

Proclamation of Sale

WILL SELL BY PUBLIC AUCTION 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.

THURSDAY, 24TH APRIL 2025, 11.30 A.M.



EHSAN
Dual-Bid
AUCTION

LOT 1 KUALA LUMPUR

Reserve Price
RM 931,500.00
Our Ref : LIYANA/SCB1671

Type : A SERVICE APARTMENT
Area : 958 sq. ft.
Borrower : Aravind Raj A/L Perianan
Solicitor : M/S Seow & Megat (Tel : 03-21663384)
Address : Unit No. 19-01, Anggun Residences, No. 8, Jalan Medan Tuanku Utama, 50300 Kuala Lumpur



LOT 2 Pulau Pinang

Reserve Price
RM 500,000.00
Our Ref : LIYANA/SCB1603

Type : A 3-BEDROOM SERVICE APARTMENT
Area : 936 sq. ft.
Borrower : Mohd Firdaus Bin Bakri & Nurhidayah Binti Mohd Abd Jalil
Solicitor : M/S See, Ramsun & Tan (Tel :04-2295811)
Address : Unit No. 33A-7, Pangsapuri Servis Meritus, Jalan Laguna 1, 13700 Perai, Pulau Pinang



LOT 3 PULAU PINANG

Reserve Price
RM 414,000.00
Our Ref : FIFAH/SCB1619


Type : A 3-BEDROOM CONDOMINIUM UNIT
Area : 800 sq. ft.
Borrower : Adrian Cheong Tuck Wai
Solicitor : M/S See Ramsun & Tan (Tel : 04-2295811)
Address : Unit No. 6B-31-11, Persiaran Halia 3, Tri Pinnacle, 10470 Tanjung Tokong, Pulau Pinang



LOT 4 SEMENYIH

Reserve Price
RM 100,000.00
Our Ref : FIFAH/SCB1629

Type : A 3-BEDROOM LOW COST FLAT
Area : 650 sq. ft.
Borrower : Salleh Shukor Bin Mohammad
Solicitor : M/S Arifin & Partners (Tel : 03-7932 3202)
Address : Unit No. H-03-10, Pangsapuri Seri Suria, Jalan Sunway 3A, Bandar Sunway Semenyih, 43500 Semenyih, Selangor Darul Ehsan



BUMIPUTRA QUOTA

LOT 5 SERI KEMBANGAN

Reserve Price
RM 400,000.00
Our Ref : LIYANA/SCB1673


Type : A DOUBLE STOREY MID TERRACED HOUSE
Area : 1,080 sq. ft.
Borrower : Mak Chung Chong & Yim Pooi Ling
Solicitor : M/S Seow & Megat (Tel : 03-21663384)
Address : No. 26, Jalan LEP 6/18, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan



LOT 6 SHAH ALAM

Reserve Price
RM 270,000.00
Our Ref : LIYANA/SCB1672


Type : A UNIT OF SERVICE APARTMENT (SOHO)
Area : 527 sq. ft.
Borrower : Eng Wai Sheng
Solicitor : M/S Arifin & Partners (Tel :03 7932 3202)
Address : No. 8-16, (Developer's Lot No. 08-16), Menara U, No. 2, Jalan Boling Padang 13/62, 40100 Shah Alam, Selangor Darul Ehsan



LOT 7 SOLARIS DUTAMAS

Reserve Price
RM 680,000.00
Our Ref : LIYANA/SCB1674-saadiq

Type : AN OFFICE SUITE
Area : 753 sq. ft.
Borrower : TRR Heritage Sdn Bhd
Solicitor : M/S Arifin & Partners (Tel : 03-7932 3202)
Address : Unit No. D5-2-5, (Developer's Parcel No. F5-U2-09), Block D5, Solaris Dutamas, No. 1, Jalan Dutamas 1, 50480 Kuala Lumpur.



STANDARD CHARTERED SAADIQ BERHAD
BUMIPUTRA LOT

NOTE FOR LOT 4

Low/ Medium cost unit (5%)

NOTE FOR LOT 7

5%

RESERVE PRICE:

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price, Condition 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 **5% or 10%** of the fixed reserve price **BY BANK DRAFT** before commencement of Auction made in favour of **STANDARD CHARTERED BANK MALAYSIA BERHAD / STANDARD CHARTERED SAADIQ BERHAD** for **(BORROWER'S NAME)** and pay the difference between the initial deposit and the sum equivalent to **10%** of the successful bid price either in cash or bank draft or cashier's order to the Assignee/Bank. The balance of the purchase price is to be settled within **Ninety (90) days** from the date of the sale via **RENTAS/BY BANK DRAFT** made payable to **STANDARD CHARTERED BANK MALAYSIA/ STANDARD CHARTERED SAADIQ BERHAD** for **(BORROWER'S NAME)**

Alternatively intending bidders who are interested to bid online are required to deposit **10%** of the fixed reserve price by **BANK DRAFT** in the name of **STANDARD CHARTERED BANK MALAYSIA BERHAD** for **(BORROWER'S NAME)** via **Pos Laju Services (Pos Malaysia)** or by hand to the Auctioneer at least **one (1)** working day before the auction date. The said intending bidders must register at **www.ehsanauctioneers.com** or URL **http://www.ehsanauctioneers.com/** and are further subjected to the Online Terms and Conditions.

For Additional Information On The Standard Chartered Bank Malaysia Berhad Mortgage Loan Please Contact
Our Officer At The Following Numbers Or Drop By At Any Standard Chartered Bank Malaysia Berhad Branch
Nearest To You: MORTGAGE, CREDIT CARD AND PERSONAL LOAN TEAM

1. Tham Seow Mun 012-2781 125
2. Tham Seow Yee 012-2073 139

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"
 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.

MESSRS EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]

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