

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
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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 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 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 Perkas, 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 TJI 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/S T 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

PROSPECTIVE BIDDERS MAY BID ONLINE AT

www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

03 2161 6649 / 010 2161 147

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.