

Property Auction Sale



DATE & TIME :

22/4/2025 TUESDAY 2.30 P.M.

VIA ONLINE BIDDING AT :

www.ehsanauctioneers.com



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AUCTION



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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)]

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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 22ND APRIL, 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 250,000
	Type: A Sohu Apartment Unit Area: 562 square feet Address: Unit No. Sohu 7-71, Axis Residences @ Axis Pandan, Taman Cempaka, 68000 Ampang, Selangor Assignor(s): Nazatul Natahain Bt Norman Solicitors: M/S T Rajagopal & Co.
AMPANG	

LOT 2	Reserve Price RM 288,000
	Type: A 3-Bedroom Apartment Area: 1,173 square feet Address: No. A-4-11, Block A, 162 Residency, KM 12, Jalan Ipoh-Rawang, 68100 Batu Caves, Selangor Assignor(s): Soh Yan Lin Solicitors: M/S Che Mokhtar & Ling
BATU CAVES	


LOT 3	Reserve Price RM 819,000
	Type: An Intermediate Condominium Unit (With 3 Carparks) Area: 2,400.4 square feet Address: A-09-02, Blok A, Windows On The Park, Jalan KPB 18, 43200 Cheras, Selangor Assignor(s): Teu Chee Shyong Solicitors: M/S T Rajagopal & Co.
CHERAS	

LOT 4	Reserve Price RM 480,000
	Type: A Corner 4-Bedroom Condominium Area: 1,302 square feet Address: No. T3-04-11, Tower 3, Lakefront Residence, Persiaran Semarak Api, Cyber 11, 63000 Cyberjaya, Selangor Assignor(s): Aqeela Hayati Binti Kamarulzaman Solicitors: M/S T Rajagopal & Co.
CYBERJAYA	BUMIPUTRA QUOTA

LOT 5	Reserve Price RM 160,000
	Type: A 3-Bedroom Walk-Up Apartment Unit Area: 810 square feet Address: Unit No. A-115, Block A, Apartment Warisan, Taman Impian Warisan, 43100 Hulu Langat, Selangor Assignor(s): Mohd Zamzam Bin Ismail Solicitors: M/S Zairina Loh & Wong
HULU LANGAT	BUMIPUTRA LOT


LOT 6	Reserve Price RM 320,000
	Type: An Apartment Unit Area: 1,119 square feet Address: Unit No. 05-22, Residensi Anggerik Wira, Jalan Sungai Tekali, 43100 Hulu Langat, Selangor Assignor(s): Farah Wahida Binti Mohammad Amin Solicitors: M/S T Rajagopal & Co.
HULU LANGAT	

LOT 7	Reserve Price RM 144,000
	Type: An Intermediate 3 Bedrooms Apartment Unit Area: 732 square feet Address: No. 232-B, First Floor, Jalan Tenaga 21, Taman Tenaga, 43000 Kajang, Selangor Assignor(s): Mohd Shakir Bin Shaari Solicitors: M/S Zairina Loh & Wong
KAJANG	RHB ISLAMIC BANK BERHAD

LOT 8	Reserve Price RM 220,000
	Type: A Corner One Bedroom Service Apartment (SOHO) Together With One Accessory Car Park Area: 452 square feet Address: Unit No. B-07-12, Block B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor Assignor(s): Zamri Bin Md Nor Solicitors: M/S T Rajagopal & Co.
KAJANG	RHB ISLAMIC BANK BERHAD

LOT 9	Reserve Price RM 396,900
	Type: A Two (2) Bedroom Serviced Apartment - Intermediate Unit Area: 872 square feet Address: Unit No. A2-29-02, Block A2, Gravit8, Jalan Bayu Laut /KS09, Kota Bayuemas, 41200 Klang, Selangor Assignor(s): Lim Woo Yee & Yong Pui Boon Solicitors: M/S Othman Hashim & Co
KLANG	

LOT 10	Reserve Price RM 421,200
	Type: An Office Suite Area: 384 square feet Address: Unit No. 10-09, Suite Ceylonz, No. 3, Persiaran Raja Chulan, Bukit Kewangan, 50200 Kuala Lumpur. Assignor(s): Remie Arman Bin Musa Solicitors: M/S Che Mokhtar & Ling
KUALA LUMPUR	

LOT 11	Reserve Price RM 405,000
	Type: A Serviced Apartment Unit Together With A Car Park Bay As An Accessory Parcel Area: 818 square feet Address: Unit No. A-33A-12, Block A, Residensi Majestic Maxim, No. 45, Jalan 9, Taman Bukit Cheras, 56000 Kuala Lumpur Assignor(s): Low Mun Fai & Man Siew Yin Solicitors: M/S Che Mokhtar & Ling
KUALA LUMPUR	RHB ISLAMIC BANK BERHAD

LOT 12	Reserve Price RM 650,000
	Type: A Single Bedroom Service Apartment Unit Area: 624 square feet Address: No. S-13-05, Idaman Robertson, No. 2, Jalan Robertson, 50150 Kuala Lumpur. Assignor(s): Chang Sin Poh Solicitors: M/S Che Mokhtar & Ling
KUALA LUMPUR	RHB ISLAMIC BANK BERHAD

LOT 13	Reserve Price RM 330,000
	Type: A Studio Apartment Unit Area: 430.56 square feet Address: Unit No. TB-1-23A, Timurbay Seafont Residence, 26100 Balok, Kuantan, Pahang Darul Makmur Assignor(s): Nordiana Binti Mohamed Solicitors: M/S Ravi Moorthi Noriza Mala & Partners
KUANTAN	RHB ISLAMIC BANK BERHAD

LOT 14	Reserve Price RM 400,000
	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 15	Reserve Price RM 229,700
	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
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KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 010 2161 147

LOT 16 Reserve Price **RM 148,800**



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 17 Reserve Price **RM 204,100**



Type: A 3-Bedroom Apartment Unit With An Accessory Parcel Of Car-Park Bay
 Area: 850 square feet
 Address: Unit No. H-02-11, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor
 Assignor(s): Fauziah Binti Mohamad
 Solicitors: M/S Zairina Loh & Wong

PETALING JAYA **RHB ISLAMIC BANK BERHAD**

LOT 18 Reserve Price **RM 178,200**



Type: Shoplot
 Area: 435 square feet
 Address: Unit No. 77-G-77, Jalan Dato Keramat, Penang Times Square, 10150 Pulau Pinang
 Assignor(s): Chok Keng Vui & Liew Yee Han
 Solicitors: M/S Theam Hock Toh

PULAI PINANG

LOT 19 Reserve Price **RM 210,400**



Type: An End 2 Bedrooms Plus One Utility Room Service Apartment Unit Together With 2 Accessory Car Parks
 Area: 969 square feet
 Address: Unit No. 16-13A, Jalan Saville, Saville D'Lake, 47130 Puchong, Selangor
 Assignor(s): Wong Lee Chin & Hong Tshun Hung
 Solicitors: M/S Zahrin Emrad & Sujaihah

PUCHONG **RHB ISLAMIC BANK BERHAD**


LOT 20 Reserve Price **RM 298,900**



Type: A Two Plus One-Bedroom Service Apartment With Two Car Parking Bays
 Area: 972 square feet
 Address: Unit No. 24-13A, Saville D'Lake, Jalan Saville, 47130 Puchong, Selangor
 Assignor(s): Norazini Binti Mat Hassan & Mohd Zulhairi Bin Mustafar
 Solicitors: M/S Che Mokhtar & Ling

PUCHONG **RHB ISLAMIC BANK BERHAD**

LOT 21 Reserve Price **RM 340,000**



Type: A 3-Bedroom Stratified Townhouse Unit
 Area: 969 square feet
 Address: Unit No. 64A, Jalan Simfoni 3, Simfoni Perdana, LB5 Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan
 Assignor(s): Aslam Khan Bin Pateh Khan
 Solicitors: M/S Che Mokhtar & Ling

PUNCAK ALAM

LOT 22 Reserve Price **RM 300,000**



Type: A 3-Bedrooms Townhouse
 Area: 786 square feet
 Address: Unit No. 13-G, Jalan DM 3, Taman Desa Mutiara, Bandar Country Homes, 48000 Rawang, Selangor
 Assignor(s): Ahmad Sauffi Bin Salleh & Norulain Binti Abu Bakar
 Solicitors: M/S Othman Hashim & Co.

RAWANG

LOT 23 Reserve Price **RM 310,000**



Type: A 3-Bedroom Condominium
 Area: 883 square feet
 Address: No. D-10-03, Kondominium Sentul Utama, No. 92 Jalan Dato Senu 26, Taman Dato Senu, Bandar Sentul Utama, 51000 Kuala Lumpur
 Assignor(s): Nazarisham Bin Othman Latpi & Rozalinda Binti Katan
 Solicitors: M/S Zairina Loh & Wong

SENTUL **BUMIPUTRA UNIT**

LOT 24 Reserve Price **RM 370,000**



Type: A 3-Bedroom Apartment With 2 Car Parking Bays
 Area: 1,109 square feet
 Address: Unit No. B-06-01, Pangsapuri Seroja Hills, Jalan Seroja 1, Taman Seroja, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor
 Assignor(s): Ahmad Marwan Bin Haji Mohd Dom & Badrul Hisham Bin Mohd Daud
 Solicitors: M/S Zairina Loh & Wong

SEPANG **BUMI QUITA RHB ISLAMIC BANK BERHAD**

LOT 25 Reserve Price **RM 470,000**



Type: A Serviced Apartment Unit Together With A Car Park Bay And An Air Conditioner Ledge As Accessory Parcel
 Area: 850 square feet
 Address: Unit No. B-11-07, Tower B, Residensi M Centura, Jalan Sentul Perdana, Setapak, 51000 Kuala Lumpur
 Assignor(s): Siti Asiah Binti Mohamaed Ajis & Muhammad Fayyadh Bin Muhammad Fahmi
 Solicitors: M/S Zairina Loh & Wong

SETAPAK **RHB ISLAMIC BANK BERHAD**


LOT 26 Reserve Price **RM 437,400**



Type: A 3-Bedroom Condominium Unit
 Area: 915 square feet
 Address: Unit No. A1-18-03A, Residensi Hijauan, No. 4, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor
 Assignor(s): Ng Siew Kim
 Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

LOT 27 Reserve Price **RM 459,000**



Type: A Service Suite Unit
 Area: 850 square feet
 Address: Unit No. B-03-15, Block B, I-Suite@I-City, No. 2, Persiaran Multimedia, Seksyen 7, 40000 Shah Alam, Selangor
 Assignor(s): Ranjita A/P Jayakumar, Yoogeswaran A/L Ganasan & Sarala A/P Ganasan
 Solicitors: M/S Othman Hashim & Co.

SHAH ALAM

LOT 28 Reserve Price **RM 500,000**



Type: A Duplex Small Office Home (SOHO) Unit
 Area: 840 square feet
 Address: Unit No. B1-31-05, I-Soho @ I-City (I-Suite), No. 2 Persiaran Multimedia, I-City, Seksyen 7, 40000 Shah Alam, Selangor
 Assignor(s): Veera Mohan A/L Arunasalam
 Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

LOT 29 Reserve Price **RM 1,400,000**



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 LOT RHB ISLAMIC BANK BERHAD**

LOT 30 Reserve Price **RM 150,000**



Type: An Apartment Unit
 Area: 751 square feet
 Address: Unit No. B-03-09, Jalan SM 1, Taman Subang Mas, 47500 Subang Jaya, Selangor
 Assignor(s): Mageswary A/P Subromanium, Dhaneswari A/P Subromanium & Anjalathevi A/P Rajoo
 Solicitors: M/S Zahrin Emrad & Sujaihah

SUBANG JAYA

LOT 31 Reserve Price **RM 430,000**



Type: A 1+1 Bedroom Serviced Apartment Unit
 Area: 657 square feet
 Address: A-12-05, The Amber Residences (Also Known As Pangsapuri Amber), Persiaran Oleander, Gamuda Kemuning 25.7, 42500 Telok Panglima Garang, Selangor
 Assignor(s): Liew Chi Siong
 Solicitors: M/S T Rajagopalu & Co.

TELUK PANGLIMA GARANG

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!

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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.