

FULL ONLINE PROPERTY AUCTION SALE

Date & Time:
25 **TUESDAY, 25 March 2025**
11.30 A.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
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Ehsan Auctioneers Sdn Bhd



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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



PUBLIC AUCTION VIA ONLINE BIDDING
On TUESDAY, 25 March 2025, Time: 11.30 a.m.
AT WEBSITE 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>LOT 1 BSN1117</p> 	<p>SEREMBAN Reserve Price RM 720,000.00</p> <p>CALLLED OFF</p>	<p>LOT 2 BSN1119</p> 	<p>BUKIT MERTAJAM Reserve Price RM 560,000.00</p> <p>Type : A Condominium Unit Address : No. A-15-06, Kondominium Prominence, Lorong Perda Utama 3, Taman Prominence, 14000 Bukit Mertajam, Pulau Pinang Area : 1,528 sq. ft. Assignor(s) : Mohamad Faizd Bin Maidin Solicitor : M/S Tawfeek Badjenid & Partners (Pulau Pinang)</p>	<p>LOT 3 BSN843</p> 	<p>SERI KEMBANGAN Reserve Price RM 540,000.00</p> <p>Type : A Three Bedrooms Serviced Apartment Unit Address : No. A-19-06, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Sri Kembangan, Selangor Area : 926 sq. ft. Assignor(s) : Nur Hidayah Fitri Binti Mohd Zaher & Bharakkath Nisha Solicitor : M/S Zulpadli & Edham</p>
<p>LOT 4 BSN1123</p> 	<p>RAWANG Reserve Price RM 430,000.00</p> <p>Type : An Intermediate Double Storey Terraced House Address : No. 15 Jalan KP 2/9, Seksyen 2, Kota Puteri, 48100 Rawang, Selangor Area : 1,560.77 sq. ft. Assignor(s) : Mohd Shameel Bin Shahruddin & Muslimah Binti Mustari Solicitor : M/S Khamdan & Co</p>	<p>LOT 5 BSN1125</p> 	<p>TELOK PANGLIMA GARANG Reserve Price RM 390,000.00</p> <p>Type : An Apartment Unit Address : Unit No. D-15-03 Blok D, Pangsapuri Tropicana Aman, 42500 Telok Panglima Garang, Kuala Langat, Selangor Area : 869.72 sq. ft. Assignor(s) : Sharanjit Kaur A/P Nasarta Singh Solicitor : M/S Khamdan & Co</p>	<p>LOT 6 BSN1104</p> 	<p>PAPAR Reserve Price RM 390,000.00</p> <p>Type : A Double Storey Intermediate Terraced House Address : Lot 260, Taman La Gloxinia Garden, Phase II, Kinarut South, Papar, Sabah. Area : 1,163 sq. ft. Assignor(s) : Anie Sanggum Khairil Azahari Bin Sukandar Solicitor : M/S Lcz Law Firm</p>
<p>LOT 7 BSN1122</p> 	<p>SHAH ALAM Reserve Price RM 380,000.00</p> <p>Type : An Intermediate Single Storey Terraced House Address : No. 40, Jalan Tanjung Balai 30/132, Taman Amir Shafiqah, Seksyen 30, 40460 Shah Alam, Selangor Area : 1,380 sq. ft. Assignor(s) : Mohd Hizwan Bin Ibrahim & Zuliyani Binti Ab Ghani Solicitor : M/S Sofia Darmindir & Associates Note : MALAY RESERVED</p>	<p>LOT 8 BSN1110</p> 	<p>GENTING HIGHLANDS Reserve Price RM 380,000.00</p> <p>CALLLED OFF</p>	<p>LOT 9 BSN548</p> 	<p>SUNGAI BULOH Reserve Price RM 360,000.00</p> <p>Type : An Intermediate Unit Double Storey Terrace House Address : No. 37, Jalan Anggerik 3/5, Sungai Buloh, Country Resort, 47000 Sungai Buloh, Selangor Area : 1,302 sq. ft. Assignor(s) : Noorhayati Binti Shaari & Khidir Bin Nordin Solicitor : M/S Mozni sham & Co.</p>

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

LOT 10 BSN1111	PASIR GUDANG Reserve Price RM 360,000.00	LOT 11 BSN1130	PASIR GUDANG Reserve Price RM 350,000.00	LOT 12 BSN1128	RAWANG Reserve Price RM 330,000.00
CALLED OFF			Type : An Intermediate Unit Of Double Storey Terrace House Address : No. 12, Jalan Merbah 6, Taman Scientex, 81700 Pasir Gudang, Johor Area : 960 sq. ft. Assignor(s) : Muhammad Firdaus Bin Idris Solicitor : M/S Tawfeek Badjenid & Partners		Type : A Townhouse Unit Within A Four Storey Building Address : No. 37-2, Jalan Amansiara, 2/1, Taman Amansiara, 48000 Area : Rawang, Selangor Assignor(s) : 1,980 sq. ft. Jamil Bin Abdullah J/ w Najwani Solicitor : Binti Abdul Rahim M/S Paizah & Nazira
LOT 13 BSN1103	RAWANG Reserve Price RM 330,000.00	LOT 14 BSN1106	TUARAN Reserve Price RM 325,000.00	LOT 15 BSN1088	KUALA LUMPUR Reserve Price RM 321,489.00
	Type : An Intermediate Double Storey Terraced House Address : No. 22 Jalan Hijau 1/7, Bandar Tasik Puteri, 48020 Rawang, Selangor Area : 1,044 sq. ft. Assignor(s) : Yurulain Binti Yusof Solicitor : M/S Nashili & Co		Type : An Intermediate Of 3 Bedrooms Apartment With Lift Services Address : Unit No. G-3-3, Block G, Level 3, E Residence @ Telipok, Phase 1, 89200 Tuaran, Sabah. Area : 1,029 sq. ft. Assignor(s) : Zuleyika Binti Ag Matali Solicitor : M/S Lcz Law Firm Note : BUMIPUTRA LOT		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 & Edham
LOT 16 BSN1102	JELUTONG Reserve Price RM 320,000.00	LOT 17 BSN1100	SEREMBAN Reserve Price RM 310,000.00	LOT 18 BSN1050	PETALING JAYA Reserve Price RM 300,000.00
	Type : A 3-Bedroom Apartment Address : No.2B-13-16, Mutiara Heights, Lintang Hajjah Rehmah, 11600 Jelutong, Pulau Pinang Area : 775 sq. ft. Assignor(s) : Mohd Rizal Nizam Bin Md Radzi & Nurhashimatin Roselyana Binti Muhamad Haslamizi Solicitor : M/S Khairil Sani Gobal & Beng Tatt (Sol. 45) Note : MALAY RESERVED		Type : A Corner 3-Bedroom Apartment Address : No 3-03, Lake Villa Apartment (Pangsapuri Tasik Villa), Jalan Taman Bandar Senawang 4, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Area : 1,012 sq. ft. Assignor(s) : Mohd Danish Bin Nonzan & Nursofia Ashikin Binti Mohd Rahim Solicitor : M/S T.Rajagopalu & Co (Negeri Sembilan)		Type : An Apartment Unit Address : Unit No. M-421, Block M, Saujana Apartment, No. 1, Jalan PJU 10/1C, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor Area : 710.24 sq. ft. Assignor(s) : Hafiz Bin Ahmad & Siti Sarah Binti Rusli Solicitor : M/S Moznii Sham & Co
LOT 19 BSN1121	BERANANG Reserve Price RM 300,000.00	LOT 20 BSN1098	SEPANG Reserve Price RM 283,500.00	LOT 21 BSN1014	BANDAR PUNCAK ALAM Reserve Price RM 280,000.00
	Type : A Townhouse Unit Address : Unit No. 36-1, Jalan Villa Kesuma 6, Villa Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor Area : 1,023 sq. ft. Assignor(s) : Muhammad Azizi Bin Abdullah & Siti Zayyani Binti Saroni Solicitor : M/S Sofia Darminrd & Associates		Type : A Three Rooms Serviced Apartment Unit Address : 23-01 Acacia Residences Salak Perdana, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Area : 850 sq. ft. Assignor(s) : Mohd Azimuddin Bin Jamal Solicitor : M/S Khamdan & Co		Type : An Apartment Unit Address : No. B-04-09, Bucida Residensi Wamasari 2, Jalan Wamasari 13/1, Seksyen 13, 42300 Bandar Puncak Alam, Selangor Area : 863.0 sq. ft. Assignor(s) : Nur Atiqah Binti Abdul Aziz Solicitor : M/S Nashili & Co. Note : BUMIPUTRA LOT
LOT 22 BSN1101	MELAKA Reserve Price RM 252,000.00	LOT 23 BSN1113	ALOR GAJAH Reserve Price RM 250,000.00	LOT 24 BSN1129	JOHOR BAHRU Reserve Price RM 250,000.00
	Type : A Corner Unit Three (3) Bedroom Apartment Address : Unit No. B3-10-10, 9th Floor, Block 3, Pr1ma Residensi Rumpun Bahagia, 75300 Melaka. Area : 1,152 sq. ft. Assignor(s) : Thanakumaran A/L Krishnan Solicitor : M/S Go Tiong Siew & Associates		Type : An Intermediate Unit Of Single Storey Terrace House Address : No 47 Jalan Prima 9, Residensi Prima Pulau Sebang, 78000 Alor Gajah, Melaka. Area : 1,432 sq. ft. Assignor(s) : Muhammad Nor Adi Yusman Bin Yahya Solicitor : M/S Abdul Aziz Rahim & Co		Type : A Serviced Apartment Unit Address : Unit No. E-24-06, Residensi Pr1ma Tebrau, Kampung Dato Sulaiman Menteri, 81100 Johor Bahru, Johor Area : 904 sq. ft. Assignor(s) : Jamaludin Bin Bahri Solicitor : M/S Shahnuddin & Ranjit Note : MALAY RESERVED

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LOT 25
BSN1127

BAYAN LEPAS
Reserve Price **RM 250,000.00**


Type : A 3-Bedroom Flat
Address : Unit No. 28B-14-12, Lilitan Sungai Ara, Idaman Seroja, 11900 Bayan Lepas, Pulau Pinang
Area : 650 sq. ft.
Assignor(s) : Vadiambigai A/P Vijayan
Solicitor : M/S Tawfeek Badjenid & Partners



LOT 26
BSN979

PAPAR
Reserve Price **RM 236,196.00**

Type : An Intermediate Double Storey Terraced House
Address : Lot No. 3 , Type 1, Taman Sinar Saujana, Papar, Sabah.
Area : 1,219 sq. ft.
Assignor(s) : Connie Suzan Alsson
Solicitor : M/S Luping & Co.



LOT 27
BSN1112

PETALING JAYA
Reserve Price **RM 230,000.00**

CALLED OFF

LOT 28
BSN1108

BEAUFORT
Reserve Price **RM 230,000.00**

Type : Single Storey Prima Intermediate Terraced House
Address : Lot No. B-N-12, Persiaran Estet Woodford Lorong 9, Pr1ma @ Woodford Estate, 89800 Beaufort, Sabah.
Area : 1,648 sq. ft.
Assignor(s) : Mohd Syahrul Nizam Bin Maulipin
Solicitor : M/S Lcz Law Firm



LOT 29
BSN1114

SITIAWAN
Reserve Price **RM 218,700.00**

Type : An Intermediate Stratified Double-Storey Terrace House
Address : No.1063, Jalan Pr1ma 3, Pr1ma @ Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak Darul Ridzuan
Area : 1,399 sq. ft.
Assignor(s) : Asfarizal Bin Aziz & Nurul Islah Binti Osman Naidin
Solicitor : M/S Tawfeek Badjenid & Partners (Perak)
Note : **MALAY RESERVED**



LOT 30
BSN1097

SEPANG
Reserve Price **RM 206,672.00**

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 & Dennis



LOT 31
BSN1118

SETIAWAN
Reserve Price **RM 200,000.00**

Type : An Intermediate Single-Storey Terraced House
Address : No.399, Jalan Residen 8/12, Residen 8, Bandar Baru Setia Awan Perdana, 32000 Setiawan, Perak Darul Ridzuan
Area : 1,302 sq. ft.
Assignor(s) : Hanafi Bin Omar Norashikin Binti Mohd Kassim
Solicitor : M/S Ong Hanim & Badrul
Note : **MALAY RESERVED**



LOT 32
BSN1092

MASAI
Reserve Price **RM 182,250.00**

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 & Co



LOT 33
BSN1126

BUTTERWORTH
Reserve Price **RM 171,000.00**

Type : A 3-Bedroom Apartment
Address : No.1C-3-08, Pangsapuri Indah Teluk Air Tawar, Lorong Teluk Air Tawar 6, Taman Teluk Air Tawar, 13050 Butterworth, Pulau Pinang
Area : 710.00 sq. ft.
Assignor(s) : Shanlizam Bin Abd Halim & Abd Halim Bin Abd Hamid
Solicitor : M/S Badruzzaman & Kamal (Pulau Pinang)



LOT 34
BSN1115

SANDAKAN
Reserve Price **RM 157,500.00**

Type : An Intermediate Apartment Unit
Address : Lot No. 4, 4th Floor, Block B, 4th Floor, Taman Permata Mile 8, Jalan Labuk, 90000 Sandakan, Sabah.
Area : 850 sq. ft.
Assignor(s) : Mohd Faizal Bin Jafar
Solicitor : M/S Mn Maduarin & Associates



LOT 35
BSN1120

BALIK PULAU
Reserve Price **RM 145,800.00**

Type : A Three-Bedroom Flat Come With One Car Parking Bay
Address : Unit No.1-9-7, Halaman Sungai Air Putih, Sri Akasia, 11000 Balik Pulau, Pulau Pinang
Area : 659 sq. ft.
Assignor(s) : Norzaini Binti Abdul Jalil
Solicitor : M/S Shariful Azhar & Partners (Penang)



LOT 36
BSN1099

PETALING JAYA
Reserve Price **RM 131,220.00**

Type : An Intermediate Unit Low Medium Cost Flat
Address : Unit No. B-14-06, Rumah Pangsa Kayu Ara, No. 29 Jalan Teratai PJU 6A, 47400 Petaling Jaya, Selangor
Area : 748 sq. ft.
Assignor(s) : Nor Istiqamah Bt Sha'ari
Solicitor : M/S Khamdan & Co



LOT 37
BSN1116

SHAH ALAM
Reserve Price **RM121,500.00**

Type : A Low Cost Apartment Unit
Address : Unit No. 2-1003, Pangsapuri Mentari, Jalan Matahari U5/117, Seksyen U5, 40150 Shah Alam, Selangor
Area : 60 sq. m.
Assignor(s) : Bazlina Binti Kamaruzzaman
Solicitor : M/S Tawfeek Badjenid & Partners (Selangor)



LOT 38
BSN1105

MELAKA
Reserve Price **RM 109,350.00**

Type : A Townhouse Unit
Address : Unit No 12, Jalan LP 1, Taman Limbingan Permai, Klebang Kechil, 75200 Melaka.
Area : 732 sq. ft.
Assignor(s) : Sidek Bin Tamby & Farinah Binti Alus
Solicitor : M/S Andrew T.S Goh & Khairil



LOT 39
BSN1131

BATU PAHAT
Reserve Price **RM 100,000.00**

Type : An Intermediate Unit Of Double Storey Low Cost Terrace House
Address : No. 59, Jalan Putera Indah 15/1a, Bandar Putera Indah, 83010 Batu Pahat, Johor
Area : 775 sq. ft.
Assignor(s) : Soh Cheng Lam
Solicitor : M/S Tawfeek Badjenid & Partners





LOT 40
BSN1109

BERA
Reserve Price **RM 90,000.00**
Type : An Intermediate Single-Storey Low-Cost Terrace House
Address : No 26 Jalan Lamanda Permai 8, Taman Lamanda Permai 28300 Bera, Pahang Darul Makmur
Area : 1,324 sq. ft.
Assignor(s) : Normiwati Binti Ismail
Solicitor : M/S Haranay, Hisham Anikah & Associates



LOT 41
BSN1107

WILAYAH PERSEKUTUAN LABUAN
Reserve Price **RM 72,171.00**
Type : Third Floor Unit (4-Bedroom Type) Of A 5-Storey Walk-Up Apartment Block
Address : Unit L1-3002, Third Floor, Taman Mutiara, Kampung Sungai Bedaun, 87000 Wilayah Persekutuan Labuan
Area : 57.877 sq. m.
Assignor(s) : Kadarun Bin Kanun & Noor Haliza Bt Saleh
Solicitor : M/S Lcz Law Firm

RESERVE PRICE:

The subject property will be sold on an "as is where is" basis separately at the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum equivalent to 10% of the reserve price by **BANK DRAFT in favour of BANK SIMPANAN NASIONAL** or via **RENTAS** or remit the same through online banking transfer by 3PM, **AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money to be settled **120 DAYS from the auction date**. For further particulars, please contact the respective **Solicitors** or the undermentioned **Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at www.ehsanauctioneers.com

REQUIRED SUPPORTING DOCUMENTS BY BIDDER:

- a) Your Identity Card ("IC") together with photocopies of I/C (both sides) for identification and registration purposes.
- b) A nomination letter (if a 3rd party had nominated you to bid on their behalf).
- c) Certified copy M&A, Form 24 & 49 and BOD resolution (corporate company/firm).
- d) Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful bidding price.

Outstanding Charges Covered By Bank :
(Terms & Conditions Apply)

Maintenance Charges <i>Caj Penyelenggaraan</i>	Sinking Fund <i>Caj Kemudahan</i>	Insurance <i>Insurans</i>	Assesment <i>Cukai Taksiran</i>
Quit Rent <i>Cukai Pmtu & Cukai Tanah</i>	Assesment Rate <i>Kadar Pemilatan</i>	Late Charges <i>Caj Kelewatan</i>	Taxes <i>Cukai</i>

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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
[**www.ehsanauctioneers.com**](http://www.ehsanauctioneers.com)

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
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