

Property Auction Sale



DATE & TIME :

07/05/2024 TUESDAY, 2.30 P.M.

VIA ONLINE BIDDING AT :

www.ehsanauctioneers.com

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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"
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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

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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 7TH DAY OF MAY, 2024, 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 150,000**



Type: 3-bedroom Low-Cost Flat
Area: 650 square feet
Address: Unit No. E08-2, 8th Floor, Block E, Pangsapuri Seri Nilam, valan Wawasan Ampang 3/8, Bandar Baru Ampang, 68000 Ampang, Selangor

Assignor(s): Kiaw Thong Lan & Liew Shew Chin
Solicitors: M/S Zairina Loh & Wong

AMPANG RHB ISLAMIC BANK BERHAD

LOT 2 Reserve Price **RM 279,000**



Type: An Apartment Unit
Area: 901 square feet
Address: Unit No MPB-19-07 Pangsapuri Melodi Perdana LBS Alam Perdana, Jalan Perdana 1 42300 Bandar Puncak Alam Selangor

Assignor(s): Noramiza Binti Razami
Solicitors: M/S Che Mokhtar & Ling

BANDAR PUNCAK ALAM RHB ISLAMIC BANK BERHAD

LOT 3 Reserve Price **RM 300,000**



Type: Two Plus One-bedroom Condominium
Area: 926 square feet
Address: Unit No. B10-10, Magna Ville Selayang, Lebuhraya Selayang Kepong, 68100 Batu Caves, Selangor

Assignor(s): Ahmad Shahnaz Bin Shahrudin & Sharmiza Binti Shahrudin
Solicitors: M/S Othman Hashim & Co

BATU CAVES BUMI LOT

LOT 4 Reserve Price **RM 291,600**



Type: 2-Bedroom Serviced Apartment Unit With An Accessory Parcel Of Car-park Bay
Area: 667 square feet
Address: Unit No. A-11-3A, Block A, Emerald 9 Cheras, Persiaran Awana, Off Batu 9, Jalan Cheras, 43200 Cheras, Selangor

Assignor(s): Clare Stephen G Loudin & Raze Bin Rogom
Solicitors: M/S Che Mokhtar & Ling

CHERAS RHB ISLAMIC BANK BERHAD

LOT 5 Reserve Price **RM 400,000**



Type: An Intermediate Three Bedrooms Apartment Unit Together With 2 Accessory Car Parks
Area: 1,012 square feet
Address: Unit No. T2-14-09, Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor

Assignor(s): Nurazlim Binti Shaari
Solicitors: M/S Zairina Loh & Wong

CYBERJAYA RHB ISLAMIC BANK BERHAD BUMI LOT

LOT 6 Reserve Price **RM 351,000**



Type: Three-bedroom Serviced Apartment Unit
Area: 975 square feet
Address: Unit No. G-13-05, Tower G, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor

Assignor(s): Tan Chow Hong
Solicitors: M/S Zahrin Emrad & Sujaihah

CYBERJAYA RHB ISLAMIC BANK BERHAD BUMI LOT

LOT 7 Reserve Price **RM 340,000**



Type: An Intermediate Serviced Apartment (With 2 Carpark)
Area: 956.0 square feet
Address: Unit No. D2-30-03, Savanna Executives Suites, Jalan Southville 2, Southville City 43800 Dengkil, Selangor

Assignor(s): Zunairi Bin Zakaria
Solicitors: M/S Othman Hashim & Co

DENGKIL RHB ISLAMIC BANK BERHAD

LOT 8 Reserve Price **RM 306,000**



Type: An Apartment Unit
Area: 1,044 square feet
Address: Unit No. 11-09, Residensi Anggerik Wira, Jalan Sungai Tekali, 43100 Hulu Langat, Selangor

Assignor(s): Mohd Firdhaus Bin Nor Zamani & Zurina Binti Yusoff
Solicitors: M/S Zairina Loh & Wong

HULU LANGAT RHB ISLAMIC BANK BERHAD

LOT 9 Reserve Price **RM 420,000**



Type: An Intermediate Two Bedrooms Plus One Utility Room Service Apartment
Area: 1,044 square feet
Address: Unit No. C-13-13A, BSP 21, Persiaran Saujana Putra Utama 42610 Bandar Saujana Putra, Jenjarom, Selangor

Assignor(s): Wan Ubaidullah Bin Wan Hanapi
Solicitors: M/S Che Mokhtar & Ling

JENJAROM BUMI LOT

LOT 10 Reserve Price **RM 378,000**



Type: An End Lot Two Bedroom Plus One Utility Room Service Apartment
Area: 1,044 square feet
Address: Unit No. F-01-03A, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Kuala Langat, Selangor

Assignor(s): Mohammad Ikrami Bin Ahmad Sukri
Solicitors: M/S Zairina Loh & Wong

JENJAROM RHB ISLAMIC BANK BERHAD BUMI LOT

LOT 11 Reserve Price **RM 800,000**



Type: Stratified Double Storey Intermediate Terraced House
Area: 1,647 square feet
Address: No. 5, Jalan Tropicana Heights 2/3, Tropicana Heights, 43000 Kajang, Selangor

Assignor(s): Satkunan A/L Maniam & Tharshinni A/P Sivakrishnan
Solicitors: M/S Othman Hashim & Co

KAJANG RHB ISLAMIC BANK BERHAD

LOT 12 Reserve Price **RM 390,000**




Type: Three (3) Bedrooms Condominium Unit
Area: 1,040 square feet
Address: No. A 34-01, Residensi Opal, Jalan Mutiara 2 Mutiara Heights, 43000 Kajang, Selangor

Assignor(s): Mohd Nazirul Basyar Bin Johari
Solicitors: M/S Zairina Loh & Wong

KAJANG RHB ISLAMIC BANK BERHAD

LOT 13 Reserve Price **RM 200,000**



Type: Small Office Home Office (SOHO) Unit
Area: 452 square feet
Address: No. A-16-01 (on-site is, A-16-2), Blok A, Jalan Ilmiah 1, Tiara Imperio, 43000 Kajang, Selangor

Assignor(s): Herryzul Adira Bin Mohamad Rawi
Solicitors: M/S Che Mokhtar & Ling

KAJANG RHB ISLAMIC BANK BERHAD

LOT 14 Reserve Price **RM 140,000**



Type: Walk Up Apartment Unit
Area: 710 square feet
Address: Unit No. B4-6, Pangsapuri Dahlia, Block B, Taman Putra Kajang, 43000 Kajang, Selangor

Assignor(s): Siti Rohanidar Binti Mohamad Sani
Solicitors: M/S Che Mokhtar & Ling

KAJANG RHB ISLAMIC BANK BERHAD BUMI LOT

LOT 15 Reserve Price **RM 247,500**



Type: Two (2) Plus Two Bedrooms Serviced Apartment
Area: 689 square feet
Address: No. A-22-06 (on site 22 06, Block A), Residensi Mutiara-Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor

Assignor(s): Wan Nor Farashahida Binti Arifin & Mohd Hairul Hisham Bin Zainal
Solicitors: M/S Che Mokhtar & Ling

KAJANG RHB ISLAMIC BANK BERHAD

LOT 16 Reserve Price **RM 206,600**



Type: Serviced Apartment Unit
Area: 735 square feet
Address: Unit No. A-29-19, Block A, Bandar Belia (Youth City) Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan

Assignor(s): Che Ke Fatt
Solicitors: M/S Che Mokhtar & Ling

NILAI

LOT 17 Reserve Price **RM 350,000**




Type: Ground-floor Corner Townhouse Unit With Extra Land
Area: 1,066 square feet
Address: Unit No. 39, Jalan Smal Perdana 7, Taman Nilai Perdana, 71800 Nilai, Negeri Sembilan

Assignor(s): Anis Atiqah Binti Noorossaidy Muhammad Ameer Khafidz Bin Khairi
Solicitors: M/S Che Mokhtar & Ling

NILAI

RHB ISLAMIC BANK BERHAD

LOT 18 Reserve Price **RM 177,100**



Type: 2-bedroom Condominium Unit
Area: 721 square feet
Address: Unit No. A-02-03, Block A, Residensi Lili, Persiaran Perdana, Taman Bucida Hijauan, Putra Nilai, 71800 Nilai, Negeri Sembilan

Assignor(s): Nur Kamillah Binti Abdul Mutalib
Solicitors: M/S T.Rajagopalu & Co

NILAI

RHB ISLAMIC BANK BERHAD

LOT 19 Reserve Price **RM 3,500,000**



Type: Stratified Corner Three-storey Developer Designed Detached House (Appeared To Be Extended And Renovated From Outside)
Area: 5,780 square feet
Address: Unit No. 1, Jalan Casabella 3, Casabella @ Kota Damansara, Jalan Teknologi 3/11, Kota Damansara, PJU 5, 47810 Petaling Jaya, Selangor

Assignor(s): Wan Azryn Bin Wan Ab Rashid
Solicitors: M/S Othman Hashim & Co

PETALING JAYA

LOT 20 Reserve Price **RM 419,200**



Type: Service Apartment Unit
Area: 717 square feet
Address: Unit No. T2-19-07, Pusat Perdagangan Icon City, No. 1B, Jalan SS 8/39, 47300 Petaling Jaya, Selangor

Assignor(s): Cheng Soon Lee & Loh Shu Hui
Solicitors: M/S Zairina Loh & Wong

PETALING JAYA

LOT 21 Reserve Price **RM 157,500**



Type: 3-bedroom Apartment Unit
Area: 850 square feet
Address: Unit No. F-23A-22, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

Assignor(s): Wong Yew Siang
Solicitors: M/S Zairina Loh & Wong

PETALING JAYA

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



Type: Corner 3-bedroom Apartment Unit
Area: 1,033 square feet
Address: Unit No. B-5-17, Blok B, Tingkat 5, Pangsapuri Vista Sri Tanjung, Jalan Sri Tanjung 17, Taman Sri Tanjung, 43500 Semenyih, Selangor

Assignor(s): Zairul Zaidi Bin Zamusha & Suhana Binti Siron
Solicitors: M/S Che Mokhtar & Ling

SEMENYIH

RHB ISLAMIC BANK BERHAD

LOT 23 Reserve Price **RM 330,000**



Type: Serviced Apartment Unit
Area: 969 square feet
Address: Unit No. 13A-18, Pangsapuri Simfoni 2, Jalan Anggerik Villa 2/3, Taman Anggerik Perdana, 43500 Semenyih, Selangor

Assignor(s): Abdullah Bin Arshad
Solicitors: M/S Che Mokhtar & Ling

SEMENYIH

RHB ISLAMIC BANK BERHAD BUMI LOT

LOT 24 Reserve Price **RM 196,800**



Type: 3-bedroom Apartment
Area: 1,033 square feet
Address: Unit No. B-2-20, Blok B, Pangsapuri Vista Sri Tanjung, Jalan Sri Tanjung 17, Taman Sri Tanjung, 43500 Semenyih, Selangor

Assignor(s): Abdul Munzir Bin Zulkifli
Solicitors: M/S Zairina Loh & Wong

SEMENYIH

RHB ISLAMIC BANK BERHAD

LOT 25 Reserve Price **RM 396,900**



Type: An Intermediate 3 Bedrooms Plus 1 Utility Room Serviced Apartment
Area: 918 square feet
Address: Unit No. C-16-03, Plaza KLTS, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur

Assignor(s): Shahrnzam Bin Harun
Solicitors: M/S Che Mokhtar & Ling

SETAPAK

RHB ISLAMIC BANK BERHAD

LOT 26

WITHDRAWN

LOT 27 Reserve Price **RM 230,000**



Type: 3-bedroom Apartment
Area: 960.5 square feet
Address: Unit No. G-16, Ground Floor, Block 3, Pangsapuri Andorra, Jalan Ufuk 25/73, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor

Assignor(s): Annuar Bin Ismail
Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

LOT 28 Reserve Price **RM 261,000**



Type: An Intermediate Unit Studio Service Apartment
Area: 498 square feet
Address: Unit No. S-13-13A, Block S, Edusentral No. 1, Jalan Setia Murni U13/51, Setia Alam, Section U13, 40170 Shah Alam, Selangor

Assignor(s): Ang Chin Yong & Lee Pei Sze
Solicitors: M/S Zairina Loh & Wong

SHAH ALAM

LOT 29 Reserve Price **RM 225,000**



Type: Walk Up Apartment Unit
Area: 850 square feet
Address: No. 2-1-14, Pangsapuri Resak, Persiaran Pulau Carey, Seksyen U10, 40170 Shah Alam, Selangor

Assignor(s): Suhaimi Bin Jumri
Solicitors: M/S Zahrin Emrad & Sujaihah

SHAH ALAM

LOT 30 Reserve Price **RM 162,000**



Type: Three-bedroom Low-cost Flat
Area: 614 square feet
Address: Unit No. 221, Blok 83, Jalan Timun 24/1, Seksyen 24, 40300 Shah Alam, Selangor

Assignor(s): Mohamad Azmizan Bin Mokhtar
Solicitors: M/S Othman Hashim & Co

SHAH ALAM

BUMI LOT

LOT 31 Reserve Price **RM 570,000**



Type: Condominium Unit
Area: 1,001 square feet
Address: Unit No. B-13-07, Block B, Residensi Hamilton, No. 1, Jalan Wangsa Delima 7, Wangsa Maju, 53300 Kuala Lumpur

Assignor(s): Adila Wajihah Binti Jamal Abdul Nasir
Solicitors: M/S Zairina Loh & Wong

WANGSA MAJU

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.