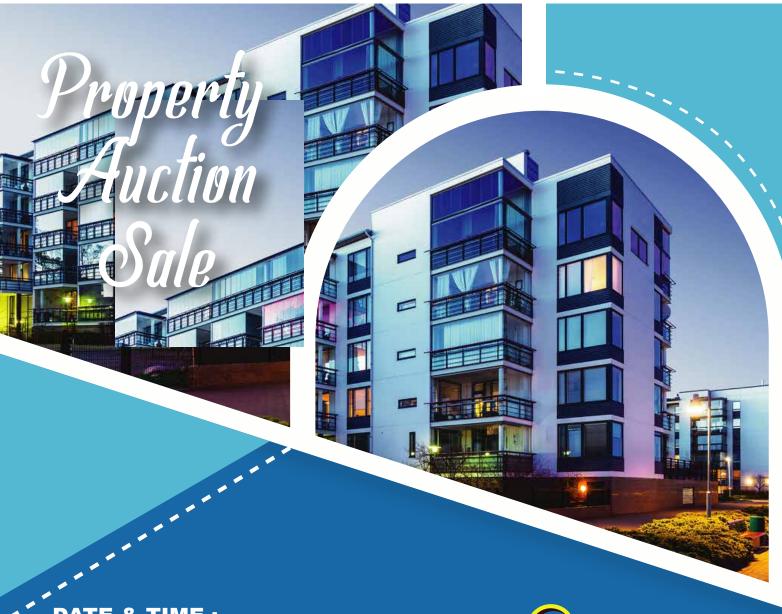
RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD



DATE & TIME: 20/2/2025 THURSDAY 4.00 P.M. **VIA ONLINE BIDDING AT:** www.ehsanauctioneers.com











- **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.





MESSRS EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]

HQ OFFICE

JALAN YAP KWAN SENG, 50450 KUALA LUMPUR



www.ehsanauctioneers.com

DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN

TEL NO. HP NO.

016-2161 047 / 010-2161 147 (CALL, WHATSAPP & SMS)

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 THURSDAY, THE 20TH FEBRUARY, 2025, AT 4.00 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)

Type: A Soho Unit With An Accessory Parcel Area: 450 square feet Address: Unit 9-13, Studio 14, No. 4, Persiaran Perbadanan, Seksyen 14, Shah Alam, 40000 Shah Alam, Selangor.

Assignor(s): Mohd Hafizi Bin Abdullah M/S Che Mokhtar & Ling

BUMI QUOTA

Type: A 3+1 Bedrooms Condominium Unit
Area: 1,209 square feet
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



CALLED OFF

SHAH ALAM







CALLED OFF



LOT 10	Price	RM	150,000
	Type: Area: Address:	A Flat Unit 560 square No. 510, Blo Taman Kera Lumpur	feet ck 10, Jalan AU3/ mat, 54200 Kuala
II James	Assignor(s):	Mak Ali Bin Senin & Ab Rahim Bin Bakar	
MARKET STATE	Solicitors:		Loh & Wong
CUALA LUMPUR			BUMI QUO





LOT 13	Reserve Price	RM	275,600
A	Type: Area: Address:	A 2-Bedrooms Serviced Apartment Unit 646 square feet Unit No. A-23A-1, Residensi Lexa, Jalan Wangsa Kuarza, Wangsa Maju, 53300 Kuala Lumpur	
	Assignor(s): Solicitors:	Sallehudin B M/S Zairina	, and the second
KUALA LUMPUR		BUMI QUOTA RHB ISLAMIC BANK BERHA	







PETALING JAYA



LOT 17

Reserve Price RM 145,800

Type: A 3-Bedroom Low-Cost Apartment Unit Area: 655 square feet

Address:

Jalan PJS 3/22, Taman Sri Manja, 46000 Petaling Jaya, Selangor

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

na Loh & Wong

BUMIPUTERA UNIT
RHB ISLAMIC BANK BERHAD

RM 432,000



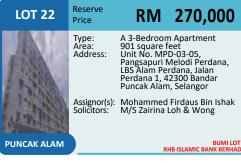




Type: A 3+1 Bedroom Service
Apartment With A Double-Car
Parking Lot
Area: 1,119 square feet
Address: Unit No. ZB-08-03A, Zest
Service Apartment, Jalan
Kinrara 6B, Bandar Kinrara,
47180 Puchong, Selangor

47180 Puchong, Selangor
Assignor(s): Chin Jun Wah & Ng Mei Yan
Solicitors: M/S Zahrin Emrad & Sujaihah







Reserve Price RM 150,000

Type: An Extended Single Storey Low-Cost Intermediate Terrace House
Area: 1,195 square feet
Address: No. 18, Jalan Cemperai 6, Taman Rasa Utama, 44200 Rasa, Selangor

Assignor(s): Mages Rao A/L Subramaniam & Nagamah A/P Nalcahana Solicitors: M/S Zahrin Emrad & Sujaihah







Type: An Intermediate Double Storey
Terrace House
Area: 1,302 square feet
Address: No. 39, Jalan Sunway 2/12,
Taman Sunway Semenyih,
43500 Semenyih, Selangor
Assignor(s): Karthikeyan A/L Muthukaruppen & V Thainayagi A/P G
Vythinatham
Solicitors: M/S Zahrin Emrad & Sujaihah

RM 450,000





www.ehsanauctioneers.com

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.

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.



"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 coverange 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.