

Property Auction Sale



DATE & TIME :

1/7/2025 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
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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)]

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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 1ST 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 310,000
	Type: A 3-Bedroom Apartment Area: 901 square feet Address: Unit No. MPA-20-08, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor	
	Assignor(s): Nor Shahira Binti Moh Hassim & Mohamad Symeer Bin Amaran Solicitors: M/S Che Mokhtar & Ling	
BANDAR PUNCAK ALAM	BUMIPUTERA	RHB ISLAMIC BANK BERHAD

LOT 2	Reserve Price	RM 194,400
	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 3	Reserve Price	RM 630,000
	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	
BANGI	BUMI QUOTA	RHB ISLAMIC BANK BERHAD

LOT 4	Reserve Price	RM 360,000
	Type: An Apartment Unit Area: 1,001 square feet Address: Unit No. A-23-03, Tower A, Mercu Jalil, No. 1, Jalan Jalil Impian 1, Bukit Jalil, 57000 Kuala Lumpur	
	Assignor(s): Ong Li Sang Solicitors: M/S Zairina Loh & Wong	
BUKIT JALIL	RHB ISLAMIC BANK BERHAD	

LOT 5	Reserve Price	RM 144,000
	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	
CYBERJAYA	RHB ISLAMIC BANK BERHAD	

LOT 6	Reserve Price	RM 459,000
	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 7	Reserve Price	RM 380,000
	Type: An Intermediate 4-Bedroom Apartment Unit Area: 900 square feet Address: No. 13A-07, Armani Residence (Residensi Armani Sg. Long), Jalan Bukit Suria, 43000 Kajang, Selangor	
	Assignor(s): Nur Yasmin Antasya Binti Mohd Rosaidi & Mohd Rosaidi Bin Md Daud Solicitors: M/S Zairina Loh & Wong	
KAJANG	RHB ISLAMIC BANK BERHAD	

LOT 8	Reserve Price	RM 360,000
	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		

LOT 9	Reserve Price	RM 299,700
	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 10	Reserve Price	RM 405,000
	Type: A 3-bedroom Condominium Unit With An Accessory Parcel Of Car-park Bay Area: 1,098 square feet Address: Unit No. C-18-3, Berkeley Park, Sri Putramas Condominium, No. 1, Jalan Putramas 1, Off Jalan Kuching, 51200 Kuala Lumpur	
	Assignor(s): Nik Mohamed Ikhwan Bin Nik Mahamud Solicitors: M/S Zairina Loh & Wong	
KUALA LUMPUR	RHB ISLAMIC BANK BERHAD	

LOT 11	Reserve Price	RM 495,000
	Type: A 3-Bedroom Service Apartment Unit Area: 904 square feet Address: Unit No. R-23A-03A, Residensi Bintang Shamelin, No. 36A, Jalan 4/91, Taman Shamelin Perkasa, 56100 Kuala Lumpur	
	Assignor(s): Logispry A/P Perumal Solicitors: M/S Che Mokhtar & Ling	
KUALA LUMPUR		

LOT 12	Reserve Price	RM 236,200
	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	
KUANTAN	RHB ISLAMIC BANK BERHAD	

LOT 13	Reserve Price	RM 291,600
	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 14	Reserve Price	RM 121,500
	Type: An Intermediate Single Storey Low Cost Terrace House Area: 1,302 square feet Address: No. 249 Lorong TJ1 11, Taman Jengka Impian, 26400 Bandar Tun Abdul Razak Jengka, Pahang Darul Makmur	
	Assignor(s): Rosmawati Binti Markom & Azhar Bin Sha'ari Solicitors: M/S K.C. Wai & Associates	
PAHANG		

LOT 15	Reserve Price	RM 182,000
	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 16 Reserve Price **RM 450,000**

Type: A Service Apartment Unit
Area: 764 square feet
Address: Unit No. A-16-08, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor.

Assignor(s): Choong Kok Sing
Solicitors: M/S Che Mokhtar & Ling

PETALING JAYA**LOT 17** Reserve Price **RM 270,000**

Type: A 2 Bedroom Affordable Service Apartment With A Car Parking Bay
Area: 549 square feet
Address: Unit No. 25-21, Residensi Rimbun Perkasa, No. 8, Jalan PJU 8/8B, Sentral Damansara, Jalan PJU 8, 47820 Petaling Jaya, Selangor

Assignor(s): Tan Chun Sien & Chai Pui Vin
Solicitors: M/ST Rajagopalu & Co.

PETALING JAYA**LOT 18** Reserve Price **RM 338,300**

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 19** Reserve Price **RM 310,000**

Type: A 3-bedroom apartment unit
Area: 818 square feet
Address: Unit No. 10-3, Residensi Permai, Jalan Dana Permai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor

Assignor(s): Irsyad Syafiq Bin Mohamad
Solicitors: M/S Zairina Loh & Wong

SEMENYIH**RHB ISLAMIC BANK BERHAD****LOT 20** Reserve Price **RM 270,000**

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): Rohajji Bin Abdul Rahman
Solicitors: M/S Zairina Loh & Wong

SEMENYIH**RHB ISLAMIC BANK BERHAD****LOT 21** Reserve Price **RM 549,000**

Type: A 4-bedroom Serviced Apartment Unit
Area: 1,152 square feet
Address: Unit No. B-19-7, 19th Floor, Tower B, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor

Assignor(s): Tan Eng Wah
Solicitors: M/S Che Mokhtar & Ling

SERI KEMBANGAN**RHB ISLAMIC BANK BERHAD****LOT 22** Reserve Price **RM 700,000**

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 23** Reserve Price **RM 826,700**

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**BUMIPUTRA UNIT
RHB ISLAMIC BANK BERHAD**

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.