

BANK KERJASAMA RAKYAT MALAYSIA BERHAD

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 Ehsan Auctioneers Sdn Bhd

03-2161 6649

010-2161 147



EHSAN *Dual-Bid* AUCTION

WILL SELL BY PUBLIC AUCTION
ON MONDAY, THE 26TH MAY, 2025
AT 10.00 A.M. IN THE MORNING 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

Alternatively, 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) ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON www.ehsanauctioneers.com



LOT 7
APARTMENT
SEMANGGOL

Type : **AN APARTMENT (DUPLEX PENTHOUSE) UNIT**
Area : 1,862.15sq. ft.
Assignor(s) : Jamaludin Bin Awang
Solicitor : Zulpadli & Edham
Bank Ref : 7000153725/620260047890 (15)
Our Ref : WAWA/BKRM0388

Unit No. F-2-7, Waterfront Villa, WFV Blok F, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan

**RESERVE PRICE :
RM 85,500.00**



LOT 8
APARTMENT
SEMANGGOL

Type : **A SERVICED APARTMENT UNIT**
Area : 478.00 sq. ft.
Assignor(s) : Ahmad Jaafar Bin Bakar
Solicitor : Zulpadli & Edham
Bank Ref : 7000024986/620050039523 (11)
Our Ref : LIYANA/BKRM0542

Unit No. F-1-106, LS Blok F, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

**RESERVE PRICE :
RM 26,550.00**



LOT 9
APARTMENT
SEMANGGOL

Type : **A STUDIO SERVICED APARTMENT UNIT**
Area : 310 sq. ft.
Assignor(s) : Ismail Bin Razali
Solicitor : Zulpadli & Edham
Bank Ref : 7000193934/620340115697 (6)
Our Ref : Liyana/BKRM0529

Unit No. H-2-228, LS Block H, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

**RESERVE PRICE :
RM 23,000.00**



LOT 10
APARTMENT
SEMANGGOL

Type : **AN APARTMENT UNIT**
Area : 315 sq. ft.
Assignor(s) : Norliza Binti Ramlan & Norhizam Bin Jani
Solicitor : Zulpadli & Edham
Bank Ref : 7000026108/620050101463 (15)
Our Ref : WAWA/BKRM0531

Unit No. B-3-319, SL Block B, Bukit Merah Laketown, 34400 Simpang Empat Semanggol, Perak Darul Ridzuan.

**RESERVE PRICE :
RM 15,030.00**



LOT 11
APARTMENT
SEMANGGOL

Type : **AN APARTMENT UNIT**
Area : 802.99 sq. ft.
Assignor(s) : Noor Laila Binti Abdul Rani & Ramlan Bin Ishak
Solicitor : Zulpadli & Edham
Bank Ref : 7000026328/620050111987 (12)
Our Ref : WAWA/BKRM0550

Unit No. 1-3A-23A, Blok 1, Tropicana Apartment, BM Laketown, 34400 Simpang Empat, Semanggol, Perak Darul Ridzuan.

Undisbursement Amount RM 3,377.50

**RESERVE PRICE :
RM 33,750.00**



LOT 12
APARTMENT
SEMANGGOL

Type : **AN APARTMENT UNIT**
Area : 863.06 sq. ft.
Assignor(s) : Sayid Basri Bin Sayid Ramli
Solicitor : Zulpadli & Edham
Bank Ref : 7000026074/620050098967 (8)
Our Ref : LIYANA/BKRM0537

Unit No. 1-1-13, Block 1, Tropicana Apartment, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan.

Undisbursement Amount RM 3,552.50

**RESERVE PRICE :
RM 58,320.00**



LOT 13
APARTMENT

SEMANGGOL

Type : **A SERVICED APARTMENT UNIT**
Area : 310.00 sq. ft.
Assignor(s) : Murugan A/L Tangaveloo
Solicitor : Zulpadli & Edham
Bank Ref : 7000420450/620860005490 (13)
Our Ref : WAWA/BKRM0760

Unit No. E-2-213, PV Blok E, Bukit Merah
Laketown, 34400 Simpang Ampat Semanggol,
Perak Darul Ridzuan

RESERVE PRICE :
RM 15,030.00



LOT 14
APARTMENT

SEMANGGOL

Type : **A SERVICED APARTMENT UNIT**
Area : 465.00 sq. ft.
Assignor(s) : Rosnie Bin Abu Bakar & Norariza
Solicitor : Zulpadli & Edham
Bank Ref : 7000122667/620200122503 (6)
Our Ref : LIYANA/BKRM1423

Unit No. J-2-225, LS Blok J, Bukit Merah
Laketown, 34400 Simpang Ampat Semanggol,
Perak Darul Ridzuan.

RESERVE PRICE :
RM 23,400.00



LOT 15
VILLA

SEMANGGOL

Type : **A VILLA UNIT**
Area : 767.00 sq. ft.
Assignor(s) : Jayabal A/L Ramasamy
Solicitor : Zulpadli & Edham
Bank Ref : 7000193233/620340086251 (21)
Our Ref : WAWA/BKRM1445

Mak Long Resort Village (Unit No. 804 (1-1)),
Bukit Merah Laketown, 34400 Simpang Ampat
Semanggol, Perak Darul Ridzuan

RESERVE PRICE :
RM 204,300.00



LOT 16
APARTMENT

SEMANGGOL

Type : **A SERVICED APARTMENT UNIT**
Area : 310.00 sq. ft.
Assignor(s) : Nor Azhar Bin Abdullah
Solicitor : Zulpadli & Edham
Bank Ref : 7000421286/620860029585 (5)
Our Ref : LIYANA/BKRM1447

Unit No. J-2-221, LS Block J, Bukit Merah
Laketown, 34400 Simpang Ampat Semanggol,
Perak Darul Ridzuan.

RESERVE PRICE :
RM 16,110.00



LOT 17
APARTMENT

SEMANGGOL

Type : **AN APARTMENT UNIT**
Area : 1,787.99 sq. ft.
Assignor(s) : Mior Idris Bin Mior Jaafar
Solicitor : Zulpadli & Edham
Bank Ref : 7000192335/620340027998 (12)
Our Ref : WAWA/BKRM2090

No. E-2-7, Waterfront Vila, WFV Blok E, Bukit
Merah Laketown, 34400 Simpang Ampat
Semanggol, Perak Darul Ridzuan

RESERVE PRICE :
RM 58,500.00



LOT 18
APARTMENT

SEMANGGOL

Type : **AN APARTMENT UNIT**
Area : 802.99 sq. ft.
Assignor(s) : Kamaruddin Bin Ramli
Solicitor : Zulpadli & Edham
Bank Ref : 7000413590/620830087007 (13)
Our Ref : WAWA/BKRM2087

Unit No. 1-5-21, Blok 1, Tropicana Apartment
BM Laketown, 34400 Simpang Ampat
Semanggol, Perak Darul Ridzuan

RESERVE PRICE :
RM 39,150.00



LOT 19
APARTMENT

SEMANGGOL

Type : **A Serviced Apartment Unit**
Area : 310.00 sq. ft.
Assignor(s) : Noor Hazli Bin Mohamad
Solicitor : Zulpadli & Edham
Bank Ref : 7000121776 (7)
Our Ref : WAWA/BKRM2095

Unit No. H-1-140, LS Blok H, Bukit Merah
Laketown, 34400 Simpang Ampat, Semanggol,
Perak Darul Ridzuan

RESERVE PRICE :
RM 18,630.00

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 **10%** of the fixed reserve price by bank draft in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** or remit the same through online banking transfer, one (1) working day before auction date. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit and the balance of the purchase money to be settled within ninety (90) days.

NOTE :

As at auction date, a confirmation letter (if applicable) from the Developer/Proprietor on the details of the Property is yet to be obtained despite request have been made. However, PRIOR to this auction, it is the responsibility and liability of intended bidder to obtain such confirmations from Developer/Proprietor and /or the relevant authorities (whether or not the Property is reserved for Bumiputera or Malay only and the Purchaser's eligibility and qualification to purchase the Property) . The Assignee/Bank, the Assignee/Bank's solicitors and the Auctioneer and their respective agents or servants do not in any way make any representation or warranty in respect of any of the afore-said and shall not in any way be responsible or liable to the Purchaser in respect of any of the afore-said.

ON THE DAY OF AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO:

1. Purchase a **Bank Draft** only in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** or remit the same through online banking transfer, one (1) working day before auction date.
2. Requirements.
 - a. Individual Purchaser;
 - Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for identification and registration purposes.
 - Correspondence address.
 - Telephone No.
 - b. Corporate Company / Firm Purchaser;
 - A certified true copy of the company's Memorandum and Articles of Association (M&A).
 - Form 44, 24 and 49.
 - Board of Director's Resolution.
 - c. Agent / Representative of the Purchaser;
 - Letter of Authority from the Intending Purchaser.
 - A photocopy of the Intending Purchaser's NRIC card (both side).
3. Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
4. A person who has not reached the age of 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

PRIOR TO THE AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO:

1. Inspect the subject property as the photographs shown herein are solely herein are solely for general identification. The Assignee/Lender makes no representative or warranty as to their accuracy or the actual conditions of the Property(ies) nor to the particular or details therein including but not limited to the postal address, description of the property reserve price, etc.
2. Check on the issuance of separate individual Titles/Strata Titles.
3. Conduct the official search on the title at the relevant Land Office and/or other relevant authorities on the terms on consent.
4. Obtain a copy of the Proclamation of Sale and Conditions of Sale herein prior to the auction sale.
5. Seek legal advice on the Proclamation of Sale and the Conditions of Sale herein prior to the auction sale.
6. Make necessary enquiries with the developers as to whether the sale is open to all races or to Malaysian Citizens who are bumiputra only
7. Note that the subject properties will be sold on an "as is where is" basis, with the respective reserve price and subject to the Conditions of Sale and by way of assignments from the above lender subject to consent being obtained by the purchasers from the developers and other relevant authorities, if any.
8. Note that any properties listed as available for the auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason(s) whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

- You will be notified once your registration has been approved.**



“REMINDER’S TO ALL ONLINE BIDDERS”

- ## HOW TO DO ONLINE BIDDING?

HOW TO DO ONLINE BIDDING?

- ## DEVICE TIPS DURING AUCTION

DEVICE TIPS DURING AUCTION

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PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 016 216 1047

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