

# Property Auction Sale



**DATE & TIME :**

**20/8/2025 WEDNESDAY 10.30 A.M.**

**VIA ONLINE BIDDING AT :**

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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,  
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**HP NO.** 016-2161 047 / 010-2161 147  
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# 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 WEDNESDAY, THE 20TH AUGUST, 2025, AT 10.30 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)



<b>LOT 1</b>	Reserve Price	<b>RM 243,000</b>
	Type:	A Small Office Home Office (SOHO) Unit
	Area:	452 square feet
	Address:	Unit No. B-32-13, Menara B, Arc @ Ampang Ukay, Persiaran Ampang Ukay, 68000 Ampang, Selangor
	Assignor(s):	Muhammad Harris Bin Ahmad @ Abdul Rahim
	Solicitors:	M/S Zairina Loh & Wong
<b>AMPANG</b>		<small>RHB ISLAMIC BANK BERHAD</small>

<b>LOT 2</b>	Reserve Price	<b>RM 280,000</b>
	Type:	An Intermediate Apartment
	Area:	828 square feet
	Address:	Unit No. A-1-04, Pangsapuri Sri Puteri, Taman Ukay Perdana, 68000 Ampang, Selangor
	Assignor(s):	Sazali Bin Ismail
	Solicitors:	M/S T. Rajagopal & Co.
<b>AMPANG</b>		

<b>LOT 3</b>	Reserve Price	<b>RM 459,300</b>
	Type:	A Stratified Office Unit
	Area:	1,865 square feet
	Address:	Unit No. A-06-3, Jalan Medan PB 5, Medan Pusat Bandar 5, Seksyen 9, Pusat Bandar, 43650 Bandar Baru Bangi, Selangor
	Assignor(s):	Noor Jasni Bin Zakaria
	Solicitors:	M/S Che Mokhtar & Ling
<b>BANGI</b>		<small>BUMIPUTRA QUOTA RHB ISLAMIC BANK BERHAD</small>

<b>LOT 4</b>	Reserve Price	<b>RM 850,000</b>
	Type:	An Intermediate Double Storey Terrace House
	Area:	1,647 square feet
	Address:	No. 5, Jalan Rimba 13, Taman Rimba, Bandar Gamuda Cove, 42700 Banting, Selangor
	Assignor(s):	Siti Sarah Binti Ahmad Nurman
	Solicitors:	M/S Che Mokhtar & Ling
<b>BANTING</b>		<small>BUMI QUOTA RHB ISLAMIC BANK BERHAD</small>

<b>LOT 5</b>	Reserve Price	<b>RM 252,000</b>
	Type:	A 3-bedroom Service Apartment With 2 Car Parking Bays
	Area:	901 square feet
	Address:	Unit No. A-09-03, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor
	Assignor(s):	Abdul Qayyum Bin Ishak
	Solicitors:	M/S Zairina Loh & Wong
<b>DENGKIL</b>		<small>MALAY RESERVE RHB ISLAMIC BANK BERHAD</small>

<b>LOT 6</b>	Reserve Price	<b>RM 348,300</b>
	Type:	A Serviced Residence Unit
	Area:	549 square feet
	Address:	Unit No. T2-G-02, Tower 2, Midhills, Jalan Jaya Permai, Off Jalan Meranti, 69000 Genting Highlands, Pahang
	Assignor(s):	Syahmi Bin Che Kamil
	Solicitors:	M/S Ravi Moorthi Noriza Mala
<b>GENTING HL</b>		<small>BUMI QUOTA RHB ISLAMIC BANK BERHAD</small>

<b>LOT 7</b>	Reserve Price	<b>RM 270,000</b>
	Type:	A Serviced Apartment Unit
	Area:	570 square feet
	Address:	A-07-10, Ayuman Suites, Jalan Sentosa 2, 53100 Gombak, Selangor
	Assignor(s):	Kamlesh A/P Velloo & Kumaraveil A/L Balu
	Solicitors:	M/S Che Mokhtar & Ling
<b>GOMBAK</b>		

<b>LOT 8</b>	Reserve Price	<b>RM 400,000</b>
	Type:	A 2-bedroom Service Apartment Unit
	Area:	1,044 square feet
	Address:	Unit No. F-07-08, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor
	Assignor(s):	Mohd Norhafizuan Bin Jailani & Norsiyam Binti Salamon
	Solicitors:	M/S Che Mokhtar & Ling
<b>JENJAROM</b>		<small>BUMI QUOTA</small>


<b>LOT 9</b>	Reserve Price	<b>RM 270,000</b>
	Type:	A Low Medium Cost Apartment Unit Together With An Accessory Parcel
	Area:	958 square feet
	Address:	No. D-5-6, Blok D, Jalan Putra Impian, Pangsapuri Putra, Taman Putra Impian, 43000 Kajang, Selangor
	Assignor(s):	Mohd Fakhruddin Bin Samsuri & Afina Adilia Binti Zaini
	Solicitors:	M/S Othman Hashim & Co
<b>KAJANG</b>		


<b>LOT 10</b>	Reserve Price	<b>RM 180,000</b>
	Type:	A 1-bedroom Service Apartment
	Area:	452 square feet
	Address:	No. A-13-32, Block A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor
	Assignor(s):	Norazra Binti Mohd Samingan
	Solicitors:	M/S Zairina Loh & Wong
<b>KAJANG</b>		<small>RHB ISLAMIC BANK BERHAD</small>

<b>LOT 11</b>	Reserve Price	<b>RM 247,900</b>
	Type:	An Intermediate 3-bedroom Apartment
	Area:	1,045 square feet
	Address:	Unit No. C-30-14, Block C, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor
	Assignor(s):	Mohd Fuad Bin Ismail
	Solicitors:	M/S Zairina Loh & Wong
<b>KAJANG</b>		<small>RHB ISLAMIC BANK BERHAD</small>

<b>LOT 12</b>	Reserve Price	<b>RM 41,300</b>
	Type:	An Apartment unit
	Area:	678 square feet
	Address:	Unit No. 24-3D (Unit No. 24, Level 3D), Premises No. 24, Jalan Temenggung 18, Taman Sentosa Perdana, 41200 Klang, Selangor
	Assignor(s):	Sivam A/L G Muniandy
	Solicitors:	M/S Che Mokhtar & Ling
<b>KLANG</b>		

<b>LOT 13</b>	Reserve Price	<b>RM 380,000</b>
	Type:	A Condominium Unit (With A Carpark)
	Area:	1,410 square feet
	Address:	Unit No. A-2-1, Dynasty Condominium Klang, Jalan Batu 3 Lama, 41300 Klang, Selangor
	Assignor(s):	Lam Chew Lye
	Solicitors:	M/S T. Rajagopal & Co.
<b>KLANG</b>		

<b>LOT 14</b>	Reserve Price	<b>RM 177,100</b>
	Type:	An Intermediate Apartment Unit
	Area:	840 square feet
	Address:	Lot No. M-2F-09, Block M, 2nd Floor, Apartment Angkasa, Phase 2, Kampung Darau, Rampayan, Mengatal, 88450 Kota Kinabalu, Kota Kinabalu
	Assignor(s):	Muhamad Iman Bin Jabilin
	Solicitors:	M/S Fernandez & Co
<b>KOTA KINABALU</b>		<small>RHB ISLAMIC BANK BERHAD</small>

<b>LOT 15</b>	Reserve Price	<b>RM 450,000</b>
	Type:	A 2-bedrooms Serviced Apartment Unit
	Area:	818 square feet
	Address:	Unit No. A-15-01, Residensi Alam Vista Aman, (On-site Unit No. 15-01, Block A, Residensi Ava), Jalan Benteng Utara, Kiara Bay, 52000 Kuala Lumpur
	Assignor(s):	CHAN WEI MING
	Solicitors:	M/S T. Rajagopal & Co.
<b>KUALA LUMPUR</b>		

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**03 2161 6649 / 010 2161 147**



**LOT 16** Reserve Price **RM 549,000**



Type: An Intermediate 3-bedroom Serviced Apartment  
Area: 861 square feet  
Address: No. 11-8, Residensi Pudu Alam Rekreasi (Parc 3 KL South), No. 5, Jalan Pudu Perdana, 56100 Kuala Lumpur.

Assignor(s): Ling Hwei Ching  
Solicitors: M/S Che Mokhtar & Ling

**KUALA LUMPUR** **RHB ISLAMIC BANK BERHAD**

**LOT 17** Reserve Price **RM 830,000**



Type: A Corner 1-bedroom Serviced Apartment  
Area: 958 square feet  
Address: No. B-17-6, Residensi Era Novum, No. 12a, Jalan Kerinchi Kiri 2, 59200 Kuala Lumpur

Assignor(s): Chee Siew Wai & Chee Wai Hoong  
Solicitors: M/ST. Rajagopal & Co.

**KUALA LUMPUR**

**LOT 18** Reserve Price **RM 430,000**



Type: A Two-bedroom Service Apartment  
Area: 721 square feet  
Address: Unit No. B-32-9, Residensi Riana Dutamas 2, No. 352, Jalan Segambut, 51200 Kuala Lumpur.

Assignor(s): Tan Wen Zhi  
Solicitors: M/S Che Mokhtar & Ling.

**KUALA LUMPUR**

**LOT 19** Reserve Price **RM 218,700**



Type: A Commercial Retail Lot  
Area: 284.40 square feet  
Address: Unit No. L2-122, Elements Mall @Hatten City, Jalan Melaka Raya 23, Taman Melaka Raya, 75000 Melaka

Assignor(s): Eng Kim Chooi  
Solicitors: M/S Taye & Co.

**MELAKA**

**LOT 20** Reserve Price **RM 194,400**



Type: A 2-bedrooms Serviced Apartment Unit  
Area: 554 square feet  
Address: Unit No. P2-16-2, Menara Premium 2, Pusat Perniagaan & Residensi Mesa Persiaran Ilmu, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus

Assignor(s): Ooi Shi En  
Solicitors: M/S Zairina Loh & Wong

**NILAI** **RHB ISLAMIC BANK BERHAD**

**LOT 21** Reserve Price **RM 1,440,000**



Type: A Serviced Apartment Unit Together With A Tandem Car Park Bay And 3 Car Park Bays As Accessory Parcels  
Area: 1,927 square feet  
Address: Unit No. H-10-02, Block H (Heather), The Potpourri (Pangsapuri Perkhidmatan Potpourri), No. 2, Jalan PJU1A/4, Ara Damansara, PJU 1A, 47301 Petaling Jaya, Selangor

Assignor(s): Yip Suet Mei & Ng Chew Chong  
Solicitors: M/S Othman Hashim & Co

**PETALING JAYA**

**LOT 22** Reserve Price **RM 202,500**



Type: A 3-bedroom Medium-cost Apartment With A Car Parking Bay  
Area: 850 square feet  
Address: Unit No. E-23-15, Blok E, Flora Damansara, No. 1, Jalan PJU8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

Assignor(s): Amirul Fadhil Bin Ahmad Saffuan  
Solicitors: M/S Che Mokhtar & Ling.

**PETALING JAYA** **RHB ISLAMIC BANK BERHAD**

**LOT 23** Reserve Price **RM 260,000**




Type: A 3-bedroom Medium-cost Apartment With A Car Parking Bay  
Area: 850 square feet  
Address: Unit No. E-25-21, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

Assignor(s): Muhammad Amerul Hakimie Bin Md Zawil  
Solicitors: M/S Zairina Loh & Wong

**PETALING JAYA** **RHB ISLAMIC BANK BERHAD**

**LOT 24** Reserve Price **RM 99,000**



Type: A 3-bedroom Apartment  
Area: 685 square feet  
Address: No. 3-A44, Jalan Putra Perdana 5/1 (On-site Is 3A-44), Taman Putra Perdana, 47130 Puchong, Selangor

Assignor(s): Mohd Faizal Bin Pa'on  
Solicitors: M/S T. Rajagopal & Co.

**PUCHONG**

**LOT 25** Reserve Price **RM 1,400,000**




Type: A 2 1/2 Storey Intermediate Terrace House  
Area: 2,196 square feet  
Address: No. 6, Jalan LE 2, Off Persiaran Lake Edge, Lake Edge, Bandar Metro Puchong, 47100 Puchong, Selangor

Assignor(s): Prakash Terence A-moses A/L Arputham  
Solicitors: M/S Che Mokhtar & Ling

**PUCHONG**

**LOT 26** Reserve Price **RM 275,600**



Type: An Intermediate 3-bedroom Condominium  
Area: 1,029 square feet  
Address: No. B-7-5, Block B, Residensi Legendview, Jalan Setia Jaya, 48000 Rawang, Selangor

Assignor(s): Pavetharan A/L Balasubramaniam & Amurutham A/P P. Rajamanickam  
Solicitors: M/S Zairina Loh & Wong

**RAWANG** **RHB ISLAMIC BANK BERHAD**

**LOT 27** Reserve Price **RM 196,800**



Type: A 3 Bedrooms Apartment Unit  
Area: 1,012 square feet  
Address: Unit No. A-17-05, Block A, Residensi Zahra 1, Jalan Zahra 1, 43500 Semenyih, Selangor

Assignor(s): Rohaiji Bin Abdul Rahman  
Solicitors: M/S Zairina Loh & Wong

**SEMENYIH** **RHB ISLAMIC BANK BERHAD**

**LOT 28** Reserve Price **RM 510,300**



Type: A service apartment unit (corner)  
Area: 1,787 square feet  
Address: No. B-43-02, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

Assignor(s): Ling Sia Chai  
Solicitors: M/S Che Mokhtar & Ling

**SERI KEMBANGAN**

**LOT 29** Reserve Price **RM 170,100**



Type: A 3-bedroom Shop Apartment Intermediate Unit  
Area: 829 square feet  
Address: Unit No. 41-3B, Block 9, Jalan Pahat J 15/J, Kompleks Otomobil, Seksyen 15, 40200 Shah Alam, Selangor

Assignor(s): Hairul Azhar Bin Ab Gani & Nurhidayah Binti ismail  
Solicitors: M/S Zairina Loh & Wong

**SHAH ALAM** **BUMIPUTRA LOT RHB ISLAMIC BANK BERHAD**

**LOT 30** Reserve Price **RM 145,800**



Type: An End 3-bedrooms Low Cost Flat  
Area: 646 square feet  
Address: Unit No. 1-912, Block 1, Pangsapuri Mentari, Jalan Matahari U5/117, Seksyen U5, 40150 Shah Alam, Selangor

Assignor(s): Norizam Binti Mohd Noor  
Solicitors: M/S Zahrin Emrad & Sujaihah

**SHAH ALAM**

**LOT 31** Reserve Price **RM 252,000**



Type: A 2-bedroom Service Apartment-intermediate Unit  
Area: 581 square feet  
Address: Unit No. A-6-11, DK Impian, No. 3, Jalan Uranus U5/125A Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor

Assignor(s): Cheryl Lee Pek Lian  
Solicitors: M/S Zairina Loh & Wong

**SHAH ALAM** **RHB ISLAMIC BANK BERHAD**

**LOT 32** Reserve Price **RM 180,500**



Type: A Walk Up Apartment Unit  
Area: 829 square feet  
Address: No. 23-3A, Blok 10, Jalan Pahat J 15/J Kompleks Otomobil, Seksyen 15, 40200 Shah Alam, Selangor

Assignor(s): Nagarajan Naidu A/L Rajapan  
Solicitors: M/S Zairina Loh & Wong

**SHAH ALAM**

**LOT 33** Reserve Price **RM 283,500**



Type: An Intermediate 1-bedroom Plus One Study Room SOHO Unit  
Area: 570 square feet  
Address: Unit No. B-04-09, I-suite, I-city, No. 2, Persiaran Multimedia, Seksyen 7, 40000 Shah Alam, Selangor

Assignor(s): Vivekanandn Rajendran & Sunetra A/P Sathasivam  
Solicitors: M/S Zairina Loh & Wong

**SHAH ALAM**

**LOT 34**Reserve  
Price**RM 283,500****SHAH ALAM**

Type: A 2-bedroom Small Office  
Home Office (Soho) Unit  
Area: 624 square feet  
Address: Unit No. A-09-01, DK Impian,  
No. 3, Jalan Uranus U5/125A,  
Subang Pelangi, Seksyen U5,  
40150 Shah Alam, Selangor  
Assignor(s): Fong Mei Ling  
Solicitors: M/S Zairina Loh & Wong

**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.

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