

# BANK KERJASAMA RAKYAT MALAYSIA BERHAD

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 Ehsan Auctioneers Sdn Bhd

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## EHSAN *Dual-Bid* AUCTION

WILL SELL BY PUBLIC AUCTION

ON WEDNESDAY, THE 24TH APRIL, 2024

AT 11.00 A.M. IN THE MORNING AT THE "EHSAN AUCTION HALL"  
SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO. 12,  
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

Alternatively, prospective bidders may submit bids for the property online via [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) (For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes) ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



**LOT 1**  
FLAT  
AMPANG

Type : **3-BEDROOM LOW-COST WALK-UP FLAT UNIT**  
Area : 646 sq. ft.  
Assignor(s) : Mohd Fazli Bin Abu Bakar & Hafeeza Azreen Binti Masrum  
Solicitor : Zulpadli & Edham  
Bank Ref : 620460112911/7000255493  
Our Ref : UMI/BKRM2064

Unit No. 5-09, Blok Merak, Jalan AU 2B/1, Ampang Hulu Kelang, 68000 Ampang, Selangor.

**RESERVE PRICE :  
RM 170,000.00**



**LOT 2**  
FLAT  
AYER ITAM

Type : **LOW-COST FLAT UNIT**  
Area : 550 sq. ft.  
Assignor(s) : Subramaniam A/L Arumugam & Parvathy A/P Muniappen  
Solicitor : Zulpadli & Edham  
Bank Ref : 620720029410/7000374520  
Our Ref : AZWA/BKRM1053

No. 15-G-07, Block 15, Tingkat Paya Terubong 3, Taman Terubong Jaya, 11500 Ayer Itam, Pulau Pinang.

**RESERVE PRICE :  
RM 81,000.00**



**LOT 3**  
FLAT  
BANTING

Type : **MEDIUM COST FLAT UNIT**  
Area : 798.00 sq. ft.  
Assignor(s) : Fadzilah Binti Talib  
Solicitor : Zulpadli & Edham  
Bank Ref : 621040324071/7000482827  
Our Ref : AZWA/BKRM2048

Unit No. 9-G-T1, Jalan Menara Utaam, Taman D'Menara, 42700 Banting, Selangor.

**MALAY RESERVED**

**RESERVE PRICE :  
RM 73,000.00**



**LOT 4**  
FLAT  
CHERAS

Type : **LOW-COST FLAT UNIT**  
Area : 640.00 sq. ft.  
Assignor(s) : Mohd Nazri Bin Hassan Ma'arof  
Solicitor : Zulpadli & Edham  
Bank Ref : 620280215474/7000164469  
Our Ref : ALIN/BKRM2067

Unit No. NC3-20, Blok Nilam, Desa Baiduri Cheras (Rumah Pangsa), 43200 Cheras, Selangor.

**RESERVE PRICE :  
RM 130,000.00**



**LOT 5**  
APARTMENT  
CYBERJAYA

Type : **AN APARTMENT UNIT**  
Area : 900.00 sq. ft.  
Assignor(s) : Ahmad Fauzi Bin Yahaya & Siti Nadirah Binti Mohd Nasir  
Solicitor : Zulpadli & Edham  
Bank Ref : 621380120551/7000521725  
Our Ref : ALIN/BKRM2066

Unit No. 2-21-01, Aspire Residence, Cyber 10, 63000 Cyberjaya, Selangor.

**RESERVE PRICE :  
RM 430,000.00**



**LOT 6**  
APARTMENT  
JOHOR BAHRU

Type : **LOW MEDIUM COST APARTMENT UNIT**  
Area : 750 sq. ft.  
Assignor(s) : Lee Chee Beng  
Solicitor : Yusfarizal, aziz & Zaid  
Bank Ref : 620330215143/7000190948  
Our Ref : AZWA/BKRM2068

Unit No. #04-28, Block 10B, Jalan Mutiara Emas 2/2, Taman Mount Austin, 81100 Johor Bahru, Johor.

**RESERVE PRICE :  
RM 150,000.00**



**LOT 7**  
HOUSE

**KAPAR**

Type : **SINGLE STOREY DETACHED HOUSE**  
 Area : 5,091.32 sq. ft.  
 Assignor(s) : Mohd Hair Bin Sanusi & Salmi Binti Moksin  
 Solicitor : Yusfarizal,aziz & Zaid  
 Bank Ref : 620700064974/7000366913  
 Our Ref : AZWA/BKRM2052

No. 1, Jalan Kopi 2/KU 10, Taman Meru Impian, 42200 Kapar, Selangor.

**MALAY RESERVED**

**RESERVE PRICE :  
RM 391,000.00**



**LOT 8**  
APARTMENT

**KLANG**

Type : **AN APARTMENT UNIT**  
 Area : 768.00 sq. ft.  
 Assignor(s) : Ismail Bin Abdul Hamid  
 Solicitor : Zulpadli & Edham  
 Bank Ref : 620700089282/7000368025  
 Our Ref : UMI/BKRM2063

Unit No. C-L2-08, Block C, Lengkungan Kampung Nelayan, Taman Seri Nelayan, 42000 Pelabuhan Klang, Selangor.

**RESERVE PRICE :  
RM 130,000.00**



**LOT 9**  
APARTMENT

**KUALA LUMPUR**

Type : **LOW COST APARTMENT UNIT**  
 Area : 544.65 sq. ft.  
 Assignor(s) : Suhaimi Bin Asri  
 Solicitor : Zulpadli & Edham  
 Bank Ref : 620510169540/7000279017  
 Our Ref : AZWA/BKRM1629

Unit No. RP4-4-46, Block RP 4, Rumah Pangsa Taman Lembah Maju, Jalan Maju Utama, 56100 Kuala Lumpur Wilayah Persekutuan.

**RESERVE PRICE :  
RM 96,000.00**



**LOT 10**  
APARTMENT

**KUALA LUMPUR**

Type : **SERVICE APARTMENT UNIT**  
 Area : 1,556 sq. ft.  
 Assignor(s) : Nik Ahmad Huznee Bin Nik Hussain  
 Solicitor : Yusfarizal,aziz & Zaid  
 Bank Ref : 620190799201/7000118054  
 Our Ref : AZWA/BKRM2034

Unit No. B-32-3A, Block B, Apartment Servis J. Dupion, No. 1, Jalan Sembilang, 56000 Kuala Lumpur.

**RESERVE PRICE :  
RM 716,000.00**



**LOT 11**  
APARTMENT

**LUMUT**

Type : **AN APARTMENT UNIT**  
 Area : 542.50 sq. ft.  
 Assignor(s) : Sabariah Binti Mohd Yusof  
 Solicitor : Zulpadli & Edham  
 Bank Ref : 620260052430/7000153804  
 Our Ref : AZWA/BKRM2047

Unit No. BC-HA1-G-10, Block Cempaka, Teluk Batik Beach Resort, Jalan Teluk Batik, Teluk Batik, 32200 Lumut, Perak.

**RESERVE PRICE :  
RM 96,000.00**



**LOT 12**  
APARTMENT

**NEGERI SEMBILAN**

Type : **FOUR (4) BEDROOMS APARTMENT UNIT**  
 Area : 1,020 sq. ft.  
 Assignor(s) : Mohamad Ridza Bin Johari  
 Solicitor : Zulpadli & Edham  
 Bank Ref : 620070235976/7000034083  
 Our Ref : AZWA/BKRM0665

No. SJ4-02-05, Pangsapuri Sri Jasmin, Bandar Universiti Teknologi Lagenda, 71700 Mantin, Negeri Sembilan.

**RESERVE PRICE :  
RM 49,000.00**



**LOT 13**  
APARTMENT

**NILAI**

Type : **MEDIUM COST APARTMENT UNIT**  
 Area : 750.00 sq. ft.  
 Assignor(s) : Muhammad Nur Syafiq Bin Che Johan  
 Solicitor : Yusfarizal,aziz & Zaid  
 Bank Ref : 621040374915/7000484465  
 Our Ref : AZWA/BKRM2053

No. B1-4-02, Pangsapuri Nilai Perdana, Taman Nilai Perdana 2, 71800 Nilai, Negeri Sembilan.

**RESERVE PRICE :  
RM 81,000.00**



**LOT 14**  
APARTMENT

**PERAK**

Type : **ONE (1) BEDROOM APARTMENT**  
 Area : 452 sq. ft.  
 Assignor(s) : Rosden Bin Rahmat & Kalsom Binti Yusof  
 Solicitor : Zulpadli & Edham  
 Bank Ref : 620340122136/7000194007  
 Our Ref : AZWA/BKRM2058

Room No. 7840, (A-9-909), Suria Laketown Blok A, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

**RESERVE PRICE :  
RM 33,000.00**



**LOT 15**  
APARTMENT

**PETALING JAYA**

Type : **MEDIUM-COST APARTMENT UNIT**  
 Area : 850.00 sq. ft.  
 Assignor(s) : Mohammad Izat Bin Nasran  
 Solicitor : Yusfarizal, Aziz & Zaid  
 Bank Ref : 620560412010/7000306098  
 Our Ref : AZWA/BKRM2033

Unit No. F-22-17, Blok F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

**RESERVE PRICE :  
RM 214,000.00**



**LOT 16**  
APARTMENT

**PETALING JAYA**

Type : **3-BEDROOM SERVICE APARTMENT UNIT**  
 Area : 1,076 sq. ft.  
 Assignor(s) : Hadi Bin Abdullah  
 Solicitor : Zulpadli & Edham  
 Bank Ref : 621150192506/7000501284  
 Our Ref : AZWA/BKRM2044

Unit No. B-09-10, Blok B, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.

**RESERVE PRICE :  
RM 292,000.00**



**LOT 17**  
SHOP-APARTMENT

**PETALING JAYA**

Type : **GROUND FLOOR SHOP-APARTMENT**  
 Area : 799.97 sq. ft.  
 Assignor(s) : Noor Sarida Binti Mohd Kornain  
 Solicitor : Yusfarizal,aziz & Zaid  
 Bank Ref : 620760410383/7000392557  
 Our Ref : AZWA/BKRM2056

Unit No. F-LG2-K06, Blok F, Flora Damansara Jalan PJU 8/9, Damansara Perdana, 47820 Petaling Jaya, Selangor.

**RESERVE PRICE :  
RM 205,000.00**



**LOT 18**  
APARTMENT

**PUCHONG**

Type : **3-BEDROOM APARTMENT UNIT**  
 Area : 1,017 sq. ft.  
 Assignor(s) : Shahid Bin Mohamad Yusop  
 Solicitor : Zulpadli & Edham  
 Bank Ref : 620460522492/7000259370  
 Our Ref : AZWA/BKRM2042

Unit No. A-08-01, Pangsapuri Vista Lavender, Persiaran Kinrara, Seksyen 3, 47120 Puchong, Selangor.

**BUMIPUTERA LOT**

**RESERVE PRICE :  
RM 162,000.00**



**LOT 19**  
**CONDOMINIUM**  
**PULAU PINANG**

Type : **CONDOMINIUM UNIT**  
Area : 594 sq. ft.  
Assignor(s) : Noor Azean Binti Ahmad  
Solicitor : Yusfarizal, aziz & Zaid  
Bank Ref : NA/7000555115  
Our Ref : AZWA/BKRM2039

**C-13-12, Kompleks BM City, Jalan Perda Selatan, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang.**

**RESERVE PRICE :  
RM 190,000.00**



**LOT 20**  
**APARTMENT**  
**SHAH ALAM**

Type : **LOW COST APARTMENT UNIT**  
Area : 655.00 sq. ft.  
Assignor(s) : Azril Bin Ahmad  
Solicitor : Yusfarizal, aziz & Zaid  
Bank Ref : 620380102143/7000211194  
Our Ref : AZWA/BKRM2057

**Unit No. 9-2-08, Pangsapuri Subang Hijauan, Jalan Bintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor.**

**RESERVE PRICE :  
RM 135,000.00**



**LOT 21**  
**HOUSE**  
**SHAH ALAM**

Type : **AN EXTENDED CORNER LOT DOUBLE-STOREY TERRACE HOUSE**  
Area : 2,691 sq. ft.  
Assignor(s) : Mohd. Ghadaffi Bin Zainudin & Jainudin@zainudin Bin Md. Yusuff, Farah Zaity Binti Zainudin & Yusmah Binti Mohd Yunus  
Solicitor : Zulpadli & Edham  
Bank Ref : 620190206759/7000112663  
Our Ref : UMI/BKRM2065  
**No. 1, Jalan Tariff Satu 23/8A, Seksyen 23, 40300 Shah Alam, Selangor.**

**RESERVE PRICE :  
RM 700,000.00**



**LOT 22**  
**APARTMENT**  
**TANJONG MALIM**

Type : **AN APARTMENT UNIT**  
Area : 468.00 sq. ft.  
Assignor(s) : Nurilfitri Binti Idris  
Solicitor : Zulpadli & Edham  
Bank Ref : 620370081381/7000207550  
Our Ref : UMI/BKRM2062

**Unit No. C-02-04, Studio Prima, Jalan KMP 1/7, Kota Malim Prima, 35900 Tanjong Malim, Perak.**

**RESERVE PRICE :  
RM 55,000.00**

**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 **10%** of the fixed reserve price by bank draft in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** or remit the same through online banking transfer, one (1) working day before auction date. For online bidders please refer to the Terms & Conditions on [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) on the manner of payment of the deposit and the balance of the purchase money to be settled within ninety (90) days.

**NOTE :**

As at auction date, a confirmation letter (if applicable) from the Developer/Proprietor on the details of the Property is yet to be obtained despite request have been made. However, **PRIOR** to this auction, it is the responsibility and liability of intended bidder to obtain such confirmations from Developer/Proprietor and /or the relevant authorities (whether or not the Property is reserved for Bumiputera or Malay only and the Purchaser's eligibility and qualification to purchase the Property) . The Assignee/Bank, the Assignee/Bank's solicitors and the Auctioneer and their respective agents or servants do not in any way make any representation or warranty in respect of any of the aforesaid and shall not in any way be responsible or liable to the Purchaser in respect of any of the aforesaid.

**ON THE DAY OF AUCTION SALE,  
ALL INTENDING BIDDERS ARE ADVISED TO:**

1. Purchase a **Bank Draft** only in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** or remit the same through **online banking transfer, one (1) working day** before auction date.
2. Requirements.
  - a. Individual Purchaser;
    - Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for identification and registration purposes.
    - Correspondence address.
    - Telephone No.
  - b. Corporate Company / Firm Purchaser;
    - A certified true copy of the company's Memorandum and Articles of Association (M&A).
    - Form 44, 24 and 49.
    - Board of Director's Resolution.
  - c. Agent / Representative of the Purchaser;
    - Letter of Authority from the Intending Purchaser.
    - A photocopy of the Intending Purchaser's NRIC card (both side).
3. Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
4. A person who has not reached the age of 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

**PRIOR TO THE AUCTION SALE,  
ALL INTENDING BIDDERS ARE ADVISED TO:**

1. Inspect the subject property as the photographs shown herein are solely for general identification. The Assignee/Lender makes no representative or warranty as to their accuracy or the actual conditions of the Property(ies) nor to the particular or details therein including but not limited to the postal address, description of the property reserve price, etc.
2. Check on the issuance of separate individual Titles/Strata Titles.
3. Conduct the official search on the title at the relevant Land Office and/or other relevant authorities on the terms on consent.
4. Obtain a copy of the Proclamation of Sale and Conditions of Sale herein prior to the auction sale.
5. Seek legal advice on the Proclamation of Sale and the Conditions of Sale herein prior to the auction sale.
6. Make necessary enquiries with the developers as to whether the sale is open to all races or to Malaysian Citizens who are bumiputra only
7. Note that the subject properties will be sold on an "as is where is" basis, with the respective reserve price and subject to the Conditions of Sale and by way of assignments from the above lender subject to consent being obtained by the purchasers from the developers and other relevant authorities, if any.
8. Note that any properties listed as available for the auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason(s) whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

## HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at [www.ehsanauctioneers.com](http://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](http://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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PROSPECTIVE BIDDERS MAY BID ONLINE AT  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

KINDLY CALL OR WHATSAPP FOR ASSISTANCE  
**03 2161 6649 / 016 216 1047**

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[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



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