

Property Auction Sale



DATE & TIME :

4/2/2025 TUESDAY 2.30 P.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
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MESSRS EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]

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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 TUESDAY, THE 4TH FEBRUARY, 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 630,000
	Type: A 3+1 Bedrooms Condominium Unit Area: 1,209 square feet Address: Unit No. 2-40-20, Residensi Bintang Bukit Jalil, No. 1, Jalan Jalil Impian, Bukit Jalil, 57000 Kuala Lumpur Assignor(s): Ang Kien Tze Solicitors: M/S Zairina Loh & Wong
BUKIT JALIL	

LOT 2	Reserve Price RM 400,000
	Type: An Intermediate Three Bedrooms Apartment Unit Together With 2 Accessory Car Parks Area: 1,012 square feet Address: Unit No. T2-14-09, Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Assignor(s): Nurazlim Binti Shaari Solicitors: M/S Zairina Loh & Wong
CYBERJAYA	<small>BUMIPUTRA LOT RHB ISLAMIC BANK BERHAD</small>

LOT 3	Reserve Price RM 413,100
	Type: A Condominium Area: 1,905 square feet Address: Unit No. 1-8, Block Queenview, Jalan Cyber Segar, Cyber Heights Villa, 63000 Cyberjaya, Selangor Assignor(s): Sandeep Singh Grewal Solicitors: M/S Zahrin Emrad & Sujaihah
CYBERJAYA	

LOT 4	Reserve Price RM 320,000
	Type: An Intermediate Upper Unit 3+1 Bedroom Townhouse Area: 915 square feet Address: No. 71B, Jalan Sp 4/21, Bandar Saujana Putra, 42610 Jenjarom, Selangor Assignor(s): Mohd Azwan Bin Mohamed Raseli Solicitors: M/S Che Mokhtar & Ling
JENJAROM	<small>RHB ISLAMIC BANK BERHAD</small>

LOT 5	Reserve Price RM 269,700
	Type: A 2-Bedroom Serviced Apartment Area: 1,044 square feet Address: Unit No. H-03-03A, 3Rd Floor, Block H, Bsp 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor Assignor(s): Koh Lay Shiang & Koh Sang Guan Solicitors: M/S Che Mokhtar & Ling
JENJAROM	<small>RHB ISLAMIC BANK BERHAD</small>

LOT 6	Reserve Price RM 270,000
	Type: A Corner 3-Bedroom Apartment (Rumah Selangorku) Area: 786 square feet Address: No. E-13-08, Block E, Residensi Zamrud, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor. Assignor(s): Muhammad Azri Bin Mansor & Yuzilawati Binti Md Yusof Solicitors: M/S Che Mokhtar & Ling
KAJANG	<small>RHB ISLAMIC BANK BERHAD</small>

CALLED OFF

LOT 8	Reserve Price RM 360,000
	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 Assignor(s): Siti Hajar Binti Mohd Rahim & Adam Daniel Mohamed Nizam Colman Solicitors: M/S Othman Hashim & Co.
KAJANG	

LOT 9	Reserve Price RM 186,300
	Type: A One-Bedroom Small Office Home Office (Soho) Unit Area: 452 square feet Address: Unit No. B-13-33, Block B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor Assignor(s): Muhamad Afif Bin Rosli & Rosli Bin Hassan Solicitors: M/S Othman Hashim & Co.
KAJANG	

LOT 10	Reserve Price RM 120,000
	Type: A 3-Bedroom Low-Cost Apartment Area: 657 square feet Address: Unit No. B2-21, Block B, Seri Pulai, Taman Balakong Jaya, 43000 Kajang, Selangor Assignor(s): Noor Maryani Binti Razali & Razali Bin Mat Dali Solicitors: M/S Zairina Loh & Wong
KAJANG	

LOT 11	Reserve Price RM 246,100
	Type: A 3 Bedroom Apartment Unit Area: 1,012 square feet Address: Unit No. 09-01, Residensi Bukit Palma, Jalan Bukit Palma 2, 43000 Kajang, Selangor Assignor(s): Lim Mee Liang Solicitors: M/S Zairina Loh & Wong
KAJANG	

LOT 12	Reserve Price RM 485,000
	Type: A Corner Lot Single-Storey Terrace House Area: 2,002 square feet Address: No. 24, Jalan Pinggiran Putra 5/18, Desa Pinggiran Putra, 43000 Kajang, Selangor. Assignor(s): Mohd Ismail Bin Mahmood & Surinah Binti Sidek Solicitors: M/S Che Mokhtar & Ling
KAJANG	<small>MALAY RESERVE</small>

LOT 13	Reserve Price RM 150,000
	Type: A 3-Bedroom Walk-Up Apartment Unit Area: 678 square feet Address: Unit No. B-3-7, Block B (Venus), Jalan Kapar Setia, Taman Kapar Setia, Off Persiaran Hamzah Alang, 42200 Kapar, Selangor Assignor(s): Arjunan A/L Perumal & Saroja A/P N Murugesu Solicitors: M/S Che Mokhtar & Ling
KAPAR	

LOT 14	Reserve Price RM 81,000
	Type: A 3-Bedroom Low-Cost Apartment Unit Area: 657 square feet Address: Unit No. E-5-3, Block E, Pangsapuri Rebana, Jalan Gamelan, Bandar Bukit Raja, 41050 Klang, Selangor Assignor(s): Jamaliah Binti Rostam Solicitors: M/S Che Mokhtar & Ling
KLANG	<small>RHB ISLAMIC BANK BERHAD</small>

LOT 15	Reserve Price RM 400,000
	Type: A 2+1 Bedroom Serviced Apartment Area: 861 square feet Address: No. C-12-3A, Blok C, Maple Residences, Jalan Bestari 7/KS09, Bandar Bestari, 41200 Klang, Selangor Assignor(s): Lim Suh Shan Solicitors: M/S Che Mokhtar & Ling
KLANG	

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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

LOT 16 Reserve Price **RM 162,000**



Type: A Low Cost Flat Unit
Area: 700 square feet
Address: Unit No. B-15-14, Rumah Pangsa Kos Rendah, Block B, Jalan 3/23D, Danau Kota, 53300 Wilayah Persekutuan Kuala Lumpur

Assignor(s): Mohd Mazlan Bin Esa, Esa Bin Ahmad & Mariani Binti Esa
Solicitors: M/S Zairina Loh & Wong

KUALA LUMPUR

LOT 17 Reserve Price **RM 465,000**



Type: An Intermediate Service Apartment (With 1 Carpark)
Area: 721.2 square feet
Address: Unit No. A-16-03, Residensi Sinaran Wangsa, Jalan 3/27A, Wangsa Maju, 53300 Kuala Lumpur Wilayah Persekutuan Kuala Lumpur

Assignor(s): Soon Lai Keong
Solicitors: M/S Othman Hashim & Co.

KUALA LUMPUR

LOT 18 Reserve Price **RM 450,000**



Type: An Intermediate 3 Bedrooms Service Apartment Together With 2 Accessory Car Parks
Area: 958 square feet
Address: Unit No. B-19-02, Residensi Vista Sentul, No. 28 Jalan Sinar Sentul 4, 51100 Kuala Lumpur

Assignor(s): Mohamad Hafiz Bin Rosly & Irda Zainurhidayah Binti Zainuddin
Solicitors: M/S Che Mokhtar & Ling

KUALA LUMPUR RHB ISLAMIC BANK BERHAD

LOT 19 Reserve Price **RM 387,000**



Type: A 1+1 Bedroom Serviced Apartment Unit
Area: 646 square feet
Address: Unit No. A-33-06, Era Segambut (On Site The Era Duta North), No. 208, Jalan Segambut, Segambut, 51200 Kuala Lumpur.

Assignor(s): Tan Hui Chee
Solicitors: M/S Zahrin Emrad & Sujaihah

KUALA LUMPUR

LOT 20 Reserve Price **RM 306,200**



Type: A 2-Bedrooms Serviced Apartment Unit
Area: 646 square feet
Address: Unit No. A-23A-1, Residensi Lexa, Jalan Wangsa Kuarza, Wangsa Maju, 53300 Kuala Lumpur

Assignor(s): Sallehudin Bin Muhammad
Solicitors: M/S Zairina Loh & Wong

KUALA LUMPUR BUMI QUOTA
RHB ISLAMIC BANK BERHAD

LOT 21 Reserve Price **RM 306,000**



Type: An Intermediate 2 Bedroom Service Apartment
Area: 732 square feet
Address: Unit No. A-116-05, Menara A (Akasia) @ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus

Assignor(s): Samuel A/L Anthony Savarimuthu
Solicitors: M/S Che Mokhtar & Ling

NILAI RHB ISLAMIC BANK BERHAD

LOT 22 Reserve Price **RM 162,000**



Type: A 3-Bedroom Low-Cost Apartment Unit
Area: 655 square feet
Address: Unit No. A-1-27, Block A, No. 1, Jalan PJS 3/22, Taman Sri Manja, 46000 Petaling Jaya, Selangor

Assignor(s): Mohd Khairuddin Bin Mohd Suhaime
Solicitors: M/S Zairina Loh & Wong

PETALING JAYA BUMIPUTERA UNIT
RHB ISLAMIC BANK BERHAD

LOT 23 Reserve Price **RM 252,000**



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

Assignor(s): Kommalatha A/P Mahandran
Solicitors: M/S Zairina Loh & Wong

PETALING JAYA RHB ISLAMIC BANK BERHAD

LOT 24 Reserve Price **RM 229,700**



Type: An Apartment Unit
Area: 1,080 square feet
Address: Unit No. F-12-23, Block F, Flora Damansara, No.1, Jalan Pju 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

Assignor(s): Zulkefly Bin Nasir
Solicitors: M/S Zairina Loh & Wong

PETALING JAYA RHB ISLAMIC BANK BERHAD

LOT 25 Reserve Price **RM 310,000**



Type: A 3-Bedroom Apartment Unit
Area: 840 square feet
Address: Unit No. B-04-01, Pangsapuri Sri Cassia, Bandar Puteri, 47100 Puchong, Selangor

Assignor(s): Salim A/L Rayappan
Solicitors: M/S Zahrin Emrad & Sujaihah

PUCHONG

LOT 26 Reserve Price **RM 480,000**



Type: A 3+1 Bedroom Service Apartment With A Double-Car Parking Lot
Area: 1,119 square feet
Address: Unit No. Zb-08-03A, Zest Service Apartment, Jalan Kinrara 6B, Bandar Kinrara, 47180 Puchong, Selangor

Assignor(s): Chin Jun Wah & Ng Mei Yan
Solicitors: M/S Zahrin Emrad & Sujaihah

PUCHONG

LOT 27 Reserve Price **RM 480,000**




Type: A 3+1 Bedroom Service Apartment With A Double-Car Parking Lot
Area: 1,119 square feet
Address: Unit No. Zb-08-03A, Zest Service Apartment, Jalan Kinrara 6B, Bandar Kinrara, 47180 Puchong, Selangor

Assignor(s): Chin Jun Wah & Ng Mei Yan
Solicitors: M/S Zahrin Emrad & Sujaihah

PUCHONG

LOT 28 Reserve Price **RM 300,000**



Type: A 3-Bedroom Apartment
Area: 901 square feet
Address: Unit No. MPD-03-05, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor Darul Ehsan

Assignor(s): Mohammed Firdaus Bin Ishak
Solicitors: M/S Zairina Loh & Wong

PUNCAK ALAM BUMIPUTERA LOT
RHB ISLAMIC BANK BERHAD

LOT 29 Reserve Price **RM 137,800**



Type: A Soho (Small Office Home Office) Unit
Area: 449.43 square feet
Address: Unit No. A-15-16, Blok A, Kompleks Midlandscity, Persiaran Setia Mayuri-Midlands, 43500 Semenyih, Selangor

Assignor(s): Kanchanamala A/P Krishnan & Sharmaraj A/L Sivakumar
Solicitors: M/S T Rajagopal & Co.

SEMENYIH

LOT 30 Reserve Price **RM 170,100**



Type: A SOHO (Small Office Home Office) Unit
Area: 449.93 square feet
Address: Unit No. A-19-19, Blok A, Kompleks Midlandscity, Persiaran Setia Mayuri-Midlands, 43500 Semenyih, Selangor

Assignor(s): Tan Yun Ni
Solicitors: M/S Che Mokhtar & Ling

SEMENYIH RHB ISLAMIC BANK BERHAD

LOT 31 Reserve Price **RM 170,100**



Type: A SOHO (Small Office Home Office) Unit
Area: 449.93 square feet
Address: Unit No. A-22-15, Blok A, Kompleks Midlandscity, Persiaran Setia Mayuri-Midlands, 43500 Semenyih, Selangor

Assignor(s): Lee Shy Yun
Solicitors: M/S Che Mokhtar & Ling

SEMENYIH

LOT 32 Reserve Price **RM 750,000**



Type: A Stratified 2-Storey End Terraced House With Extra Land
Area: 2,336 square feet
Address: No. 2, Jalan Diamond B4/6, Diamond Residence, 43500 Semenyih, Selangor

Assignor(s): Puah Hiap Oon
Solicitors: M/S Zairina Loh & Wong

SEMENYIH

LOT 33 Reserve Price **RM 170,100**



Type: A Stratified Office Unit
Area: 775 square feet
Address: Unit No. 12-01, Crest Avenue, No. 2A, Jalan Jubli Perak 22/1, Seksyen 22, 40300 Shah Alam, Selangor

Assignor(s): Ng Yau Kit & Tok Pei Cheng
Solicitors: M/S T. Rajagopal & Co.

SHAH ALAM

**CALLED
OFF**

LOT 34	Reserve Price	RM 429,300
	Type:	An Intermediate 3 Bedrooms Condominium Apartment
	Area:	915 square feet
	Address:	Unit No. A2-04-08, Residensi Hijauan, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor
	Assignor(s):	Mohd Lutfi Bin Abd Rashid & Noor 'Izzati Binti Noor Keffli
	Solicitors:	M/S Zairina Loh & Wong
SHAH ALAM		BUMI UNIT RHB ISLAMIC BANK BERHAD

LOT 35	Reserve Price	RM 127,600
	Type:	An Apartment Unit
	Area:	1,316.36 square feet
	Address:	Unit No. 16-03, Blok A, Pangsapuri Skudai Parade, Jalan Skudai, Kampung Baru Skudai, 81300 Skudai, Johor
	Assignor(s):	Low Yoke Seng
	Solicitors:	M/S Nadzarin Kuok Puthuchear & Tan
SKUDAI		

LOT 36	Reserve Price	RM 400,000
	Type:	An Intermediate Double Storey Terrace House
	Area:	1,399 square feet
	Address:	No. 12, Jalan Gapi 5B/2, Perumahan Antara Gapi, 48200 Sungai Chik, Selangor
	Assignor(s):	Zul-Azri Bin Mohd Husni
	Solicitors:	M/S Che Mokhtar & Ling
SUNGAI CHIK		BUMI QUOTA

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!

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.
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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