

FULL ONLINE PROPERTY AUCTION SALE



Date & Time:

TUESDAY, 26 August 2025
10.30 A.M.



Venue:

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



EHSAN
Online
AUCTION

ORGANIZED BY:

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



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

HQ OFFICE

H/P NO.
TEL NO.

Suite C-20-3A, Level 20, Block C, Megan Avenue II,
Jalan Yap Kwan Seng, 50450 Kuala Lumpur
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Ehsan Auctioneers Sdn Bhd



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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer



PUBLIC AUCTION VIA ONLINE BIDDING
On TUESDAY, 26 August 2025, Time: 10.30 a.m.
AT WEBSITE www.ehsanauctioneers.com



(Bidder registration and payment of auction deposit must be made by 3pm, at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the website below and be on standby before the auction time)

ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

- | | |
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| <p>a) Read and fully understand all the terms and conditions of sale herein;</p> <p>b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;</p> <p>c) Inspect the subject property;</p> <p>d) Verify pertinent particulars of subject property;</p> <p>e) Verify the postal address of the subject property with the developer;</p> <p>f) Check on the issuance of separate individual title for the subject property with the Developer;</p> | <p>g) Seek independent legal advice on the terms and conditions of sale herein;</p> <p>h) Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and</p> <p>i) The subject property is sold on "as is where is" basis</p> <p>j) The Assignee/Bank is not responsible in obtaining any consent from the developer and/or state authorities or any relevant bodies prior or after the auction sale.</p> |
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View Live Auction at: <https://www.youtube.com/@ehsanauctioneers213>

LOT 1 BSN1175 	JOHOR BAHRU Reserve Price RM 600,000.00 Type : A Services Apartment Unit Address : Unit No. B-19-11, Southkey Mosaic Serviced Apartment, Persiaran Southkey Utama, Kota Southkey, 80150 Johor Bahru, Johor Area : 1,127 sq. ft. Assignor(s) : Quek Ting Chin Solicitor : Azharuddin & Associates	LOT 2 BSN1176 	SHAH ALAM Reserve Price RM 540,000.00 Type : An Apartment Unit Address : Unit No. D2-6-08, Tingkat 6, Bangunan Gaya Irama D2, Jalan M U6/M, Pekan Subang, Seksyen U6, 40150 Shah Alam, Selangor Area : 2,046 sq. ft. Assignor(s) : Goh Hui Lee Solicitor : M/S Tawfeek Badjenid & Partners	LOT 3 BSN1174 	JOHOR BAHRU Reserve Price RM 440,000.00 Type : A Serviced Apartment Unit Address : Unit No. #20-06, Tower B, Residensi Panorama, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor Area : 1,100 sq. ft. Assignor(s) : Siti Azimah Binti Ab Ghani Solicitor : M/S Amir Anuar & Co
LOT 4 BSN1139 	KUALA LUMPUR Reserve Price RM 405,000.00 Type : A Service Apartment Unit Address : Unit No. S-09-11 Suite Vivo, 9 Seputeh, No. 20 Jalan Telok Lama, 58000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur Area : 796.53 sq. ft. Assignor(s) : Yap Mun Choong Solicitor : Nashili & Co	LOT 5 BSN1172 	SEPANG Reserve Price RM 378,000.00 Type : A Four Rooms Serviced Apartment Unit Address : B-09-07 Residensi Arena 1, Jalan Arena 1, Arena Warisan Puteri, Kota Warisan, 43900 Sepang, Selangor Darul Ehsan Area : 91 sq. m. Assignor(s) : Nurul Ain Binti Zulhaimi & Shahrul Amir Bin Zainuddin Solicitor : M/S Rashidah Shahrman	LOT 6 BSN1165 	JOHOR BAHRU Reserve Price RM 300,000.00 Type : An Apartment Unit Address : Unit No. B-03-06-A, Camellia Residence (Phase 7B)@ Seri Austin, Taman Seri Austin, 81100 Johor Bahru, Johor Darul Area : 635 sq. ft. Assignor(s) : Yuliza Binti Yusof Solicitor : M/S Syed Alwi, Ng & Co
LOT 7 BSN1170 	KUALA LUMPUR Reserve Price RM 280,000.00 Type : An Apartment Unit Address : Unit No. B-15-10, 15th Floor, Block B, Residensi Kepongmas, Jalan Metro Perdana Barat, Taman Metropolitan, 52100 Kuala Lumpur Area : 807 sq. ft. Assignor(s) : Muhammad Izwan Afiq Bin Abd Manaf Solicitor : Nashili & Co	LOT 8 BSN1173 	PUTRAJAYA Reserve Price RM 270,000.00 Type : A Corner 3-bedroom Walk-up Apartment Address : No. D-T.01-U.02, Block D, Pangsapuri Putra Damai, Jalan P11E, Presint 11, 62300 Putrajaya, Wilayah Persekutuan Putrajaya Area : 700 sq. ft. Assignor(s) : Mohd Redhuan Bin Chik Mustafar Solicitor : M/S T.Rajagopal & Co (Negeri Sembilan)	LOT 9 BSN1171 	DENGKIL Reserve Price RM 250,000.00 Type : A 3-Bedroom Serviced Apartment Unit Address : Unit No. A-12-02 Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor Area : 904 sq. ft. Assignor(s) : Luqman Hakim Bin Sairan Solicitor : M/S Moznii Sham & Co REZAB MELAYU

LOT 10 BSN1113 	ALOR GAJAH Reserve Price RM 250,000.00 Type : An intermediate unit of single storey terrace house Address : No. 47, Jalan PR1MA 9, Residensi PR1MA Pulau Sebang, 78000 Alor Gajah, Melaka. Area : 1,432 sq. ft. Assignor(s) : Muhammad Nor Adi Yusman Bin Yahya Solicitor : Abdul Aziz Rahim & Co	LOT 11 BSN1169 	BAYAN LEPAS Reserve Price RM 225,000.00 Type : A Three-Bedroom Flat Address : Unit No. 19C-6-22, Jalan Kekabu 2, Taman Desa Jelita, 11960 Bayan Lepas, Pulau Pinang Area : 700 sq. ft. Assignor(s) : Ahmad Anuar Bin Yaacob & Rozila Binti Md. Zain Solicitor : M/S Khairil Sani Gobal & Beng Tatt	LOT 12 BSN1181 	SHAH ALAM Reserve Price RM 218,482.00 Type : An Apartment Unit Address : Unit No. C-7-10, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam Selangor. Area : 971 sq. ft. Assignor(s) : Parameswari A/P Sellan Sathiyen A/L Marimuthu Solicitor : M/S Tawfeek Badjenid & Partners
LOT 13 BSN1177 	SENAI Reserve Price RM 210,000.00 Type : A Townhouse Unit (RMMJ) Address : Unit No. 1895, Jalan Scientex Jaya 33, Rumah Bandar Taman Scientex Senai, Taman Scientex Senai, 81400 Senai, Johor Area : 1,001 sq. ft. Assignor(s) : Nurshahirah Binti Abdul Kayuum Solicitor : Tawfeek Badjenid & Partners-JB	LOT 14 BSN1179 	MANTIN Reserve Price RM 204,120.00 Type : A Townhouse Unit (Lower Floor) Address : Unit No. D-1-2 Citra Residency, Jalan Bukit Citra 10/1, 71700 Mantin, Negeri Sembilan Darul Khusus Area : 1,033 sq. ft. Assignor(s) : Muhammad Syurahlil Bin Maluin Solicitor : M/S T.Rajagopalu & Co	LOT 15 BSN558 	PETALING JAYA Reserve Price RM 180,000.00 Type : A low-cost apartment unit Address : Unit No. A-01-12, Block A, Taman Medan Cahaya, No. 49, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor. Area : 650 sq. ft. Assignor(s) : Buyong Bin Karimunchak & Ermayati Binti Buyong Solicitor : M/S Rashidah Shahriman Advocates & Solicitor
LOT 16 BSN1121 	BERANANG Reserve Price RM 177,147.00 Type : A Townhouse Unit Address : Unit No. 36-1, Jalan Villa Kesuma 6, Villa Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor Area : 1,023 sq. ft. Assignor(s) : Muhammad Azizi Bin Abdullah & Siti Zayyani Binti Saroni Solicitor : Sofia Darmindr & Associates	LOT 17 BSN1166 	KUALA LUMPUR Reserve Price RM 153,000.00 Type : A Three Bedroom Low Cost Apartment Unit Address : Unit No. B-14-2 Block B, Mutiara Fadason, Jalan 2/17 Off Jalan Kepong, 52000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur Area : 656.60 sq. ft. Assignor(s) : Norazman Bin Bahauddin Solicitor : M/S J.Lee & Associates	LOT 18 BSN1168 	SEPANG Reserve Price RM 145,800.00 Type : A 3-bedroom apartment unit Address : Unit No. B-03-09, Seri Warisan @ Selangorku, Jalan WB 7/1, Taman Warisan Bestari, 43900 Sepang, Selangor Area : 753.48 sq. ft. Assignor(s) : Ahmad Hilmy Bin Ahmad Tajudin Solicitor : M/S Frances Hazlina & Partners
LOT 19 BSN1178 	JITRA Reserve Price RM 140,000.00 Type : A low cost apartment unit Address : No. 201, Pangsapuri Ikhlas, Taman Tunku Intan Safinaz, 06000 Jitra, Kedah Darul Aman Area : 686 sq. ft. Assignor(s) : Norasiah Binti Rumli Solicitor : M/S Shariful Azhar & Partners	LOT 20 BSN1167 	SKUDAI Reserve Price RM 110,000.00 Type : A Low Cost Flat Unit Address : Unit No. 04-16, Block A, Jalan Seri Orkid 34, Taman Seri Orkid, 81300 Skudai, Johor Bahru, Johor Darul Takzim Area : 689 sq. ft. Assignor(s) : Ibrahim Bin Md Yasin @ Langkong Solicitor : M/S Hazelin & Associates	LOT 21 BSN1180 	MELAKA Reserve Price RM 75,000.00 Type : A 3-bedroom low-cost flat Address : Unit No. A-2-02, 2nd Floor, Jalan Bidara Permai Utama, Rumah Pangsa Taman Bidara Permai, 78300 Masjid Tanah, Melaka Area : 689 sq. ft. Assignor(s) : Azman Bin Harman Solicitor : M/S Andrew Ts Goh & Khairil

[illegible]**RESERVE PRICE:**

The subject property will be sold on an “as is where is” basis separately at the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum equivalent to **10%** of the reserve price by **BANK DRAFT in favour of BANK SIMPANAN NASIONAL** or via **RENTAS** or remit the same through online banking transfer by **3PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money to be settled **120 DAYS** from the auction date. For further particulars, please contact the respective **Solicitors** or the undermentioned **Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at **www.ehsanauctioneers.com**

REQUIRED SUPPORTING DOCUMENTS BY BIDDER:

- a) Your Identity Card ("IC") together with photocopies of I/C (both sides) for identification and registration purposes.
- b) A nomination letter (if a 3rd party had nominated you to bid on their behalf).
- c) Certified copy M&A, Form 24 & 49 and BOD resolution (corporate company/firm).
- d) Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful bidding price.

Outstanding Charges Covered By Bank :

(Terms & Conditions Apply)

- | | | | |
|--|---|---|---|
|  Maintenance Charges
<i>Caj Penyelenggaraan</i> |  Sinking Fund
<i>Caj Kemudahan</i> |  Insurance
<i>Insurans</i> |  Assesment
<i>Cukai Taksiran</i> |
|  Quit Rent
<i>Cukai Pintu & Cukai Tanah</i> |  Assesment Rate
<i>Kadar Penilaian</i> |  Late Charges
<i>Caj Kelewatan</i> |  Taxes
<i>Cukai</i> |

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

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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