11, Block C, Parklane OUG Service Apartment,
No. 1, Jalan 1/152, Taman OUG Parklane, 5820 Kuala Lumpur

022  **RM 288,000.00** | A Three Bedroom Apartment Unit
Ref : DC10066915 • Size : 901 sq. ft.
Unit No. MPA-09-05, Pangsapuri Melodi Perdana, Jalan Perdana 1,
LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor

023  **RM 282,600.00** | A Dual Key Two-Bedroom Condominium Unit
Ref : DC10066319 • Size : 1,550 sq. ft.
Unit No. B-18-05, Tower B, Wing Residency, Jalan Seri Taming 2A,
43200 Cheras, Selangor Darul Ehsan

024  **RM 279,000.00** | A Three-Bedroom Serviced Apartment Unit
Ref : DC10066716 • Size : 800 sq. ft.
Unit No. A-10-5, Block A, Residensi Meriah,
Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor

025  **RM 263,500.00** | A Three-Bedroom Service Apartment Unit
Ref : DC10066826 • Size : 800 sq. ft.
Unit No. D-5-3, Blok D, Residensi Meriah, Persiaran Kajang 2,
Kajang 2, 43000 Kajang, Selangor

026  **RM 252,000.00** | An Unit Of Studio Apartment
Ref : DC10066678 • Size : 465 sq. ft.
Unit No. C-116-20, Valley Suite Apartment, Jalan IM 9/2,
Indera Mahkota 9, 25200 Kuantan, Pahang

027  **RM 252,000.00** | A Three Bedroom Service Apartment Unit
Ref : DC10066738 • Size : 753 sq. ft.
Unit No. 1-31-1, Bayu Residensi @ Seri Temenggung,
Jalan Temenggung, 68100 Batu Caves, Selangor

028  **RM 243,000.00** | A Three Bedroom Apartment Unit
Ref : DC10066351 • Size : 904 sq. ft.
Unit No. MPA-03-01, Block A, Pangsapuri Melodi Perdana,
Jalan Perdana 1, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor

029  **RM 231,200.00** | A 3-Bedroom Walk-Up Apartment
Ref : DC10059585 • Size : 1,259 sq. ft.
Unit No. C-21-14, Blok C, Pangsapuri Idaman Abadi, Persiaran
Tropicana Heights, 43500 Semenyih, Selangor

030  **RM 229,500.00** | A 3-Bedroom Apartment
Ref : DC10066760 • Size : 947 sq. ft.
Unit No. 33-03-10, Pangsapuri Sri Langkawi 2, Block 33, Off Jalan Gombak, 53000 Kuala Lumpur

031  **RM 225,000.00** | A 2-Bedroom Serviced Apartment
Ref : DC10066590 • Size : 807 sq. ft.
No. A-11-3, (on-site is Block A), Hillpark Residence,
Jalan 1/11, 43500 Semenyih, Selangor

032  **RM 216,800.00** | A Serviced Apartment With Two Carparks
Ref : DC10066452 • Size : 753.5 sq. ft.
Unit No. GS-08-06, Residensi Gaia, Bandar Gamuda Gardens, 48050 Rawang, Selangor

033  **RM 216,800.00** | An Apartment Unit
Ref : DC10066609 • Size : 901 sq. ft.
MPC-09-14, Jalan Perdana 1, Pangsapuri Melodi Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor

034  **RM 216,000.00** | An Apartment Unit
Ref : DC10066574 • Size : 1,023 sq. ft.
Unit No. C-21-4, Blok C, Pangsapuri Idaman Abadi, Persiaran
Tropicana Heights, 43500 Semenyih, Selangor

035  **RM 180,000.00** | A 3-Bedroom Apartment
Ref : DC10028606 • Size : 840 sq. ft.
Unit No. B-2-15, Blok B, Apartment Perepat Permai, Jalan 5A/KU15,
Taman Perepat Permai, 42200 Kapar, Selangor

036  **RM 171,000.00** | A Two Bedroom Low-Cost Apartment Unit
Ref : DC10066748 • Size : 560 sq. ft.
Unit No. 33-03-10, Pangsapuri Sri Langkawi 2, Block 33, Off Jalan Gombak, 53000 Kuala Lumpur

037  **RM 148,500.00** | A Flat Unit
Ref : DC10066785 • Size : 603 sq. ft.
Unit No. A-12-9, Teratak Muhibbah 1 Blok A, Jalan Desa Bahagia,
Taman Danau Desa, 58100 Kuala Lumpur

038  **RM 122,900.00** | A 3-Bedroom Low-Cost Apartment Unit
Ref : DC10063127 • Size : 657 sq. ft.
No. C-07-15 (on-site is No. C-7-15), Blok C (Cempaka), Pelangi Damansara, PUJ 6, Persiaran Surian, 47800 Petaling Jaya, Selangor

039  **RM 82,100.00** | A Walk-Up Shop-Apartment Unit
Ref : DC10063011 • Size : 700 sq. ft.
Unit No. 33C, Lorong Selat Selatan 2, Off Jalan Telok Gong, 42000 Port Klang, Selangor

040  **RM 63,000.00** | A Ground Floor Shop Lot (Rear Portion)
Ref : DC10060659 • Size : 301 sq. ft.
Unit No. B-G20, Blok B, Suria Shop Apartment Suria, Jalan PUJ 10/4A, PUJ 10, Damansara Damai, 47830 Petaling Jaya, Selangor

b Bumiputera Lot

i CIMB Islamic Bank Berhad

m Malay Reserve Land

w Malaysian Citizen

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.

Disclaimer:

The information stated herein is for general information and source of reference only. Prospective Bidders are advised to inspect the property themselves and conduct and rely on their own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided herein and to seek their own professional advice with regard to the sale. Please obtain a copy of the Conditions of Sale for the full terms and conditions governing the sale of the property.

CIMB MORTGAGE SALES PIC & CONTACT NUMBER:-

STATE:	PIC NAME:	MOBILE NUMBER:
Klang Valley	Grace Teoh Joseph Loh Vincent Seah Syafieqah Isaac Tang	012-5622779 016-6654310 012-9833634 013-6340048 012-6832348

Lot no. 1 - 40 will be auctioned by EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]
Licensed Auctioneer : DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.J.M.P.) / ABDUL RAHIM BIN HUSSIN
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