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**A Soho Unit**  
**RM250,000.00**

**AN OFFICE UNIT WITH TWO  
(2) ACCESSORY PARCELS**  
**RM 480,000.00**

**A Small Office Home Office  
(SOHO) Unit**  
**RM 225,000.00**

**A 3-Bedroom Serviced  
Apartment Unit**  
**RM 381,000.00**

**WILL SELL THE PROPERTY DESCRIBED BELOW BY  
PUBLIC AUCTION VIA ONLINE BIDDING  
ON WEDNESDAY, THE 10TH DAY OF SEPTEMBER, 2025, AT 11.00 A.M.  
IN THE MORNING, AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

PROSPECTIVE BIDDERS MAY SUBMIT BIDS FOR THE PROPERTY ONLINE VIA [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

(FOR ONLINE BIDDING, PLEASE REGISTER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES)

**NOTE:** Prior to the auction sale, all intending bidders are advised to :-

- (i) inspect the subject property
- (ii) obtain a copy of Proclamation of Sale and seek independent legal advice on the Condition of Sale
- (iii) conduct official Titles search
- (iv) make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale and to check whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only.

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 property (ies) All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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



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

**HQ OFFICE**

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

Suite C-20-3A, Level 20, Block C,  
Megan Avenue II, Jalan Yap Kwan Seng,  
50450 Kuala Lumpur  
016 2161 047  
03-2161 6649 / 03-2162 6649  
03-2161 6648



Ehsan Auctioneers Sdn Bhd



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| LOT 1                                                                            | MARKET PRICE<br>RM 300,000.00                                                                                                                                                                                                                                                                                                 | RESERVE PRICE<br><b>RM 243,000.00</b> |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A Two Room Commercial Unit</b></p> <p>Area : 430 sq.ft</p> <p>Assignor : Tan Yit Thong</p> <p>Solicitor : M/S Zulpadli &amp; Edham</p> <p>Bank Ref : 400190045397</p> <p>Our Ref : WAWA/AFB3125</p> <p>Unit No. A-33A-13A, Block A, Ampang Tiga (Neu Suites), No. 6, Jalan Nipah, Ampang 55000 Kuala Lumpur.</p> |                                       |
| <b>AMPANG</b>                                                                    |                                                                                                                                                                                                                                                                                                                               |                                       |

| LOT 2                                                                             | MARKET PRICE<br>RM 460,000.00                                                                                                                                                                                                                                                                                                         | RESERVE PRICE<br><b>RM 200,000.00</b> |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A Condominium Unit</b></p> <p>Area : 2,615 sq. ft.</p> <p>Assignor : Jauha Naim Fatiha Binti Faidzan</p> <p>Solicitor : M/S Manjit Singh Sachdev</p> <p>Bank Ref : 400260101080</p> <p>Our Ref : UMI/AFB3142</p> <p>Unit No. G0.6, Sinaran Ukay, Jalan BU 1/1, Taman Bukit Utama, 68000 Ampang, Selangor Darul Ehsan</p> |                                       |
| <b>AMPANG</b>                                                                     |                                                                                                                                                                                                                                                                                                                                       |                                       |

| LOT 3                                                                               | MARKET PRICE<br>RM 180,000.00                                                                                                                                                                                                                                                                                                                                     | RESERVE PRICE<br><b>RM 146,000.00</b> |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>3-Bedroom Walk-Up Apartment (Intermediate Unit)</b></p> <p>Area : 764 sq. ft.</p> <p>Assignor : Ali Bin Hashim</p> <p>Solicitor : M/S Zulpadli &amp; Edham</p> <p>Bank Ref : 405950011582</p> <p>Our Ref : LIYANA/AFI0232</p> <p>Unit No. Jasmin Fragaria GR-28, Residensi Warnasari 1, Jalan Warnasari 13/1, 42300 Bandar Puncak Alam, Selangor</p> |                                       |
| <b>BANDAR PUNCAK ALAM</b><br><i>AFFIN ISLAMIC BANK BERHAD</i>                       |                                                                                                                                                                                                                                                                                                                                                                   |                                       |

| LOT 4                                                                            | MARKET PRICE<br>RM 50,000.00                                                                                                                                                                                                                                                                                                                                 | RESERVE PRICE<br><b>RM 50,000.00</b> |
|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|  | <p>Type : <b>A Studio Serviced Apartment Unit</b></p> <p>Area : 495.49 sq. ft.</p> <p>Assignor : Lee Yoke Mui &amp; Koo Wai Ling</p> <p>Solicitor : M/S Ravi Moorthi, Noriza, Mala &amp; Partners</p> <p>Bank Ref : 400050006900</p> <p>Our Ref : UMI/AFB3129</p> <p>Unit No. A3-1-63, Block A3, Gold Coast Morib Resort, Morib, 42700 Banting, Selangor</p> |                                      |
| <b>BANTING</b>                                                                   |                                                                                                                                                                                                                                                                                                                                                              |                                      |

| LOT 5                                                                             | MARKET PRICE<br>350,000.00                                                                                                                                                                                                                                                                                                 | RESERVE PRICE<br><b>RM 315,000.00</b> |
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|  | <p>Type : <b>A Condominium Unit</b></p> <p>Area : 797. sq. ft.</p> <p>Assignor : Shassindran A/L Velayeetham</p> <p>Solicitor : M/S Zulpadli &amp; Edham</p> <p>Bank Ref : 400190048734</p> <p>Our Ref : LIYANA/AFB3137</p> <p>Unit No. 1B-29-13, Jalan Bukit Gemuruh, Ramah Pavillon, 11920 Bayan Lepas, Pulau Pinang</p> |                                       |
| <b>BAYAN LEPAS</b>                                                                |                                                                                                                                                                                                                                                                                                                            |                                       |

| LOT 6                                                                               | MARKET PRICE<br>480,000.00                                                                                                                                                                                                                                                                                                                                                   | RESERVE PRICE<br><b>RM 480,000.00</b> |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A Unit Of Serviced Apartment</b></p> <p>Area : 1,098 sq. ft.</p> <p>Assignor : Loi Teck Soon &amp; Helen Lau Shiau Ying</p> <p>Solicitor : M/S Zulpadli &amp; Edham</p> <p>Bank Ref : 406750030571</p> <p>Our Ref : WAWA/AFI0230</p> <p>Unit No. 09-13, Block B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sri Danga, 81200 Johor Bahru, Johor Darul Ta'zim</p> |                                       |
| <b>JOHOR BAHRU</b><br><i>AFFIN ISLAMIC BANK BERHAD</i>                              |                                                                                                                                                                                                                                                                                                                                                                              |                                       |

| LOT 7                                                                             | MARKET PRICE<br>470,000.00                                                                                                                                                                                                                                                                                                                                                                              | RESERVE PRICE<br><b>RM 470,000.00</b> |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A 3-Bedroom Serviced Apartment Unit</b></p> <p>Area : 1,035 sq. ft.</p> <p>Assignor : Ong Qi Zhou</p> <p>Solicitor : M/S Sidek Teoh Wong &amp; Dennis</p> <p>Bank Ref : 406750048796</p> <p>Our Ref : ALIN/AFI0238</p> <p>Unit No. A-14-09, Block A, Residensi Laman Lapan (also known as 8scape Residences), Jalan Sutera Kuning, Taman Sutera, 81200 Johor Bahru, Johor Darul Takzim</p> |                                       |
| <b>JOHOR BAHRU</b><br><i>AFFIN ISLAMIC BANK BERHAD</i>                            |                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |

| LOT 8                                                                              | MARKET PRICE<br>RM3,500,000                                                                                                                                                                                                                                                                                                                                       | RESERVE PRICE<br><b>RM2,068,000.00</b> |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|  | <p>Type : <b>A 4-Storey Link Bungalow</b></p> <p>Area : 2,549 sq. ft.</p> <p>Assignor : Maragatham A/L Karupiah &amp; Munusamy A/L Karupiah</p> <p>Solicitor : M/S Ravi Moorthi, Noriza, Mala &amp; Partners</p> <p>Bank Ref : 400020080655</p> <p>Our Ref : UMI/AFB2976</p> <p>Unit No. 3A, Laman Ledang, Jalan Bukit Kota, Bukit Ledang, 50480 Kuala Lumpur</p> |                                        |
| <b>KUALA LUMPUR</b>                                                                |                                                                                                                                                                                                                                                                                                                                                                   |                                        |

| LOT 9                                                                                | MARKET PRICE<br>520,000.00                                                                                                                                                                                                                                                                                                                                       | RESERVE PRICE<br><b>RM 468,000.00</b> |
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|  | <p>Type : <b>A Two Bedroom Serviced Apartment Unit</b></p> <p>Area : 807 sq. ft.</p> <p>Assignor : Loh Shen Ben</p> <p>Solicitor : M/S M/S SIDEK TEOH WONG &amp; DENNIS</p> <p>Bank Ref : 400810253362</p> <p>Our Ref : ALIN/AFB3085</p> <p>Unit No. B-18-09, Block B, The Pano, Jalan Sultan Azlan Shah, (Formerly Know As Jalan Ipoh), 51200 Kuala Lumpur.</p> |                                       |
| <b>KUALA LUMPUR</b>                                                                  |                                                                                                                                                                                                                                                                                                                                                                  |                                       |

| LOT 10                                                                             | MARKET PRICE<br>890,000.00                                                                                                                                                                                                                                                                                                                   | RESERVE PRICE<br><b>RM 721,000.00</b> |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A One-Bedroom Serviced Apartment Unit</b></p> <p>Area : 592 sq. ft.</p> <p>Assignor : Chay Kim Wai</p> <p>Solicitor : M/S Sidek Teoh Wong &amp; Dennis</p> <p>Bank Ref : 400280066367</p> <p>Our Ref : ALIN/AFB3138</p> <p>Unit No. C-11-03, Residensi Agile Delima, No. 3, Jalan Delima, Bukit Bintang, 55100 Kuala Lumpur</p> |                                       |
| <b>KUALA LUMPUR</b>                                                                |                                                                                                                                                                                                                                                                                                                                              |                                       |

| LOT 11                                                                              | MARKET PRICE<br>380,000.00                                                                                                                                                                                                                                                                                                                                        | RESERVE PRICE<br><b>RM 278,000.00</b> |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A Service Apartment Unit</b></p> <p>Area : 950 sq. ft.</p> <p>Assignor : Ooi Jieh Min</p> <p>Solicitor : M/S Sidek Teoh Wong &amp; Dennis</p> <p>Bank Ref : 400810272806</p> <p>Our Ref : ALIN/AFB3136</p> <p>Unit No. B1-16-5, 16th Floor, Block B1, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur</p> |                                       |
| <b>KUALA LUMPUR</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                   |                                       |

| LOT 12                                                                                | MARKET PRICE<br>300,000.00                                                                                                                                                                                                                                                                                                                     | RESERVE PRICE<br><b>RM 270,000.00</b> |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A 1-Bedroom Suites Apartment Unit</b></p> <p>Area : 549 sq. ft.</p> <p>Assignor : Amal Danieal Bin Ahmad Shafei</p> <p>Solicitor : Azra Salleh Akma &amp; Co</p> <p>Bank Ref : 400190017037</p> <p>Our Ref : ALIN/AFB3134</p> <p>Unit No. A-18-13A, Residensi M Arisa Pelangi, No. 6, Jalan Sentul Pelangi, 5000 Kuala Lumpur</p> |                                       |
| <b>KUALA LUMPUR</b>                                                                   |                                                                                                                                                                                                                                                                                                                                                |                                       |

| LOT 13                                                                             | MARKET PRICE<br>660,000.00                                                                                                                                                                                                                                                                                                                                                                  | RESERVE PRICE<br><b>RM 594,000.00</b> |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A Duplex Condominium Unit</b></p> <p>Area : 1,650 sq. ft.</p> <p>Assignor : Mohamed Najib Bin Mohamed Iqbal</p> <p>Solicitor : M/S Ravi Moorthi, Noriza, Mala &amp; Partners</p> <p>Bank Ref : 400020097127</p> <p>Our Ref : ALIN/AFB3132</p> <p>Unit No. C1-35-01, 35th Floor, Block C1, Royal Regent Condominium, Jalan Putramas 3, Off Jalan Kuching 51200 Kuala Lumpur</p> |                                       |
| <b>KUALA LUMPUR</b>                                                                |                                                                                                                                                                                                                                                                                                                                                                                             |                                       |

| LOT 14                                                                              | MARKET PRICE<br>RM 1,600,000.00                                                                                                                                                                                                                                                                                           | RESERVE PRICE<br><b>RM1,440,000.00</b> |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|  | <p>Type : <b>A Services Apartment Unit</b></p> <p>Area : 1,475 sq. ft.</p> <p>Assignor : Loh Kin Fatt</p> <p>Solicitor : M/S Zulpadli &amp; Edham</p> <p>Bank Ref : 400190043108</p> <p>Our Ref : LIYANA/AFB3131</p> <p>Unit No. 10-19, 10th Floor, Quill Residence, No. 1018, Jalan Sultan Ismail 50250 Kala Lumpur.</p> |                                        |
| <b>KUALA LUMPUR</b>                                                                 |                                                                                                                                                                                                                                                                                                                           |                                        |

| LOT 15                                                                                | MARKET PRICE<br>770,000.00                                                                                                                                                                                                                                                                                                                    | RESERVE PRICE<br><b>RM 770,000.00</b> |
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|  | <p>Type : <b>A Service Apartment Unit</b></p> <p>Area : 1,230 sq. ft.</p> <p>Assignor : Norazlin Binti Hassan</p> <p>Solicitor : M/S Manjit Singh Sachdev</p> <p>Bank Ref : 400020076847</p> <p>Our Ref : UMI/AFB3143</p> <p>Unit No. B-13A-06, 14th Floor, Windsor Tower, No. 62, Jalan Sri Hartamas 1, Sri Hartamas, 50480 Kuala Lumpur</p> |                                       |
| <b>KUALA LUMPUR</b>                                                                   |                                                                                                                                                                                                                                                                                                                                               |                                       |

| LOT 16                                                                             | MARKET PRICE<br>RM 606,000.00                                                                                                                                                                                                                                                                                                                       | RESERVE PRICE<br><b>RM 564,000.00</b> |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A 1-Bedroom Serviced Apartment Unit</b></p> <p>Area : 606 sq. ft.</p> <p>Assignor : Melvin Ng Kong Fook</p> <p>Solicitor : M/S Zulpadli &amp; Edham</p> <p>Bank Ref : 400190023872</p> <p>Our Ref : LIYANA/AFB3145</p> <p>Unit No. A-40-1, Ativo Suites, Jalan PJU 9/1, Damansara Avenue, Bandar Sri Damansara, 52200 Kuala Lumpur</p> |                                       |
| <b>KUALA LUMPUR</b>                                                                |                                                                                                                                                                                                                                                                                                                                                     |                                       |

| LOT 17                                                                              | MARKET PRICE<br>RM 600,000.00                                                                                                                                                                                                                                                                                                                                                    | RESERVE PRICE<br><b>RM 540,000.00</b> |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>An Intermediate Unit Of Double-Storey Terraced House, Which Has Been Renovated</b></p> <p>Area : 1,540 sq. ft.</p> <p>Assignor : Chia Kim Fook &amp; Chang Soon Khuen (F)</p> <p>Solicitor : M/S Zulpadli &amp; Edham</p> <p>Bank Ref : 100540003962</p> <p>Our Ref : WAWA/AFB3128</p> <p>No. 7016, Jalan Nuri 35, Bandar Putra, 81000 Kulai Johor Darul Ta'zim</p> |                                       |
| <b>KULAI</b>                                                                        |                                                                                                                                                                                                                                                                                                                                                                                  |                                       |

| LOT 18                                                                                | MARKET PRICE<br>RM 250,000.00                                                                                                                                                                                                                                                                                                                           | RESERVE PRICE<br><b>RM 225,000.00</b> |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <p>Type : <b>A Service Apartment Unit</b></p> <p>Area : 710 sq. ft.</p> <p>Assignor : Lee Chin Wing</p> <p>Solicitor : M/S Azra Salleh Akma &amp; Co</p> <p>Bank Ref : 400190039387</p> <p>Our Ref : ALIN/AFB3135</p> <p>Unit No. 32-11, 32th Floor, Pangsapuri Ambercove, Impression City, @Kota Syahbandar, Jalan KBS-Impression 3, 75200 Melaka.</p> |                                       |
| <b>MELAKA</b>                                                                         |                                                                                                                                                                                                                                                                                                                                                         |                                       |



**LOT 19** MARKET PRICE RM 400,000.00 **RESERVE PRICE RM 400,000.00**



**MELAKA**

Type : **A3-Bedroom Condominium Unit**  
 Area : 1,069 sq. ft.  
 Assignor : Muhammad Khairul Nazmi Bin Maskhairun  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 405090011808  
 Our Ref : LIYANA/AFI0237  
 Unit No. C-17-11, 17th Floor, Admiral Residences, 75200 Melaka

**AFFIN ISLAMIC BANK BERHAD**

**LOT 20** MARKET PRICE RM 390,000.00 **RESERVE PRICE RM 390,000.00**



**NILAI**

Type : **A 3-Bedroom Serviced Apartment Unit**  
 Area : 1,008 sq. ft.  
 Assignor : Phuah Gaik Ean  
 Solicitor : M/S Sidek Teoh Wong & Dennis  
 Bank Ref : 405810062341  
 Our Ref : ALIN/AFI0204  
 Unit No. B-L6-01, Menara B (Begonia), Youth City @ Vision City, Jalan Bandar Belia 1/4, Bandar Wawasan, Putra Nilai, 71800 Nilai Negeri Sembilan.

**AFFIN ISLAMIC BANK BERHAD**

**LOT 21** MARKET PRICE RM 220,000.00 **RESERVE PRICE RM 220,000.00**



**NILAI**

Type : **A 2-Bedroom Serviced Apartment Unit**  
 Area : 554 sq. ft.  
 Assignor : Muhammad Faizal Bin Batharealam  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 400280058692  
 Our Ref : UMI/AFB3147  
 Unit No. P1-25-6, Menara Premium 1, Mesahill, Persiaran Ilmu, Putra Nilai, 71800 Nilai, Negeri Sembilan

**LOT 22** MARKET PRICE RM 220,000.00 **RESERVE PRICE RM 220,000.00**



**NILAI**

Type : **A 2-Bedroom Serviced Apartment Unit**  
 Area : 554 sq. ft.  
 Assignor : Dhirtana A/P Maniam  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 400280058566  
 Our Ref : WAWA/AFB3146  
 Unit No. P2-38-19, Menara Premium 2, Mesahill, Persiaran Ilmu, Putra Nilai, 71800 Nilai, Negeri Sembilan

**LOT 23** MARKET PRICE RM 275,000.00 **RESERVE PRICE RM 275,000.00**



**PETALING JAYA**

Type : **An Office Lot**  
 Area : 1,032 sq. ft.  
 Assignor : Au Voon Yew  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 400190049131  
 Our Ref : LIYANA/AFB3107  
 Unit No. H-P-01, Encorp Strand Garden Office, No. 12, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor

**LOT 24** MARKET PRICE RM 730,000.00 **RESERVE PRICE RM 480,000.00**



**PETALING JAYA**

Type : **An Office Unit With Two (2) Accessory Parcels**  
 Area : 1,630 sq. ft.  
 Assignor : Eliya Ezlin Binti Alias  
 Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners  
 Bank Ref : 400810298123  
 Our Ref : UMI/AFB3122  
 Unit No. N-1-2, Encorp Strand Garden Office, No 12, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor

**BUMI LOT**

**LOT 25** MARKET PRICE RM 570,000.00 **RESERVE PRICE RM 338,000.00**



**PETALING JAYA**

Type : **An Office Unit**  
 Area : 1,032 sq. ft.  
 Assignor : Tang Wai Kit  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 400190049063  
 Our Ref : WAWA/AFB3124  
 Unit No. G-P-03, Encorp Strand Garden Office, No 12, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor

**LOT 26** MARKET PRICE RM 350,000.00 **RESERVE PRICE RM 350,000.00**



**PULAU PINANG**

Type : **A Single Storey Intermediate Terrace House**  
 Area : 1,496 sq. ft.  
 Assignor : Nurainna Munira Binti Hashim & Zulhazmie Bin Midin  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 405100023663  
 Our Ref : LIYANA/AFI0236  
 No. 80, Jalan Sepadu Jaya 2, Taman Sepadu Jaya, 13300 Tasek Gelugor, Pulau Pinang

**AFFIN ISLAMIC BANK BERHAD**

**LOT 27** MARKET PRICE RM 500,000.00 **RESERVE PRICE RM 405,000.00**



**RAWANG**

Type : **A 3-Bedroom Lower Level End-Lot Townhouse Unit With Extra Land**  
 Area : 1,152 sq. ft.  
 Assignor : Angelin A/P K.Nadan  
 Solicitor : M/S Manjit Singh Sachdev  
 Bank Ref : 406240008220  
 Our Ref : UMI/AFI0234  
 Unit No. 1-1, Jalan Amansiara 1/8, Taman Amansiara, 48000 Rawang, Selangor

**AFFIN ISLAMIC BANK BERHAD**

**LOT 28** MARKET PRICE RM 220,000.00 **RESERVE PRICE RM 220,000.00**



**SEMENYIH**

Type : **A One-Bedroom Small Office Home Office (SOHO) Unit**  
 Area : 450 sq. ft.  
 Assignor : Nittyannantan A/L Selvaraju  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 400190047104  
 Our Ref : UMI/AFB3148  
 Unit No. A-25-03A, Block A, Kompleks Midlandscity, Persiaran Setia Mayuri, Midlands, 43500 Semenyih, Selangor

**LOT 29** MARKET PRICE RM 500,000.00 **RESERVE PRICE RM 500,000.00**



**SENTUL**

Type : **A 4-Bedroom Condominium Unit**  
 Area : 1,050 sq. ft.  
 Assignor : Herwanshah Bin Awang Basran & Nurul Izzah Binti Ab Rahman  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 400190053033  
 Our Ref : ALIN/AFB3144  
 Unit No. B-10-17, Block B, Residensi Minest, Jalan Sinar Sentul 4, Sentul, 51000 Kuala Lumpur

**LOT 30** MARKET PRICE RM 380,000.00 **RESERVE PRICE RM 342,000.00**



**SEPANG**

Type : **A 2-Bedroom Serviced Apartment Unit**  
 Area : 850 sq. ft.  
 Assignor : Nur Azilah Binti Rosli & Mohamad Zuzaimie Asmar Bin Mohamad Noor  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 400280030678  
 Our Ref : WAWA/AFB3127  
 Unit No. 10-06, Akasia Residences, Jalan Kenanga 1/8, Taman Salak Tinggi Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor

**LOT 31** MARKET PRICE RM 500,000.00 **RESERVE PRICE RM 405,000.00**



**SERI KEMBANGAN**

Type : **A Service Apartment Unit**  
 Area : 743 sq. ft.  
 Assignor : Mohamad Thaqif Bin Abu Tahir  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 400240185534  
 Our Ref : WAWA/AFB3140  
 Unit No. A-34-03, 34th Floor, Block A, Astetica Residences, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor

**LOT 32** MARKET PRICE RM 500,000.00 **RESERVE PRICE RM 405,000.00**



**SHAH ALAM**

Type : **An Office Unit**  
 Area : 1,389 sq. ft.  
 Assignor : Cheang Ke Rou  
 Solicitor : M/S Azra Salleh Akma & Co  
 Bank Ref : 400280045223  
 Our Ref : ALIN/AFB3133  
 Unit No. G-10-02, Block G, Radia Office Bukit Jelutong, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor

**LOT 33** MARKET PRICE RM 285,000.00 **RESERVE PRICE RM 232,000.00**



**SHAH ALAM**

Type : **A Small Office Home Office (SOHO) Unit With A Private Terrace**  
 Area : 441,32 sq. ft.  
 Assignor : Aimi Damia Binti Mat Ali  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 405280040265  
 Our Ref : WAWA/AFI0233  
 Unit No. SS-09-03A, Bock SS, Soho Suite Sursuria Forum, Jalan Setia Dagang U13/AL, Setia Alam, Seksyen U13, 40170 Shah Alam Selangor.

**AFFIN ISLAMIC BANK BERHAD**

**LOT 34** MARKET PRICE RM 230,000.00 **RESERVE PRICE RM 207,000.00**



**SHA ALAM**

Type : **A 3-Bedroom Apartment Unit**  
 Area : 775 sq. ft.  
 Assignor : Mohd Anuar Bin Siran & Normiza Binti Azland @ Azlan  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 400990013765  
 Our Ref : WAWA/AFB3149  
 Unit No. 8-4-25, Block 8, Pangsapuri Subang Suria, Jalan Bintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor

**LOT 35** MARKET PRICE RM 600,000.00 **RESERVE PRICE RM 486,000.00**



**SHAH ALAM**

Type : **A3-Bedroom Condominium Unit**  
 Area : 1,216 sq. ft.  
 Assignor : Ng Fei Min  
 Solicitor : M/S Manjit Singh Sachdev  
 Bank Ref : 400280040383  
 Our Ref : UMI/AFB3141  
 Unit No. K-15-06, Laman Alstonia, No. 3, Jalan BRP 4/1, Bukit Rahman Putra, Seksyen U20, 40160 Shah Alam, Selangor

**LOT 36** MARKET PRICE RM 1,100,000.00 **RESERVE PRICE RM1,100,000.00**



**SHAH ALAM**

Type : **An Office Unit**  
 Area : 2,099 sq. ft.  
 Assignor : Chea Kea Wei  
 Solicitor : M/S Sidek Teoh Wong & Dennis  
 Bank Ref : 400810300626  
 Our Ref : ALIN/AFB3130  
 Unit No. G-06-08, 6th Floor, Block G, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor

| LOT 37                                                                                              | MARKET PRICE<br>RM 300,000.00 | RESERVE PRICE<br><b>RM 179,000.00</b> |
|-----------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------|
|                     |                               |                                       |
| Type                                                                                                | :A Unit Of Townhouse          |                                       |
| Area                                                                                                | :958 sq. ft.                  |                                       |
| Assignor                                                                                            | :Thiagarajan A/L Raja Nayugam |                                       |
| Solicitor                                                                                           | :M/S Manjit Singh Sachdev     |                                       |
| Bank Ref                                                                                            | :400800016108                 |                                       |
| Our Ref                                                                                             | :UMI/AFB3117                  |                                       |
| Unit No. F-03-07, Pangsapuri Sri Awana, Jalan Silat Lincak, Bandar Selesa Jaya, 81300 Skudai, Johor |                               |                                       |
| <b>SKUDAI</b>                                                                                       |                               |                                       |

| LOT 38                                                                            | MARKET PRICE<br>RM 250,000.00           | RESERVE PRICE<br><b>RM 225,000.00</b> |
|-----------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------|
|  |                                         |                                       |
| Type                                                                              | :A Small Office Home Office (SOHO) Unit |                                       |
| Area                                                                              | :450 sq. ft.                            |                                       |
| Assignor                                                                          | :Raja Natasha Binti Raja Kamaraszaman   |                                       |
| Solicitor                                                                         | :M/S Zulpadli & Edham                   |                                       |
| Bank Ref                                                                          | :405980018102                           |                                       |
| Our Ref                                                                           | :LIYANA/AFI0231                         |                                       |
| Unit No. S-6-15, Soho Trio Permai, Taman Equine, 43300 Sri Kembangan, Selangor    |                                         |                                       |
| <b>SERI KEMBANGAN</b>                                                             |                                         |                                       |

**BUMI LOT**  
**AFFIN ISLAMIC BANK BERHAD**

| LOT 39                                                                                                    | MARKET PRICE<br>RM 250,000.00 | RESERVE PRICE<br><b>RM 250,000.00</b> |
|-----------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------|
|                        |                               |                                       |
| Type                                                                                                      | :A Soho Unit                  |                                       |
| Area                                                                                                      | :549 sq. ft.                  |                                       |
| Assignor                                                                                                  | :Mok Jen Yuen                 |                                       |
| Solicitor                                                                                                 | :M/S Zulpadli & Edham         |                                       |
| Bank Ref                                                                                                  | :405190039269                 |                                       |
| Our Ref                                                                                                   | :WAWA/AFI0235                 |                                       |
| Unit No. 25-05, 25th Floor, Armani Soho, Jalan TP 3, Taman Perindustrian UEP, 47500 Subang Jaya, Selangor |                               |                                       |
| <b>SUBANG JAYA</b>                                                                                        |                               |                                       |

**AFFIN ISLAMIC BANK BERHAD**

| LOT 40                                                                                                                               | MARKET PRICE<br>RM 470,000.00        | RESERVE PRICE<br><b>RM 381,000.00</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------|
|                                                      |                                      |                                       |
| Type                                                                                                                                 | :A 3-Bedroom Serviced Apartment Unit |                                       |
| Area                                                                                                                                 | :1,066 sq. ft.                       |                                       |
| Assignor                                                                                                                             | :Azlan Bin Ahmad                     |                                       |
| Solicitor                                                                                                                            | :M/S Zulpadli & Edham                |                                       |
| Bank Ref                                                                                                                             | :400280055543                        |                                       |
| Our Ref                                                                                                                              | :WAWA/AFB3126                        |                                       |
| Unit No. A1-46-11, Razakcity Residences (also known as Residensi Bandar Razak), Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur |                                      |                                       |
| <b>SUNGAI BESI</b>                                                                                                                   |                                      |                                       |

**BUMI LOT**

| LOT 41                                                                                           | MARKET PRICE<br>420,000.00                                          | RESERVE PRICE<br><b>RM 378,000.00</b> |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|
|                 |                                                                     |                                       |
| Type                                                                                             | :A One-Bedroom Duplex Serviced Apartment Unit With A Private Garden |                                       |
| Area                                                                                             | :753 sq. ft.                                                        |                                       |
| Assignor                                                                                         | :Mohd Khairulnizam Bin Mohd Kasim                                   |                                       |
| Solicitor                                                                                        | :M/S Zulpadli & Edham                                               |                                       |
| Bank Ref                                                                                         | :400280033918                                                       |                                       |
| Our Ref                                                                                          | :LIYANA/AFB3139                                                     |                                       |
| Unit No. B-11-06, Residensi Altris, No. 3, Jalan Wangsa Kuarza, Wangsa Maju, 53300 Kuala Lumpur. |                                                                     |                                       |
| <b>WANGSA MAJU</b>                                                                               |                                                                     |                                       |

**DEPOSIT:** All intending bidders are required to deposit 10% of the Reserve Price or any sum exceeding 10% of the purchase price or a minimum of RM2,500.00 whichever is higher ("the Bidding Deposit") for the said property by bank draft in favour of **AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD** or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money shall be paid by the Purchaser within ninety (90) days from the date of auction sale to **AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD**. For online bidders please refer to the Terms & Conditions on [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) on the manner of payment of the deposit.

Apportionment on any arrears of quit rent, assessment rate and maintenance charges ONLY which is lawfully due i.e which is unpaid for up to maximum 6 years preceding the successful auction date in respect of the property up to the date of sale shall be paid by the Bank upon receipt of full auction proceeds and any such sums due and payable after the date of sale shall be borne by the Purchaser. Successful Bidder is urged to submit their claim to the Bank within sixty (60) days from the date of payment of balance purchase money (or any extended period allowed by the Bank); any subsequent claims made thereunder will not be entertained by the Bank and the same shall be borne by the Purchaser solely. The Assignee/Bank shall not be liable to make payment or to deduct from the proceeds of sale any outstanding utilities/bills relating to the property namely water, electricity, telephone, gas or sewerage charges, administration charges and other utilities.

All other fees, costs and charges relating to the transfer and assignment of the property including any revival cost for abandoned project (if any) shall also be borne solely by the successful Purchaser. Intending Purchaser shall make his own inquiries in respect thereof and the Purchaser shall be deemed to have full knowledge of the same.

#### HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to [www.ehsanauctioneers.com](http://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.

#### "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.

#### 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.



PROSPECTIVE BIDDERS MAY BID ONLINE AT  
**[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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