

Property Auction Sale



DATE & TIME :

17/6/2025 TUESDAY 2.30 P.M.

VIA ONLINE BIDDING AT :

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 **EHSAN**
Online
AUCTION



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3. Click "View Details"
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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
 coordinator2@ehsanauctioneers.com
 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 TUESDAY, THE 17TH JUNE, 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 140,000 |
|  | Type: | A Three Bedroom Low Cost Apartment Unit Within A 5 Storey Walk Up Shop Apartment Block |
| | Area: | 657 square feet |
| | Address: | Unit No. C1-36, Block C, Rumah Pangsa Seri Pulau, Jalan Balakong Jaya 26, Taman Balakong Jaya, 43200 Balakong, Selangor |
| | Assignor(s): | Selvakumar A/L Karunanithi |
| | Solicitors: | M/S Che Mokhtar & Ling |
| BALAKONG | | |

| | | |
|---|---------------|--|
| LOT 2 | Reserve Price | RM 243,000 |
|  | Type: | A 3-bedroom apartment |
| | Area: | 904 square feet |
| | Address: | Unit No. MPB-04-02, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor |
| | Assignor(s): | Mohamad Faizal Bin Abdullah |
| | Solicitors: | M/S Zarina Loh & Wong |
| BANDAR PUNCAK ALAM | | BUMI QUOTA RHB ISLAMIC BANK BERHAD |

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|---|---------------|--|
| LOT 3 | Reserve Price | RM 400,000 |
|  | Type: | An Apartment Unit |
| | Area: | 1,001 square feet |
| | Address: | Unit No. A-23-03, Tower A, Mercu Jalil, No. 1, Jalan Jalil Impian 1, Bukit Jalil, 57000 Kuala Lumpur |
| | Assignor(s): | Ong Li Sang |
| | Solicitors: | M/S Zarina Loh & Wong |
| BUKIT JALIL | | RHB ISLAMIC BANK BERHAD |

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|---|---------------|--|
| LOT 4 | Reserve Price | RM 160,000 |
|  | Type: | A Corner One (1) Bedroom SOHO unit |
| | Area: | 452 square feet |
| | Address: | Unit No. A1-17-08, Level 17, Block A1, Kenwingston Residence, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor |
| | Assignor(s): | Jazmina Binti Mohamed Yusof & Muhammad Shanker Bin Sekaran |
| | Solicitors: | M/S Zarina Loh & Wong |
| CYBERJAYA | | RHB ISLAMIC BANK BERHAD |

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|--|---------------|---|
| LOT 5 | Reserve Price | RM 510,000 |
|  | Type: | Apartment |
| | Area: | 620 square feet |
| | Address: | Unit No. M3-21-07, Tower M3, Grand Ion Majestic, Jalan Grand Ion Majestic, 69000 Genting Highlands, Pahang Darul Makmur |
| | Assignor(s): | Tiew Kee Thiam & Chow Siew Wan |
| | Solicitors: | M/S K.C. Wai & Associates |
| GENTING HIGHLAND | | |

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|--|---------------|---|
| LOT 6 | Reserve Price | RM 250,000 |
|  | Type: | A Service Apartment Unit |
| | Area: | 551 square feet |
| | Address: | Unit No. A-7-10, Blok A, Residensi Meriah, Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor Darul Ehsan |
| | Assignor(s): | Mack Jason Anak Binit & Norman Anak Sanggau |
| | Solicitors: | M/S Othman Hashim & Co. |
| KAJANG | | |

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| LOT 7 | Reserve Price | RM 445,500 |
|  | Type: | A 2-bedroom Serviced Apartment Unit |
| | Area: | 872 square feet |
| | Address: | Unit No. B-28-05, Residensi Unio, No. 200, Jalan Kepong, Kepong, 52000 Kuala Lumpur |
| | Assignor(s): | Goh Sei Hui |
| | Solicitors: | M/S Othman Hashim & Co |
| KEPONG | | |

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|---|---------------|--|
| LOT 8 | Reserve Price | RM 126,000 |
|  | Type: | A Stratified Shop Apartment Unit (Walk-up) |
| | Area: | 721 square feet |
| | Address: | No. 24D, Jalan Sri Sarawak 18, Taman Sri Andalas, 41200 Klang, Selangor. |
| | Assignor(s): | Syed Muhamad Haswad Bin Syed Mahadzir |
| | Solicitors: | M/S Che Mokhtar & Ling |
| KLANG | | |

| | | |
|---|---------------|---|
| LOT 9 | Reserve Price | RM 550,000 |
|  | Type: | A 3-bedroom Service Apartment Unit |
| | Area: | 904 square feet |
| | Address: | Unit No. R-23A-03A, Residensi Bintang Shamelin, No. 36A, Jalan 4/91, Taman Shamelin Perkasa, 56100 Kuala Lumpur |
| | Assignor(s): | Logispry A/P Perumal |
| | Solicitors: | M/S Che Mokhtar & Ling |
| KUALA LUMPUR | | |

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|--|---------------|--|
| LOT 10 | Reserve Price | RM 333,000 |
|  | Type: | An Intermediate 3-bedrooms Service Apartment |
| | Area: | 958 square feet |
| | Address: | Unit No. D1-29-8, Block D1, Parklane Oug, Service Apartment, No. 1, Jalan 1/152, Taman Oug Parklane, 58200 Kuala Lumpur. |
| | Assignor(s): | Lai Boon Thong |
| | Solicitors: | M/S Che Mokhtar & Ling |
| KUALA LUMPUR | | |

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| LOT 11 | Reserve Price | RM 450,000 |
|  | Type: | A 3-bedroom Condominium Unit With An Accessory Parcel Of Car-park Bay |
| | Area: | 1,098 square feet |
| | Address: | Unit No. C-18-3, Berkeley Park, Sri Putramas Condominium, No. 1, Jalan Putramas 1, Off Jalan Kuching, 51200 Kuala Lumpur |
| | Assignor(s): | Nik Mohamed Ikhwani Bin Nik Mahamud |
| | Solicitors: | M/S Zarina Loh & Wong |
| KUALA LUMPUR | | RHB ISLAMIC BANK BERHAD |

**CALLED
OFF**

| | | |
|--|---------------|--|
| LOT 13 | Reserve Price | RM 445,500 |
|  | Type: | A Service Apartment Unit |
| | Area: | 958 square feet |
| | Address: | No. C-17-03, Residensi Berpadu, Jalan Lang Emas, 51200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. |
| | Assignor(s): | Yee Gia Iao |
| | Solicitors: | M/S Che Mokhtar & Ling |
| KUALA LUMPUR | | |

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| LOT 14 | Reserve Price | RM 262,400 |
|  | 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 |

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|---|---------------|--|
| LOT 15 | Reserve Price | RM 324,000 |
|  | Type: | A Serviced Apartment (With 2 Carparks) |
| | Area: | 1,054.9 square feet |
| | Address: | Unit No. A-13A-05, Myra Impian 71800 Nilai, Negeri Sembilan Darul Khusus |
| | Assignor(s): | Aisyatul Maria Binti Jasmi |
| | Solicitors: | M/S Zarina Loh & Wong |
| NILAI | | RHB ISLAMIC BANK BERHAD |

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LOT 16Reserve
Price**RM 135,000**

Type: An Intermediate Single Storey Low Cost Terrace House
 Area: 1,302 square feet
 Address: No. 249 Lorong TJI 11, Taman Jengka Impian, 26400 Bandar Tun Abdul Razak Jengka, Pahang Darul Makmur

Assignor(s): Rosmawati Binti Markom & Azhar Bin Sha'Ari
 Solicitors: M/S K.C. Wai & Associates

PAHANG

LOT 17Reserve
Price**RM 226,800**

Type: A 3-bedroom Apartment
 Area: 850 square feet
 Address: Unit No. E-07-23, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

Assignor(s): Azri Bin Raimi
 Solicitors: M/S Zarina Loh & Wong

PETALING JAYA

RHB ISLAMIC BANK BERHAD

LOT 18Reserve
Price**RM 500,000**

Type: A Service Apartment Unit
 Area: 764 square feet
 Address: Unit No. A-16-08, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor.

Assignor(s): Choong Kok Sing
 Solicitors: M/S Che Mokhtar & Ling

PETALING JAYA

LOT 19Reserve
Price**RM 422,800**

Type: A Serviced Apartment (With Two Carparks)
 Area: 990.3 square feet
 Address: Unit No. B-23-12, Block B, Residensi O'Hako, Jalan Pipit, Bukit Tandang, 47170 Puchong, Selangor

Assignor(s): Cheah Wei Kean
 Solicitors: M/S Che Mokhtar & Ling

PUCHONG

RHB ISLAMIC BANK BERHAD

LOT 20Reserve
Price**RM 525,000**

Type: A Double Storey Cluster House Which Has Been Renovated And Extended
 Area: 2,104 square feet
 Address: No. 33, Jalan Putra Perdana 7/1, Taman Putra Perdana, 47130 Puchong, Selangor

Assignor(s): Razlan Bin Ibrahim & Rosemawati Bt Mohamad Hussin
 Solicitors: M/S T Rajagopalu & Co.

PUCHONG

BUMIPUTERA LOT

LOT 21Reserve
Price**RM 300,000**

Type: A 3 Bedrooms Apartment Unit
 Area: 1,012 square feet
 Address: Unit No. A-17-05, Block A, Residensi Zahra 1, Jalan Zahra 1, 43500 Semenyih, Selangor

Assignor(s): Rohaiji Bin Abdul Rahman
 Solicitors: M/S Zairina Loh & Wong

SEMENYIH

RHB ISLAMIC BANK BERHAD

CALLED OFF

LOT 23Reserve
Price**RM 610,000**

Type: A 4-bedroom Serviced Apartment Unit
 Area: 1,152 square feet
 Address: Unit No. B-19-7, 19th Floor, Tower B, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor

Assignor(s): Tan Eng Wah
 Solicitors: M/S Che Mokhtar & Ling

SERI KEMBANGAN

RHB ISLAMIC BANK BERHAD

LOT 24Reserve
Price**RM 190,000**

Type: A 7th Floor Low-cost Apartment Unit
 Area: 646 square feet
 Address: Unit No. B-7-16, Pangsapuri Permai, No. 2, Jalan Landai Permai, Sungai Besi, 57100 Kuala Lumpur

Assignor(s): Shaharuddin Bin Abd Aziz
 Solicitors: M/S Zairina Loh & Wong

SUNGAI BESI

LOT 25Reserve
Price**RM 918,500**

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

BUMIPUTERA LOT
RHB ISLAMIC BANK BERHAD**LOT 26**Reserve
Price**RM 225,000**

Type: An Intermediate 3-bedrooms Apartment
 Area: 829 square feet
 Address: Unit No. 09-3A, Block 18, Jalan Pahat K 15/K, Kompleks Otomobil, Seksyen 15, 40200 Shah Alam, Selangor

Assignor(s): Marliah Binti Ramli
 Solicitors: M/S Othman Hashim & Co

SHAH ALAM

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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.