

Property Auction Sale



DATE & TIME :

20/2/2025 THURSDAY 4.00 P.M.

VIA ONLINE BIDDING AT :

www.ehsanauctioneers.com

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Online
AUCTION



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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3. Click "View Details"
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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

TEL NO. 03-21616649 / 03-21626649

HP NO. 016-2161 047 / 010-2161 147

(CALL, WHATSAPP & SMS)

 Ehsan Auctioneers Sdn Bhd

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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 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)



LOT 1	Reserve Price	RM 270,000
	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
	Solicitors:	M/S Che Mokhtar & Ling
SHAH ALAM		BUMI QUOTA

LOT 2	Reserve Price	RM 567,000
	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 3	Reserve Price	RM 371,800
	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		

CALLED OFF

LOT 5	Reserve Price	RM 242,700
	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		RHB ISLAMIC BANK BERHAD

LOT 6	Reserve Price	RM 324,000
	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 7	Reserve Price	RM 167,700
	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		

CALLED OFF


LOT 9	Reserve Price	RM 221,500
	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 10	Reserve Price	RM 150,000
	Type:	A Flat Unit
	Area:	560 square feet
	Address:	No. 510, Block 10, Jalan AU3/1, Taman Keramat, 54200 Kuala Lumpur
	Assignor(s):	Mak Ali Bin Senin & Ab Rahim Bin Bakar
	Solicitors:	M/S Zairina Loh & Wong
KUALA LUMPUR		BUMI QUOTA

CALLED OFF

LOT 12	Reserve Price	RM 418,500
	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 13	Reserve Price	RM 275,600
	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 14	Reserve Price	RM 275,400
	Type:	An Intermediate 2 Bedroom Service Apartment
	Area:	732 square feet
	Address:	Unit No. A-L16-05, Menara A (Akasia) @ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan
	Assignor(s):	Samuel A/L Anthony Savarimuthu
	Solicitors:	M/S Che Mokhtar & Ling
NILAI		RHB ISLAMIC BANK BERHAD

LOT 15	Reserve Price	RM 350,000
	Type:	An Intermediate 2 Bedrooms Service Apartment
	Area:	735 square feet
	Address:	Unit No. A-17-08, Tower A, Youth City Residence@ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai 71800 Nilai, Negeri Sembilan
	Assignor(s):	Mohamad Hazlami Bin Ramli & Nur Afifah Binti Ariffin
	Solicitors:	M/S Zairina Loh & Wong
NILAI		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

LOT 16 Reserve Price **RM 750,000**



Type: A 3-Bedroom Service Apartment Unit
Area: 1,093 square feet
Address: Unit No. 27-07, Refleksi Residensi, No. 5, Jalan PJU 7/6, Mutiara Damansara, 47800 Petaling Jaya, Selangor

Assignor(s): Khairul Effendi Bin Hamzah
Solicitors: M/S Othman Hashim & Co

PETALING JAYA **BUMI UNIT**

LOT 17 Reserve Price **RM 145,800**



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 Suhaimi
Solicitors: M/S Zairina Loh & Wong

PETALING JAYA **BUMIPUTERA UNIT**
RHB ISLAMIC BANK BERHAD

LOT 18 Reserve Price **RM 226,800**



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 19 Reserve Price **RM 206,700**



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 20 Reserve Price **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

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

PUCHONG

LOT 21 Reserve Price **RM 370,000**



Type: A Lower Townhouse Unit Within A Stratified Double-Storey Townhouse Building
Area: 1,033 square feet
Address: No. 148, Jalan Putra Perdana 16, The Lake Residence, Taman Putra Perdana, 47130 Puchong, Selangor

Assignor(s): Susylawatie Binti Abdurahman
Solicitors: M/S Che Mokhtar & Ling

PUCHONG **RHB ISLAMIC BANK BERHAD**

LOT 22 Reserve Price **RM 270,000**



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

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

PUNCAK ALAM **BUMI LOT**
RHB ISLAMIC BANK BERHAD

LOT 23 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

RASA

LOT 24 Reserve Price **RM 153,100**



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 25 Reserve Price **RM 153,100**



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 26 Reserve Price **RM 450,000**



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

SEMENYIH

LOT 27 Reserve Price **RM 153,100**



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

LOT 28 Reserve Price **RM 386,400**



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 Kefli
Solicitors: M/S Zairina Loh & Wong

SHAH ALAM **BUMIPUTERA 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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"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.