

# FULL ONLINE PROPERTY AUCTION SALE

Date & Time:  
**26** Thursday, 26 December 2024  
4.00 P.M.

Venue:  
**EHSAN AUCTION HALL**  
Suite C-0-3A, Level UG, Block C,  
Megan Avenue II, No.12, Jalan Yap Kwan Seng,  
50450 Kuala Lumpur.



 **EHSAN**  
*Online*  
**AUCTION**

ORGANIZED BY:

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



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

HQ OFFICE

H/P NO.  
TEL NO.

Suite C-20-3A, Level 20, Block C, Megan Avenue II,  
Jalan Yap Kwan Seng, 50450 Kuala Lumpur  
016-2161 047 / 010-2161 147  
03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



munira@ehsanauctioneers.com



www.ehsanauctioneers.com

View Live Auction at: <https://www.youtube.com/@ehsanauctioneers213>

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer



**EHSAN**  
*Online*  
**AUCTION**

## PUBLIC AUCTION VIA ONLINE BIDDING

On Thursday, 26 December 2024, Time: 4.00 p.m.

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



(Bidder registration and payment of auction deposit must be made by 3pm, at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the website below and be on standby before the auction time)





**ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:**

- a) Read and fully understand all the terms and conditions of sale herein;
- b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- c) Inspect the subject property;
- d) Verify pertinent particulars of subject property;
- e) Verify the postal address of the subject property with the developer;
- f) Check on the issuance of separate individual title for the subject property with the Developer;
- g) Seek independent legal advice on the terms and conditions of sale herein;
- h) Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and
- i) The subject property is sold on "as is where is" basis
- j) The Assignee/Bank is not responsible in obtaining any consent from the developer and/or state authorities or any relevant bodies prior or after the auction sale.

View Live Auction at: <https://www.youtube.com/@ehsanauctioneers213>

<p><b>LOT 1</b> BSN1078</p> 	<p><b>PASIR GUDANG</b> Reserve Price <b>RM 450,000.00</b></p> <p>Type : A Corner Unit Of Double Storey Terrace House Address : Unit No. 52, Jalan Serindit 14, Taman Scientex, 81700 Pasir Gudang, Johor Area : 2,110 sq. ft. Assignor(s) : Arazmi Bin Osman Solicitor : M/S Amir Anuar &amp; Co</p>	<p><b>LOT 2</b> BSN1088</p> 	<p><b>KUALA LUMPUR</b> Reserve Price <b>RM 441,000.00</b></p> <p>Type : A Serviced Apartment Unit Address : No. D1-32-5, Block D1, Parklane OUG Service Apartment, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur Area : 950 sq. ft. Assignor(s) : Gerald Lim Kwong Yam Solicitor : M/S Zulpadli &amp; Edham</p>	<p><b>LOT 3</b> BSN1089</p> 	<p><b>SUNGAI BULOH</b> Reserve Price <b>RM 390,000.00</b></p> <p>Type : A Double Storey Terrace House Address : Unit No. 226 Jalan Seroja 1/1, Sungai Buloh Country Resort, 47000 Sungai Buloh, Selangor Darul Ehsan Area : 1,539.23 sq. ft. Assignor(s) : Hishamuddin Bin Mahmood Solicitor : M/S Zulpadli &amp; Edham</p>
<p><b>LOT 4</b> BSN1085</p> 	<p><b>KUALA LUMPUR</b> Reserve Price <b>RM 380,000.00</b></p> <p>Type : A Condominium Unit Address : Unit No. 167-04-09, 167 Sri Mutiara, Jalan Sungai Besi, 57100 Kuala Lumpur Wilayah Persekutuan Kuala Lumpur Area : 1,216.32 sq. ft. Assignor(s) : Puvaneswary A/P Anbalagan &amp; Selvan A/L Sivadas Solicitor : M/S Frances Hazlina &amp; Partners</p>	<p><b>LOT 5</b> BSN1080</p> 	<p><b>JOHOR BAHRU</b> Reserve Price <b>RM 380,000.00</b></p> <p>Type : An Apartment Unit Address : Unit No. C-15-3, Menara C, Residensi Larkin Indah, Jalan Larkin Indah, 80350 Johor Bahru, Johor Area : 1,200 sq. ft. Assignor(s) : Girthana A/P N Velavan &amp; Mugunthan A/L Karthikeyan Solicitor : M/S Hazelin &amp; Associates</p>	<p><b>LOT 6</b> BSN833</p> 	<p><b>KOTA BAHRU</b> Reserve Price <b>RM 324,000.00</b></p> <p>Type : A Service Apartment Unit Address : Unit No. 25, Level 2, Block B, Perdana Resort Service Apartment, 15350 Kota Bharu, Kelantan Darul Naim Area : 1,098 sq. ft. Assignor(s) : Norkhazaman Bin Mat Nor Solicitor : M/S Aziz Haniff &amp; Co.</p>
<p><b>LOT 7</b> BSN1084</p> 	<p><b>SERI KEMBANGAN</b> Reserve Price <b>RM 300,000.00</b></p> <p>Type : An Apartment Unit Address : Unit No. 9-1-6 Block Chengal, Taman Desaminium, Lestari Perdana, 43300 Seri Kembangan, Selangor Area : 1,228 sq. ft. Assignor(s) : Ajip Munzir Bin Mustaffa Solicitor : M/S Frances Hazlina &amp; Partners</p>	<p><b>LOT 8</b> BSN1091</p> 	<p><b>CYBERJAYA</b> Reserve Price <b>RM 300,000.00</b></p> <p>Type : An Apartment Unit Address : Unit No. B-17-10 Selangorku Prima Lakefront Homes, Persiaran Sepang Cyber 11, 63000 Cyberjaya, Selangor Area : 861.11 sq. ft. Assignor(s) : Iva Munira Binti Mohd Noordin Solicitor : M/S Raja Nor &amp; Su Lynn</p>	<p><b>LOT 9</b> BSN1097</p> 	<p><b>SEPANG</b> Reserve Price <b>RM 283,500.00</b></p> <p>Type : A Serviced Apartment Unit Address : Unit No. 33-04 Acacia Residences, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Area : 850 sq. ft. Assignor(s) : Chin Jun Jie Solicitor : M/S Sidek Teoh Wong &amp; Dennis</p>

The images shown are for illustration purposes only and may not be an exact representation for the property. Terms and Conditions apply

<p><b>LOT 10</b> BSN1082</p> 	<p><b>NILAI</b> Reserve Price <b>RM 280,000.00</b> Type : A 2-room Apartment Unit Address : A-21-13, Block A, Residensi Lili @ Taman Bucida Hijauan, Putra Nilai, 71800 Nilai, Negeri Sembilan Area : 735 sq. ft. Assignor(s) : Kavindran A/L Tegaraja &amp; Tegaraja A/L A Retnam Solicitor : M/S Zailan &amp; Co.</p>	<p><b>LOT 11</b> BSN1083</p> 	<p><b>SEMENYIH</b> Reserve Price <b>RM 270,000.00</b> Type : A 3-bedroom Apartment Unit With Two Accessory Parcels Address : Unit No. B-16-09 Residensi Zehra 1, Jalan Zehra 1, 43500 Semenyih, Selangor Area : 1,008 sq. ft. Assignor(s) : Mohd Haziq Bin Hamdan &amp; Nazliana Binti Samsudin Solicitor : M/S Nashili &amp; Co</p>	<p><b>LOT 12</b> BSN1081</p> 	<p><b>SEREMBAN</b> Reserve Price <b>RM 270,000.00</b> Type : A Corner 3-bedroom Apartment Unit Address : Unit No. C-05-05, Block C, Desajaya Villa, Jalan Desajaya 2, Taman Desajaya, 70400 Seremban, Negeri Sembilan Area : 958 sq. ft. Assignor(s) : Mastroianni Gajendran A/L Mutthiah @ Muthiah Solicitor : M/S Adnan Rashid &amp; Co</p>
<p><b>LOT 13</b> BSN1092</p> 	<p><b>MASAI</b> Reserve Price <b>RM 250,000.00</b> Type : A Serviced Apartment Unit Address : Unit No. D-34-04, Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor Area : 431 sq. ft. Assignor(s) : Lee Paw Chew Solicitor : M/S Syed Alwi , Ng &amp; Co</p>	<p><b>LOT 14</b> BSN1087</p> 	<p><b>SEREMBAN</b> Reserve Price <b>RM 245,000.00</b> Type : A Corner Lot Double Storey Terrace House Address : No. 2383, Jalan BSS 3/1, Bandar Seremban Selatan, 71450 Seremban, Negeri Sembilan Area : 2,292 sq. ft. Assignor(s) : Akilan A/L Letchumanan &amp; Danabalan A/L Letchumanan Jamuna Rani A/P Chandran Solicitor : M/S T.Rajagopalu &amp; Co (Negeri Sembilan)</p>	<p><b>LOT 15</b> BSN1096</p> 	<p><b>SUNGAI PETANI</b> Reserve Price <b>RM 225,000.00</b> Type : An Intermediate Unit Single Storey Terraced House Address : Unit No. 1725, Jalan Bandar Mutiara 3/8, Bandar Mutiara, 08000 Sungai Petani, Kedah Area : 1,399 sq. ft. Assignor(s) : Munyishewari A/P Silva Vaniagar Solicitor : M/S Badruzaman &amp; Kamal</p>
<p><b>LOT 16</b> BSN1090</p> 	<p><b>PENAMPANG</b> Reserve Price <b>RM 225,000.00</b> Type : An Intermediate Apartment Unit Address : Lot No.8 (MDP No. L-GF-8), Block L, Ground Floor, Vista Minintod, Penampang, Off Jalan Bundusan, Penampang, Sabah. Area : 750 sq. ft. Assignor(s) : Abdul Rahim Bin Saminan &amp; Aznah Binti Jamil Solicitor : M/S Zainal &amp; Associates</p>	<p><b>LOT 17</b> BSN1086</p> 	<p><b>SHAH ALAM</b> Reserve Price <b>RM 220,000.00</b> Type : An Apartment Unit Address : Unit No. 8-5-501 Pangsapuri Daisy, Jalan Dinar U3/1, Taman Subang Perdana, Seksyen U3, 40150 Shah Alam, Selangor Area : 896 sq. ft. Assignor(s) : Ismi Azura @ Yusma Binti Ismail Solicitor : M/S Khamdan &amp; Co</p>	<p><b>LOT 18</b> BSN1094</p> 	<p><b>MENGGATAL</b> Reserve Price <b>RM 350,000.00</b> Type : An Intermediate 3-bedrooms Apartment With Lift Service Address : Lot No B-2-6, Level 2, Block B, Ecopark Phase 2, Kg Guidan, Jalan Sepanggar, Menggatal, 88450 Kota Kinabalu Area : 957 sq. ft. Assignor(s) : Tee Hong Keng Solicitor : M/S Zainal &amp; Associates</p>
<p><b>LOT 19</b> BSN1076</p> 	<p><b>SANDAKAN</b> Reserve Price <b>RM 198,000.00</b></p> <p style="text-align: center; font-size: 2em; font-weight: bold;">WITHDRAWN</p>	<p><b>LOT 20</b> BSN1095</p> 	<p><b>SEPANG</b> Reserve Price <b>RM 160,000.00</b> Type : A Low-cost Apartment Unit Address : Unit No. B-2-4 Blok B, Megah Villa Apartment, Jalan Warisan Megah 1/6, Kota Warisan, 43900 Sepang, Selangor Area : 689 sq. ft. Assignor(s) : Mohd Fadzali Bin Daud Solicitor : M/S Rashidah Shahrman Advocates &amp; Solicitor Note: <b>BUMIPUTERA LOT</b></p>	<p><b>LOT 21</b> BSN1075</p> 	<p><b>TELUK INTAN</b> Reserve Price <b>RM 153,900.00</b> Type : A Single-storey Intermediate Unit Terrace House Address : No. 40, Lorong Legenda 28, (TIC67/744), Seksyen 3, Bandar Legenda Teluk Intan, 36000, Teluk Intan, Perak Darul Ridzuan Area : 1,302 sq. ft. Assignor(s) : Muthumary A/P Soorinarayanan Solicitor : M/S Norali &amp; Co</p>
<p><b>LOT 22</b> BSN1073</p> 	<p><b>RAWANG</b> Reserve Price <b>RM 150,000.00</b> Type : An Apartment Unit Address : Unit No. Q-L1-02 Apartment Danau Sutera, Jalan Bbk 1/9, Bandar Baru Kundang, 48020 Rawang, Selangor Area : 860 sq. ft. Assignor(s) : Fauzi Bin Zainun Solicitor : M/S Sofia Darmindir &amp; Associates</p>	<p><b>LOT 23</b> BSN1079</p> 	<p><b>JOHOR BAHRU</b> Reserve Price <b>RM 130,000.00</b></p> <p style="text-align: center; font-size: 2em; font-weight: bold;">WITHDRAWN</p>	<p><b>LOT 24</b> BSN1074</p> 	<p><b>SABAH</b> Reserve Price <b>RM 118,098.00</b> Type : A Corner (Ground) Floor Apartment Unit On A Five (5) Storey Low Cost Walk-up Apartment Block Address : Lot No. A1, Block LC , Ground Floor, Merpati Apartment, Taman Ketiau, Phase 1, Kg Tombovo, 89500 Putatan, Sabah Area : 630.76 sq. ft. Assignor(s) : Fazilah Binti Lanjang &amp; Jainudin Bin Kahal Solicitor : M/S Mn Maduarin &amp; Associates</p>

The images shown are for illustration purposes only and may not be an exact representation for the property. Terms and Conditions apply

