

Property Auction Sale



DATE & TIME :

3/6/2025 TUESDAY 2.30 P.M.

VIA ONLINE BIDDING AT :

www.ehsanauctioneers.com



EHSAN
Online
AUCTION



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.



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

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(CALL, WHATSAPP & SMS)

Ehsan Auctioneers Sdn Bhd

coordinator2@ehsanauctioneers.com

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 3RD JUNE, 2025, AT 2.30 P.M. IN THE
AFTERNOON AT WEBSITE www.ehsanauctioneers.com

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 AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES)




LOT 1	Reserve Price	RM 270,000
	Type: A 3-Bedroom Apartment Area: 904 square feet Address: Unit No. MPB-04-02, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor	
	Assignor(s): Mohamad Faizal Bin Abdullah Solicitors: M/S Zarina Loh & Wong	
BANDAR PUNCAK ALAM		BUMI QUOTA RHB ISLAMIC BANK BERHAD

LOT 2	Reserve Price	RM 120,000
	Type: A Three (3) Bedrooms Low-Cost Flat Unit Area: 590 square feet Address: Unit No. S4-04, Jalan Pinggiran 2/7, Pinggiran Batu Caves, 68100 Batu Caves, Selangor	
	Assignor(s): Ganesan A/L Subramaniam & Shanmugavalli A/P Subramaniam Solicitors: M/S Zarina Loh & Wong	
BATU CAVES		

LOT 3	Reserve Price	RM 600,000
	Type: A 3-Bedroom Apartment Unit Area: 1,238 square feet Address: Unit No. B-20-03A, Residensi Havre, No. 75, Lebuhraya Bukit Jalil, 57000 Bukit Jalil, Kuala Lumpur	
	Assignor(s): Loke Chee Hoe & To Choi Mei Solicitors: M/S Othman Hashim & Co	
BUKIT JALIL		

LOT 4	Reserve Price	RM 550,000
	Type: A Corner 3+1 Bedroom Apartment Area: 1,216 square feet Address: No. A-05-10, Block A, Savanna Bukit Jalil, No. 5, Jalan 1/155A, Bukit Jalil, 57000 Kuala Lumpur	
	Assignor(s): Abdul Halim Bin Talib Solicitors: M/S Zarina Loh & Wong	
BUKIT JALIL		

CALLED OFF

LOT 6	Reserve Price	RM 189,500
	Type: A Corner One (1) Bedroom SOHO Unit Area: 452 square feet Address: Unit No. A1-17-08, Level 17, Block A1, Kenwingston Residence, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor	
	Assignor(s): Jazmina Binti Mohamed Yusof & Muhammad Shanker Bin Sekaran Solicitors: M/S Zarina Loh & Wong	RHB ISLAMIC BANK BERHAD
CYBERJAYA		


LOT 7	Reserve Price	RM 607,500
	Type: Apartment Area: 620 square feet Address: Unit No. M3-21-07, Tower M3, Grand Ion Majestic, Jalan Grand Ion Majestic, 69000 Genting Highlands, Pahang Darul Makmur	
	Assignor(s): Tiew Kee Thiam & Chow Siew Wan Solicitors: M/S K.C. Wai & Associates	
GENTING HIGHLAND		

LOT 8	Reserve Price	RM 495,000
	Type: A 2-Bedroom Serviced Apartment Unit Area: 872 square feet Address: Unit No. B-28-05, Residensi Unio, No. 200, Jalan Kepong, Kepong, 52000 Kuala Lumpur	
	Assignor(s): Goh Sei Hui Solicitors: M/S Othman Hashim & Co	
KEPONG		


CALLED OFF

LOT 10	Reserve Price	RM 140,000
	Type: A Stratified Shop Apartment Unit (Walk-Up) Area: 721 square feet Address: No. 24D, Jalan Sri Sarawak 18, Taman Sri Andalas, 41200 Klang, Selangor.	
	Assignor(s): Syed Muhamad Haswad Bin Syed Mahadzir Solicitors: M/S Che Mokhtar & Ling	
KLANG		

CALLED OFF

LOT 12	Reserve Price	RM 370,000
	Type: An Intermediate 3-Bedrooms Service Apartment Area: 958 square feet Address: Unit No. D1-29-8, Block D1, Parklane OUG, Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.	
	Assignor(s): Lai Boon Thong Solicitors: M/S Che Mokhtar & Ling	
KUALA LUMPUR		

LOT 13	Reserve Price	RM 567,000
	Type: A 1+1 Bedroom Serviced Apartment With 2 Car Parking Bays Area: 704 square feet Address: Unit No. 2-10-5, Residensi OPLUS, No. 8, Jalan Talalla, 50460 Kuala Lumpur	
	Assignor(s): Tan Wei Yan Solicitors: M/S Zarina Loh & Wong	
KUALA LUMPUR		

LOT 14	Reserve Price	RM 320,000
	Type: An Apartment Unit (Rumawip) Area: 926 square feet Address: No. 33A-13A, Residensi Seruni, Jalan Rejang, Taman Setapak Jaya, 53300 Kuala Lumpur	
	Assignor(s): Harmeet Pal Singh A/L Narinder Pal Singh Solicitors: M/S Zarina Loh & Wong	
KUALA LUMPUR		RHB ISLAMIC BANK BERHAD

LOT 15	Reserve Price	RM 291,600
	Type: A One Bedroom Service Apartment (Type C - Studio With Study) Area: 514 square feet Address: No. TB-1-1, Timur Bay, Jalan Kuantan-Kemaman, 26100 Kuantan, Pahang Darul Makmur	
	Assignor(s): Muhamad Jamil Bin Mat Asim Solicitors: M/S Ravi Moorthi Noriza Mala & Partners	RHB ISLAMIC BANK BERHAD
KUANTAN		

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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KINDLY CALL OR WHATSAPP FOR ASSISTANCE
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LOT 16Reserve
Price**RM 360,000**

Type: A Serviced Apartment (With 2 Carparks)
 Area: 1,054.9 square feet
 Address: Unit No. A-13A-05, Myra Impian 71800 Nilai, Negeri Sembilan Darul Khusus

Assignor(s): Aisyatul Maria Binti Jasmi
 Solicitors: M/S Zarina Loh & Wong

NILAI

RHB ISLAMIC BANK BERHAD

LOT 17Reserve
Price**RM 135,000**

Type: An Intermediate 3 Bedrooms Apartment
 Area: 750 square feet
 Address: Unit No. B9-1-03, Block 9, Nilai Perdana Apartment, Jalan Nilai Perdana 11, Taman Nilai Perdana 2, 71800 Nilai, Negeri Sembilan Darul Khusus

Assignor(s): Dewi Aidawati Binti Mohamad Hussin & Dewi Adawiyah Binti Mohamad Hussin
 Solicitors: M/S T Rajagopal & Co.

NILAI

LOT 18Reserve
Price**RM 570,000**

Type: A Service Apartment
 Area: 1,000 square feet
 Address: Unit No. B-3A-3A, Block B, D'Erica Residences, No. 1, Jalan PJU 8/8B, Sentral Damansara, 47820 Petaling Jaya, Selangor

Assignor(s): Nur Maisarah Binti Niezam
 Solicitors: M/S Zarina Loh & Wong

PETALING JAYA

RHB ISLAMIC BANK BERHAD

LOT 19Reserve
Price**RM 252,000**

Type: A 3-Bedroom Apartment
 Area: 850 square feet
 Address: Unit No. E-07-23, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

Assignor(s): Azri Bin Raimi
 Solicitors: M/S Zarina Loh & Wong

PETALING JAYA

RHB ISLAMIC BANK BERHAD

LOT 20Reserve
Price**RM 160,000**

Type: A Low Cost Apartment Unit
 Area: 646 square feet
 Address: Unit No. D-04-02, Block D, Pangsapuri Elina, Persiaran Prima Utama, Taman Puchong Prima, 47150 Puchong, Selangor

Assignor(s): Bukhari Bin Ahmad
 Solicitors: M/S Che Mokhtar & Ling

PUCHONG

LOT 21Reserve
Price**RM 469,800**

Type: A Serviced Apartment (With Two Carparks)
 Area: 990.3 square feet
 Address: Unit No. B-23-12, Block B, Residensi O'Hako, Jalan Pipit, Bukit Tandang, 47170 Puchong, Selangor

Assignor(s): Cheah Wei Kean
 Solicitors: M/S Che Mokhtar & Ling

PUCHONG

RHB ISLAMIC BANK BERHAD

LOT 22Reserve
Price**RM 247,900**

Type: A 3-Bedroom Stratified Townhouse Unit
 Area: 969 square feet
 Address: Unit No. 64A, Jalan Simfoni 3, Simfoni Perdana, LB5 Alam Perdana, 42300 Bandar Puncak Alam, Selangor

Assignor(s): Aslam Khan Bin Pateh Khan
 Solicitors: M/S Che Mokhtar & Ling

PUNCAK ALAM

BUMIPUTERA LOT

LOT 23Reserve
Price**RM 480,000**

Type: An Intermediate 3-Bedrooms Service Apartment
 Area: 936 square feet
 Address: Unit No. A-15-05, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

Assignor(s): Yuhani Shafinzie Binti Kamsani
 Solicitors: M/S Zarina Loh & Wong

SERI KEMBANGAN

RHB ISLAMIC BANK BERHAD

LOT 24Reserve
Price**RM 1,020,600**

Type: A Shop Lot
 Area: 2,200 square feet
 Address: Unit No. UG-28, Komersial Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

Assignor(s): Mazuin Binti Mustafa
 Solicitors: M/S Che Mokhtar & Ling

SHAH ALAM

BUMIPUTERA UNIT
RHB ISLAMIC BANK BERHAD**LOT 25**Reserve
Price**RM 250,000**

Type: An Intermediate 3-Bedrooms Apartment
 Area: 829 square feet
 Address: Unit No. 09-3A, Block 18, Jalan Pahat K 15/K, Kompleks Otomobil, Seksyen 15, 40200 Shah Alam, Selangor

Assignor(s): Marliah Binti Ramli
 Solicitors: M/S Othman Hashim & Co

SHAH ALAM

LOT 26Reserve
Price**RM 130,000**

Type: An Intermediate Single-Storey Terrace House
 Area: 1,098.0 square feet
 Address: No. 48, Jalan Kedidi 3, Pantai Sepang Putra, 43950 Sungai Pelek, Selangor

Assignor(s): Janaky A/P Muniandy
 Solicitors: M/S T Rajagopal & Co.

SUNGAI PELEK

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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 on the manner of payment of the deposit.

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5. Click "Confirm & Submit" and you are done!

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"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.
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.