

# Property Auction Sale



**DATE & TIME :**

**8/4/2025 TUESDAY 2.30 P.M.**

**VIA ONLINE BIDDING AT :**

**[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

 **EHSAN**  
**Online**  
**AUCTION**



#### HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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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.



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** SUITE C-20-3A, LEVEL 20, BLOCK C, MEGAN AVENUE II, NO.12,  
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

**TEL NO.** 03-21616649 / 03-21626649

**HP NO.** 016-2161 047 / 010-2161 147

(CALL, WHATSAPP & SMS)

 Ehsan Auctioneers Sdn Bhd

 [coordinator2@ehsanauctioneers.com](mailto:coordinator2@ehsanauctioneers.com)

 [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

# PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD, THE ASSIGNEE / BANK BY THE ASSIGNOR(S)/ CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER


WILL SELL THE PROPERTIES DESCRIBED BELOW BY  
PUBLIC AUCTION VIA ONLINE BIDDING

ON TUESDAY, THE 8TH APRIL, 2025, AT 2.30 P.M. IN THE  
AFTERNOON 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)



<b>LOT 1</b>	Reserve Price	<b>RM 320,000</b>
	Type:	A 3-Bedroom Apartment
	Area:	1,173 square feet
	Address:	No. A-4-11, Block A, 162 Residency, KM 12, Jalan Ipoh-Rawang, 68100 Batu Caves, Selangor
	Assignor(s):	Soh Yan Lin
	Solicitors:	M/S Che Mokhtar & Ling
<b>BATU CAVES</b>		

<b>LOT 2</b>	Reserve Price	<b>RM 295,300</b>
	Type:	A 3-Bedroom Executive Suites Together With 2 Car Parking Bays And A Sky Garden
	Area:	1,174 square feet
	Address:	Unit No. A-22-10, Kompleks BM City, Jalan Perda Selatan, 14000 Bukit Mertajam, Pulau Pinang
	Assignor(s):	R. Thanaletchurny A/P M. Rajaratnam & Jayachandran Ramesh Chandra Anand
	Solicitors:	M/S V.M. Mohan, Murugiah & Associates
<b>BUKIT MERTAJAM</b>		

<b>LOT 3</b>	Reserve Price	<b>RM 910,000</b>
	Type:	An Intermediate Condominium Unit (With 3 Carparks)
	Area:	2,400.4 square feet
	Address:	A-09-02, Blok A, Windows On The Park, Jalan KPB 18, 43200 Cheras, Selangor Darul Ehsan
	Assignor(s):	Teu Chee Shyong
	Solicitors:	M/S T Rajagopal & Co.
<b>CHERAS</b>		

<b>LOT 4</b>	Reserve Price	<b>RM 236,200</b>
	Type:	A 3-Bedroom Service Apartment With A Double-Car Parking Lot
	Area:	1,044 square feet
	Address:	Unit No. AR3-20-07, Almera Residensi, Laman Puteri 3, Bandar Puteri Bangi, 43000 Kajang, Selangor Darul Ehsan.
	Assignor(s):	Siti Hajar Binti Mohd Rahim & Adam Daniel Mohamed Nizam Colman
	Solicitors:	M/S Othman Hashim & Co.
<b>KAJANG</b>		

<b>LOT 5</b>	Reserve Price	<b>RM 270,000</b>
	Type:	A Service Apartment Unit
	Area:	689 square feet
	Address:	Unit No. B-25-15, Residensi Mutiara, Jalan Zamrud Utama, Sungkai Tangkas, 43000 Kajang, Selangor Darul Ehsan.
	Assignor(s):	Mohd Namizam Bin Muda
	Solicitors:	M/S Che Mokhtar & Ling
<b>KAJANG</b>		

<b>LOT 6</b>	Reserve Price	<b>RM 160,000</b>
	Type:	An Intermediate 3 Bedrooms Apartment Unit
	Area:	732 square feet
	Address:	No. 232-B, First Floor, Jalan Tenaga 21, Taman Tenaga, 43000 Kajang, Selangor
	Assignor(s):	Mohd Shakir Bin Shaari
	Solicitors:	M/S Zairina Loh & Wong
<b>KAJANG</b>		

<b>LOT 7</b>	Reserve Price	<b>RM 441,000</b>
	Type:	A Two (2) Bedroom Serviced Apartment - Intermediate Unit
	Area:	872 square feet
	Address:	Unit No. A2-29-02, Block A2, Gravit8, Jalan Bayu Laut /K509, Kota Bayuemas, 41200 Klang, Selangor Darul Ehsan
	Assignor(s):	Lim Woo Yee & Yong Pui Boon
	Solicitors:	M/S Othman Hashim & Co
<b>KLANG</b>		

<b>LOT 8</b>	Reserve Price	<b>RM 150,000</b>
	Type:	A 3 Bedroom Low Cost Apartment-Corner Unit
	Area:	646 square feet
	Address:	Unit No. A-2-21, Apartment Klang Jaya, Lorong Selampit 18A, Taman Klang Jaya, 41200 Klang, Selangor
	Assignor(s):	Jayamalar A/P Raman
	Solicitors:	M/S Othman Hashim & Co.
<b>KLANG</b>		


# CALLED OFF

<b>LOT 10</b>	Reserve Price	<b>RM 807,000</b>
	Type:	A Retail Unit
	Area:	1,780 square feet
	Address:	Unit No. C-232, Concourse Floor, 1 Borneo Hypermall, Jalan UMS, 88450 Kota Kinabalu, Sabah
	Assignor(s):	Ng Kian Huat
	Solicitors:	M/S Alex Pang & Co
<b>KOTA KINABALU</b>		

<b>LOT 11</b>	Reserve Price	<b>RM 130,000</b>
	Type:	A 3-Bedroom Low-Cost Apartment Unit
	Area:	667 square feet
	Address:	Unit No. SR-10-32, Saujana Ria Apartment, No. 3, Jalan Wangsa 2/6, Taman Wangsa Permai, 52200 Kuala Lumpur
	Assignor(s):	Mohd Ruzaini Bin Abdullah @ Yusoff
	Solicitors:	M/S Che Mokhtar & Ling
<b>KUALA LUMPUR</b>		

<b>LOT 12</b>	Reserve Price	<b>RM 630,000</b>
	Type:	A 2 Bedrooms Serviced Apartment With A Private Garden And 2 Accessory Car Parks
	Area:	861 square feet
	Address:	Unit No. B-08-3A, Megan Legasi @ Millerz Square, No. 357, Jalan Kelang Lama, 58000 Kuala Lumpur
	Assignor(s):	Lo Yen Pinh
	Solicitors:	M/S Othman Hashim & Co.
<b>KUALA LUMPUR</b>		

<b>LOT 13</b>	Reserve Price	<b>RM 468,000</b>
	Type:	An Office Suite
	Area:	384 square feet
	Address:	Unit No. 10-09, Suite Ceylonz, No. 3, Persiaran Raja Chulan, Bukit Kewangan, 50200 Kuala Lumpur.
	Assignor(s):	Remie Arman Bin Musa
	Solicitors:	M/S Che Mokhtar & Ling
<b>KUALA LUMPUR</b>		

<b>LOT 14</b>	Reserve Price	<b>RM 450,000</b>
	Type:	A Serviced Apartment Unit Together With A Car Park Bay As An Accessory Parcel
	Area:	818 square feet
	Address:	Unit No. A-33A-12, Block A, Residensi Majestic Maxim, No. 45, Jalan 9, Taman Bukit Cheras, 56000 Kuala Lumpur
	Assignor(s):	Low Mun Fai & Man Siew Yin
	Solicitors:	M/S Che Mokhtar & Ling
<b>KUALA LUMPUR</b>		

<b>LOT 15</b>	Reserve Price	<b>RM 450,000</b>
	Type:	An Intermediate 3 Bedrooms Service Apartment Together With 2 Accessory Car Parks
	Area:	850 square feet
	Address:	Unit No. A-39-03A, Puncak Sentul (Sentul Point), No. 8, Jalan Sentul Perdana, 51000 Kuala Lumpur
	Assignor(s):	Gajaletcumi A/P Chandrasekaran & Sugumaran A/L Murgayah
	Solicitors:	M/S Zairina Loh & Wong
<b>KUALA LUMPUR</b>		

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KINDLY CALL OR WHATSAPP FOR ASSISTANCE  
03 2161 6649 / 010 2161 147



**LOT 16** Reserve Price **RM 255,200**



Type: An Intermediate 2 Bedrooms Service Apartment  
Area: 735 square feet  
Address: Unit No. A-17-08, Tower A, Youth City Residence@ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai 71800 Nilai, Negeri Sembilan Darul Khusus.

Assignor(s): Mohamad Hazlami Bin Ramli & Nur Afifah Binti Ariffin  
Solicitors: M/S Zairina Loh & Wong  
**RHB ISLAMIC BANK BERHAD**

**NILAI**

**LOT 17** Reserve Price **RM 165,300**



Type: A Medium Cost Apartment Unit Together With A Car Park  
Area: 850 square feet  
Address: Unit No. E-26-26, Blok E, Flora Damansara, No 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan

Assignor(s): Kommalatha A/P Mahandran  
Solicitors: M/S Zairina Loh & Wong  
**RHB ISLAMIC BANK BERHAD**

**PETALING JAYA**

**LOT 18** Reserve Price **RM 226,800**



Type: A 3-Bedroom Apartment Unit With An Accessory Parcel Of Car-Park Bay  
Area: 850 square feet  
Address: Unit No. H-02-11, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan

Assignor(s): Fauziah Binti Mohamad  
Solicitors: M/S Zairina Loh & Wong  
**RHB ISLAMIC BANK BERHAD**

**PETALING JAYA**

**LOT 19** Reserve Price **RM 198,000**



Type: Shoplot  
Area: 510 square feet  
Address: Unit No. 77-G-77, Jalan Dato Keramat, Penang Times Square, 10150 Pulau Pinang

Assignor(s): Chok Keng Vui & Liew Yee Han  
Solicitors: M/S Theam Hock Toh

**PULAU PINANG**

**LOT 20** Reserve Price **RM 233,800**



Type: An End 2 Bedrooms Plus One Utility Room Service Apartment Unit Together With 2 Accessory Car Parks  
Area: 969 square feet  
Address: Unit No. 16-13A, Jalan Saville, Saville D'lake, 47130 Puchong, Selangor Darul Ehsan

Assignor(s): Wong Lee Chin & Hong Tshun Hung  
Solicitors: M/S Zahrin Emrad & Sujaihah

**PUCHONG**

**LOT 21** Reserve Price **RM 332,100**



Type: A Two Plus One-Bedroom Service Apartment With Two Car Parking Bays  
Area: 972 square feet  
Address: Unit No. 24-13A, Saville D'lake, Jalan Saville, 47130 Puchong, Selangor Darul Ehsan

Assignor(s): Norazini Binti Mat Hassan & Mohd Zulhairi Bin Mustafar  
Solicitors: M/S Che Mokhtar & Ling  
**RHB ISLAMIC BANK BERHAD**

**PUCHONG**

**LOT 22** Reserve Price **RM 400,000**



Type: An Intermediate Unit Double-Storey Terrace House  
Area: 1,300 square feet  
Address: No. 42, Jalan DM 1/11, Taman Desa Mas, 48000 Rawang, Selangor Darul Ehsan

Assignor(s): Janet Linda A/P James Edwin  
Solicitors: M/S Othman Hashim & Co.

**RAWANG**

**LOT 23** Reserve Price **RM 189,000**



Type: A Corner 3 Bedrooms Apartment Unit  
Area: 1,238 square feet  
Address: Unit No. M2-21-1, Blok M2, Pr1ma Seremban Sentral, Jalan Pr1ma 1, 70000 Seremban, Negeri Sembilan Darul Khusus

Assignor(s): Chong Xing Yaw  
Solicitors: M/S T. Rajagopalu & Co

**SEREMBAN**

**CALLLED OFF**

**LOT 25** Reserve Price **RM 486,000**




Type: A 3-Bedroom Condominium Unit  
Area: 915 square feet  
Address: Unit No. A1-18-03A, Residensi Hijauan, No. 4, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor

Assignor(s): Ng Siew Kim  
Solicitors: M/S Zairina Loh & Wong

**SHAH ALAM**

**LOT 26** Reserve Price **RM 510,000**



Type: A Service Suite Unit  
Area: 850 square feet  
Address: Unit No. B-03-15, Block B, I-suite@i-city, No. 2, Persiaran Multimedia, Seksyen 7, 40000 Shah Alam, Selangor Darul Ehsan

Assignor(s): Ranjita A/P Jayakumar, Yoogeswaran A/L Ganasan & Sarala A/P Ganasan  
Solicitors: M/S Othman Hashim & Co.

**SHAH ALAM**

#### 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 with the Auctioneer the sum equivalent to 10% of the fixed reserve price for the property by bank draft or cashier's order made in favour of RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD or remit the same through online banking transfer, **ONE (1) WORKING DAY BEFORE AUCTION DATE** and the balance of the purchase price to be paid within ninety (90) days from the date of auction sale to RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD via bank draft / RENTAS. Details of payment via RENTAS. 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.

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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](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.

#### 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.