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**WILL SELL THE PROPERTY DESCRIBED BELOW BY
PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 15TH DAY OF APRIL, 2025, AT 10.30 A.M.
IN THE MORNING, 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)

NOTE: Prior to the auction sale, all intending bidders are advised to :-

- (i) inspect the subject property
- (ii) obtain a copy of Proclamation of Sale and seek independent legal advice on the Condition of Sale
- (iii) conduct official Titles search
- (iv) make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale and to check whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only.

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property (ies) All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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



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

HQ OFFICE

**H/P NO.
TEL NO.
FAX NO.**

Suite C-20-3A, Level 20, Block C,
Megan Avenue II, Jalan Yap Kwan Seng,
50450 Kuala Lumpur
016 2161 047
03-2161 6649 / 03-2162 6649
03-2161 6648



Ehsan Auctioneers Sdn Bhd



coordinator1@ehsanauctioneers.com



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LOT 1	RESERVE PRICE: RM 306,000.00	AMPANG
Type	: A SOHO UNIT WITH TANDEM CAR PARK BAY	
Area	: 430 sq. ft.	
Assignor	: Mohd Hadzril Fadzrin Bin Johari	
Solicitor	: M/S Badruzzaman & Kamal	
Bank Ref	: 405280043136	
Our Ref	: FIFAH/AFI0189	
Unit No.	: A-17-11, Neu Suites, Ampang	
Tiga, No. 6, Jalan Nipah, Ampang, 55000 Kuala Lumpur.		
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LOT 2	RESERVE PRICE: RM 450,000.00	AMPANG
Type	: A SOFO (SMALL OFFICE FLEXI OFFICE) UNIT WITH CAR PARK BAY	
Area	: 601 sq. ft.	
Assignor	: Afiq Danial Bin Abdul Talib & Nur Husnina Kim Yen Binti Ahmad Chang	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400190045229	
Our Ref	: LIYANA/AFB3094	
Unit No.	: A-19-19, Ampang 3 (Neu Suite), Jalan Nipah, Ampang 55000, Kuala Lumpur	
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LOT 3	RESERVE PRICE: RM 493,000.00	BANDAR PUNCAK ALAM
Type	: A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE WITH A GATED AND GUARDED SCHEME	
Area	: 1,302 sq. ft.	
Assignor	: Nazreen Bin Abdul Razak & Abdul Razak Mat Ariffin	
Solicitor	: M/S Sidek Teoh Wong & Dennis	
Bank Ref	: 405810023254	
Our Ref	: FIFAH/AFI0190	
Unit No.	: 7, Jalan Eco Grandeur 3/1G, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor	
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LOT 4	RESERVE PRICE: RM 483,000.00	BANDAR PUNCAK ALAM
Type	: A CORNER STRATA DOUBLE STOREY TERRACED HOUSE	
Area	: 2,486 sq. ft.	
Assignor	: Zurina Binti Ali Bashah	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405980023595	
Our Ref	: FIFAH/AFI0179	
Unit No.	: 1, Jalan Irama 11, Irama Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor	
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LOT 5	RESERVE PRICE: RM 229,000.00	CYBERJAYA
Type	: A PARCEL OF AN OFFICE UNIT	
Area	: 1,023 sq. ft.	
Assignor	: Mahadevan A/L Nadaraja	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Bank Ref	: 400280024192	
Our Ref	: FIFAH/AFB3014	
Unit No.	: 06-18, Kenwingston Business Centre, Persiaran Bestari, Kenwingston Square Garden, Cyber 9, 63000 Cyberjaya	
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LOT 6	RESERVE PRICE: RM 172,000.00	CYBERJAYA
Type	: A ONE BEDROOM DUPLEX CONDOMINIUM UNIT	
Area	: 753 sq. ft.	
Assignor	: Lam Yee Loke (Deceased)	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 406580012125	
Our Ref	: FIFAH/AFI0197	
Unit No.	: C-02-01, Block C, Sawtelle Suites, Jalan Cyber Heights, Cyber Height Villa, 63000 Cyberjaya, Selangor Darul Ehsan	
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LOT 7	RESERVE PRICE: RM 287,000.00	CYBERJAYA
Type	: AN OFFICE UNIT	
Area	: 1,087 sq. ft.	
Assignor	: Salwa Binti Ibrahim	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400280034331	
Our Ref	: FIFAH/AFB3092	
Unit No.	: 09-11, 9th Floor, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor	
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LOT 8	RESERVE PRICE: RM 249,000.00	CYBERJAYA
Type	: A SOHO UNIT	
Area	: 650 sq. ft.	
Assignor	: Rosharaza Binti Mohd Radzuan	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405190024533	
Our Ref	: FIFAH/AFI0184	
Unit No.	: B2-19-01, 19th Floor, Kenwingston Residence, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.	
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LOT 9	RESERVE PRICE: RM 398,000.00	CYBERJAYA
Type	: AN OFFICE UNIT	
Area	: 1,421 sq. ft.	
Assignor	: Wong Yit Loong	
Solicitor	: M/S Badruzzaman & kamal	
Bank Ref	: 400280039022	
Our Ref	: LIYANA/AFB3098	
Unit No.	: 08-01, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.	
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LOT 10	RESERVE PRICE: RM 284,000.00	DENGKIL
Type	: A 3-BEDROOM SERVICED APARTMENT UNIT WITH TWO CAR PARK BAYS	
Area	: 893 sq. ft.	
Assignor	: Muhammad Azhar Bin Abd Sharim	
Solicitor	: M/S Badruzzaman & Kamal	
Bank Ref	: 405280036813	
Our Ref	: FIFAH/AFI0195	
Unit No.	: B-11-02, Sensory Residence, Jalan Southville 1, Southville City, 43800, Dengkil, Selangor	
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LOT 11	RESERVE PRICE: RM 365,000.00	GENTING HIGHLAND
Type	: A SERVICED APARTMENT UNIT	
Area	: 688 sq. ft.	
Assignor	: Tan Beng Hui	
Solicitor	: M/S Ravi Moorthi, Noriza, Mala & Partners	
Bank Ref	: 400190010209	
Our Ref	: FIFAH/AFB3070	
Unit No.	: WB23A-07, Storey No.23A, Block B, Windmill Upon Hills, 69000 Genting Highlands, Pahang Darul Makmur	
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LOT 12	RESERVE PRICE: RM 500,000.00	JOHOR BAHRU
Type	: A UNIT OF SERVICED APARTMENT	
Area	: 1,175 sq. ft.	
Assignor	: Charles Ngu Wee Fong	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 401750069547	
Our Ref	: FIFAH/AFB3062	
Unit No.	: A-07-12, Blok A, Residensi Laman Lapan, Jalan Sutera Kuning, Taman Sutera, 81200 Johor Bahru, Johor	
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LOT 13	RESERVE PRICE: RM 310,000.00	JOHOR BAHRU
Type	: A SERVICE APARTMENT UNIT	
Area	: 1,101 sq. ft.	
Assignor	: Abdul Hakim Bin Zakaria	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 401750062887	
Our Ref	: LIYANA/AFB3096	
Unit No.	: 20-09, Menara B, Residensi Panorama Perbadanan Islam, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor.	
MALAY RESERVED		



LOT 14	RESERVE PRICE: RM 614,000.00	JOHOR BAHRU
Type	: A UNIT OF SERVICED APARTMENT	
Area	: 1,074 sq. ft.	
Assignor	: Goh Keng Heng	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 405810016876	
Our Ref	: LIYANA/AFI0205	
Unit No.	: B-19-02, Menara B, Residensi Southkey Mozek, Persiaran Southkey Utama, Kota Southkey, 80150 Johor Bahru, Johor	
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LOT 15	RESERVE PRICE: RM 154,000.00	KAJANG
Type	: A 3-BEDROOM APARTMENT UNIT	
Area	: 775 sq. ft.	
Assignor	: Zaidi Bin Arifin & Marzilawati Binti Bahari"	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400470004757	
Our Ref	: FIFAH/AFB3071	
Unit No.	: P8-A-05-22, Sri Ros Apartment, Jalan Sepakat Indah 6, Taman Sepakat Indah, Sungai Chua, 43000 Kajang, Selangor	
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LOT 16	RESERVE PRICE: RM 215,000.00	KAMPAR
Type	: A CONDOMINIUM UNIT	
Area	: 1,087 sq. ft.	
Assignor	: Lee Wen Kai	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 405810095842	
Our Ref	: FIFAH/AFI0196	
Unit No.	: 2-13-08, Kondominium Timur Perdana, Jalan Kolej, Taman Bandar Baru, 31900, Kampar, Perak Darul Ridzuan	
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LOT 17	RESERVE PRICE: RM 330,000.00	KAMPAR
Type	: A FOUR BEDROOMS CONDOMINIUM UNIT	
Area	: 1,216 sq. ft.	
Assignor	: Teh Poo Yee	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405810095509	
Our Ref	: LIYANA/AFI0203	
Unit No.	: 1-8-10, Kondominium Timur Perdana, Jalan Kolej, Taman Bandar Baru, 31900 Kampar, Perak Darul Ridzuan	
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LOT 18	RESERVE PRICE: RM 405,000.00	KEPONG
Type	: A 3-BEDROOM CONDOMINIUM UNIT	
Area	: 936 sq. ft.	
Assignor	: Syafiza Binti Mohamed Shah	
Solicitor	: M/S Sidek Teoh Wong & Dennis	
Bank Ref	: 405280021446	
Our Ref	: FIFAH/AFI0188	
Unit No.	: F-33A-16, Residensi Mizumi, No. 3, Persiaran Metro Perdana, Taman Metropolitan Kepong, 52100 Kuala Lumpur	
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LOT 19	RESERVE PRICE: RM 530,000.00	KEPONG
Type	: A SERVICE APARTMENT UNIT	
Area	: 872 sq. ft.	
Assignor	: Kalaiyarasan A/L Paramasivam	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400190037318	
Our Ref	: LIYANA/AFB3097	
Unit No.	B-09-08, Level 8, Block B, Residensi M Luna, No. 888, Jalan Lingkaran Tengah 2, 52100 Kepong, Kuala Lumpur	



LOT 20	RESERVE PRICE: RM 315,000.00	KLANG
Type	: A SERVICED APARTMENT UNIT	
Area	: 732 sq. ft.	
Assignor	: Wong Woan Jiun	
Solicitor	: M/S Shukor Baljit & Partners	
Bank Ref	: 400810239331	
Our Ref	: FIFAH/AFB3072	
Unit No.	B1-29-11, 29th Floor, Block B1, Gravit 8, Jalan Bayu Laut / KS9 , Kota Bayuemas 41200 Klang, Selangor	



LOT 21	RESERVE PRICE: RM 198,000.00	KOTA KINABALU
Type	: A WALK-UP APARTMENT UNIT	
Area	: 750 sq. ft.	
Assignor	: Shafiq Bin Shahari	
Solicitor	: M/S Zainal & Associates	
Bank Ref	: 400590082109	
Our Ref	: FIFAH/AFB3087	
Unit No.	G-11-02, (DBKK G-11-2), 2nd Floor, Block G, University Apartments 2, Jalan UMS, 88450 Kota Kinabalu, Sabah	



LOT 22	RESERVE PRICE: RM 412,000.00	KUALA LUMPUR
Type	: A 3-BEDROOM SERVICED APARTMENT UNIT	
Area	: 1,216 sq. ft.	
Assignor	: Muhammad Nazirullah Bin Mohamad Nazlan	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400280024529	
Our Ref	: FIFAH/AFB3028	
Unit No.	B-43A-06, Block B, Residensi Vista Sentul, No. 28, Jalan Sinar Sentul 4, Sentul, 51100 Kuala Lumpur	



LOT 23	RESERVE PRICE: RM 564,000.00	KUALA LUMPUR
Type	: A SERVICE APARTMENT UNIT	
Area	: 736 sq. ft.	
Assignor	: Muhammad Shamil Bin Abd Jabar	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Bank Ref	: 400810271195	
Our Ref	: FIFAH/AFB3034	
Unit No.	A-39-06, 39th Floor, Tower A, Datum Jelatek, Jalan Jelatek, 54200 Kuala Lumpur	



LOT 24	RESERVE PRICE: RM 558,000.00	KUALA LUMPUR
Type	: A 2-BEDROOM SERVICED APARTMENT UNIT	
Area	: 924 sq. ft.	
Assignor	: Tan Bo Ren	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400190028615	
Our Ref	: FIFAH/AFB3091	
Unit No.	A-06-07, Block A, Residensi Hampton Damansara, No. 2, Persiaran Tecoma , Countyr Height Damansara, 60000 Kuala Lumpur.	



LOT 25	RESERVE PRICE: RM 351,000.00	KUALA LUMPUR
Type	: A STUDIO SERVICED APARTMENT UNIT WITH A CAR PARK BAY	
Area	: 603 sq. ft.	
Assignor	: Jee Ming Lok	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400190022145	
Our Ref	: FIFAH/AFB3082	
Unit No.	A-18-03, Residensi Pano, No.556, Batu 3½, Jalan Ipoh,51200, Kuala Lumpur	



LOT 26	RESERVE PRICE: RM 1,091,000.00	KUALA LUMPUR
Type	: A TWO (2) BEDROOM SERVICED APARTMENT (CORNER UNIT)	
Area	: 1,367 sq. ft.	
Assignor	: Ng Kean Eng	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 400190046671	
Our Ref	: FIFAH/AFB3061	
Unit No.	10-15, Residensi Quill, 1018, Jalan Sultan Ismail, 50250, Kuala Lumpur	



LOT 27	RESERVE PRICE: RM 629,000.00	KUALA LUMPUR
Type	: A 3-BEDROOM SERVICED APARTMENT UNIT	
Area	: 861 sq. ft.	
Assignor	: Leong Foo Thong	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405810096935	
Our Ref	: FIFAH/AFI0183	
Unit No.	A1-48-03, Residensi Lavile, No 5, Lorong Peel, Taman Maluri, Cheras, 55100 Kuala Lumpur	



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LOT 28	RESERVE PRICE: RM 300,000.00	KUALA LUMPUR
Type	: AN AFFORDABLE 3-BEDROOM APARTMENT UNIT WITH A CAR PARK BAY	
Area	: 818 sq. ft.	
Assignor	: Nur Shahzwani Dewi Binti Hassan Ganesan	
Solicitor	: M/S Ravi Moorthi, Noriza, Mala & Partners	
Bank Ref	: 405810060152	
Our Ref	: LIYANA/AFI0199	
Unit No.	40-05, Pangsapuri Vista Danau Kota, No.7, Jalan Danau Saujana 1, 53300 Kuala Lumpur	



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LOT 29	RESERVE PRICE: RM 645,000.00	KUALA LUMPUR
Type	: A 3-BEDROOM CONDOMINIUM UNIT	
Area	: 1,535 sq. ft.	
Assignor	: Nur Adlina Islam Binti Ahmad	
Solicitor	: M/S Sidek Teoh Wong & Dennis	
Bank Ref	: 406240065399	
Our Ref	: LIYANA/AFI0201	
Unit No.	B-3-1, Nadayu 62, Jalan Malawati 8A, Taman Nadayu, 53100 Kuala Lumpur.	



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LOT 30	RESERVE PRICE: RM 468,000.00	MELAKA
Type	: A SERVICED APARTMENT UNIT	
Area	: 1,163 sq. ft.	
Assignor	: Goh Hui Peng	
Solicitor	: M/S Sidek Teoh Wong & Dennis	
Bank Ref	: 400280043898	
Our Ref	: FIFAH/AFB3084	
Unit No.	17-12A, The Apple, Jalan Haji Bachee, Bukit Cina, 75100 Melaka.	



LOT 31	RESERVE PRICE: RM 288,000.00	MELAKA
Type	: TWO (2) BEDROOM SERVICED APARTMENT UNIT	
Area	: 1,131 sq. ft.	
Assignor	: Mohd Aminuddin Bin Md Bohari	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400090015171	
Our Ref	: FIFAH/AFB3081	
Unit No.	B-08-10, 8th Floor, Pangsapuri Kota Laksamana Jaya, (The Wave Residence), 75200 Melaka	



LOT 32	RESERVE PRICE: RM 338,000.00	MELAKA
Type	: A 3-BEDROOM SERVICE APARTMENT UNIT	
Area	: 1,151 sq. ft.	
Assignor	: Murugan A/L Chinasamy	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400190038977	
Our Ref	: FIFAH/AFB3080	
Unit No.	A-10-18, The Apple, Jalan Haji Bachee, Bukit Cina, 75100 Melaka.	



LOT 33	RESERVE PRICE: RM 268,000.00	MELAKA
Type	: A SERVICED APARTMENT UNIT	
Area	: 1,131 sq. ft.	
Assignor	: Muhamad Ameyrol Azwan B Mohd Senin	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 400810296895	
Our Ref	: FIFAH/AFB3059	
Unit No.	A-05-01, Block A, Condominium Kota Laksamana Jaya, (also know as The Wave), Jalan KLJ 5, Taman Kota Laksamana Jaya, 75200 Melaka	



LOT 34	RESERVE PRICE: RM 390,000.00	NILAI
Type	: A 3-BEDROOM SERVICED APARTMENT UNIT	
Area	: 1,008 sq. ft.	
Assignor	: Phuah Gaik Ean	
Solicitor	: M/S Sidek Teoh Wong & Dennis	
Bank Ref	: 405810062341	
Our Ref	: LIYANA/AFI0204	
Unit No.	B-L6-01, Menara B(Begonia), Youth City @ Vision City, Jalan Bandar Belia 1/4, Bandar Wawasan, Putra Nilai, 71800 Nilai Negeri Sembilan.	



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LOT 35	RESERVE PRICE: RM 405,000.00	PENANG
Type	: A SERVICE APARTMENT UNIT	
Area	: 1,046 sq. ft.	
Assignor	: Nor Azzian Bin Che Mat Din	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400600004103	
Our Ref	: FIFAH/AFB3076	
Unit No.	1C-07-6, Jalan Mayang Pasir 3, Eliit Heights, Eliit 3, 11950 Bayan Lepas, Pulau Pinang	



LOT 36	RESERVE PRICE: RM 162,000.00	PETALING JAYA
Type	: A 3-BEDROOM APARTMENT UNIT	
Area	: 850 sq. ft.	
Assignor	: Syuhada Binti Khairol Salleh	
Solicitor	: M/S Badruzzaman & Kamal	
Bank Ref	: 405190065822	
Our Ref	: FIFAH/AFI0191	
Unit No.	H-21-02A, Block H, Pangsapuri Flora Damansara, Jalan PJU 8/9, Damansara Perdana, 47820 Petaling Jaya, Selangor	



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LOT 37	RESERVE PRICE: RM 292,000.00	PETALING JAYA
Type	: A SERVICED APARTMENT UNIT	
Area	: 1,098 sq. ft.	
Assignor	: Muhammad Ariel Bin Maseri & Muhammad Adrien Bin Maseri	
Solicitor	: M/S Badruzzaman & Kamal	
Bank Ref	: 405190070228	
Our Ref	: FIFAH/AFI0192	
Unit No.	: E-17-2A, Blok E, Metropolitan Square, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor	
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LOT 38	RESERVE PRICE: RM 744,000.00	PETALING JAYA
Type	: A GROUND FLOOR SHOP UNIT WITHIN A TWO-STOREY STRATIFIED SHOOFFICES BLOCK	
Area	: 1,152 sq. ft.	
Assignor	: Za'ba Bin Hasrin	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405980005940	
Our Ref	: FIFAH/AFI0177	
Unit No.	: 1-53A, Glomac Centro, Jalan Teratai, PJU 6A, 47400 Petaling Jaya, Selangor	
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LOT 39	RESERVE PRICE: RM 633,000.00	PETALING JAYA
Type	: AN OFFICE UNIT WITHIN A TWO-STOREY STRATIFIED SHOOFFICES BLOCK	
Area	: 1,701 sq. ft.	
Assignor	: Za'ba Bin Hasrin	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405980005937	
Our Ref	: FIFAH/AFI0176	
Unit No.	: 2-53A, Glomac Centro, Jalan Teratai, PJU 6A, 47400 Petaling Jaya, Selangor	
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LOT 40	RESERVE PRICE: RM 171,000.00	PETALING JAYA
Type	: A 3-BEDROOM APARTMENT UNIT	
Area	: 850 sq. ft.	
Assignor	: Kiu Kim Seng	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400190043111	
Our Ref	: FIFAH/AFB3066	
Unit No.	: F-13A-06 Blok F, Pangsapuri Flora Damansara, Jln JU 8/9, Damansara Perdana, 47820 Petaling Jaya, Selangor	



LOT 41	RESERVE PRICE: RM 459,000.00	PETALING JAYA
Type	: A RENOVATED LOFT OFFICE	
Area	: 972 sq. ft.	
Assignor	: Muhammad Mierza Fierdaus Lim Bin Abdullah	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 401750081981	
Our Ref	: FIFAH/AFB3075	
Unit No.	: A-02-09, Pinnacle Kelana Jaya, Jalan SS 7/26, Kelana Jaya, 47301 Petaling Jaya, Selangor	



LOT 42	RESERVE PRICE: RM 465,000.00	PETALING JAYA
Type	: AN OFFICE UNIT	
Area	: 1,032 sq. ft.	
Assignor	: Ah Siew Wye @ Lee Siew Wye	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400280062057	
Our Ref	: FIFAH/AFB3077	
Unit No.	: C-P-1, Encorp Strand Garden Office, No.12, Jalan PJU 5/1, Kota Damansara, 47810, Petaling Jaya, Selangor.	



LOT 43	RESERVE PRICE: RM 219,000.00	PETALING JAYA
Type	: AN OFFICE SUITE	
Area	: 342 sq. ft.	
Assignor	: Chiu Chee Sin	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 400280036766	
Our Ref	: FIFAH/AFB3063	
Unit No.	: Q-11-05, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan	



LOT 44	RESERVE PRICE: RM 103,000.00	PORT KLANG
Type	: AN APARTMENT UNIT	
Area	: 872 sq. ft.	
Assignor	: Nor Nakha'e Bin Nor Rashid	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 400810203419	
Our Ref	: FIFAH/AFB3065	
Unit No.	: M-5010, Block D, Pangsapuri Klang Villa, Jaln Sabah, Pandamaran, 42000 Port Klang, Selangor	



LOT 45	RESERVE PRICE: RM 313,000.00	PUCHONG
Type	: A CONDOMINIUM UNIT WITH 2 CAR PARK BAYS	
Area	: 1,373 sq. ft.	
Assignor	: Mohamad Azman Bin Mohd Kalanda	
Solicitor	: M/S Badruzzaman & Kama	
Bank Ref	: 405190071340	
Our Ref	: FIFAH/AFI0186	
Unit No.	: B-14- 3A, Vision Residence Condominium, Jalan Puchong-Cyberjaya 47120, Puchong, Selangor	
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LOT 46	RESERVE PRICE: RM 316,000.00	PUCHONG
Type	: A CONDOMINIUM UNIT WITH 2 CAR PARK BAYS	
Area	: 1,373 sq. ft.	
Assignor	: Intan Nor Azwa Binti Muhammad Nor	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405280044630	
Our Ref	: FIFAH/AFI0181	
Unit No.	: B-22- 02, Vision Residence Condominium, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor	
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LOT 47	RESERVE PRICE: RM 397,000.00	RAWANG
Type	: AN INTERMEDIATE DOUBLE STOREY TERRACED HOUSE	
Area	: 1,302 sq. ft.	
Assignor	: Nicholas Joy A/L Devadasan & Mahaletchumi A/P Sukumaran	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Bank Ref	: 400810279320	
Our Ref	: FIFAH/AFB3057	
Unit No.	: 31, Jalan Sari Alamanda 10/5, Sari Alamanda, 48000 Rawang, Selangor	



LOT 48	RESERVE PRICE: RM 150,000.00	RAWANG
Type	: A 3-BEDROOM MEDIUM-COST APARTMENT UNIT	
Area	: 797 sq. ft.	
Assignor	: Saamah Binti Md Ghouse	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 400020042897	
Our Ref	: LIYANA/AFB3095	
Unit No.	: B11-4-10, Pangsapuri Birchwood Court, Pinggiran Lembah Hijau 9, Bandar Tasik Puteri, 48020 Rawang, Selangor	



LOT 49	RESERVE PRICE: RM 81,000.00	SANDAKAN
Type	: A 4-STOREY WALK-UP APARTMENT UNIT	
Area	: 548 sq. ft.	
Assignor	: Bahra Bin Hamid & Yusri Bin Hamid	
Solicitor	: M/S Zainal & Associates	
Bank Ref	: 406250001725	
Our Ref	: FIFAH/AFI0194	
Unit No.	: 10, 2nd Floor, Block 11, Taman Mawar Low Cost Apartment, Mile 7, Jalan Sibuga Road, 90000 Sandakan, Sabah.	
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LOT 50	RESERVE PRICE: RM 146,000.00	SEMENYIH
Type	: A ONE BEDROOM SMALL OFFICE HOME OFFICE (SOHO) UNIT	
Area	: 450 sq. ft.	
Assignor	: Rizal Nasyarudin Bin A.Rahman	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400810289792	
Our Ref	: FIFAH/AFB3083	
Unit No.	: A-27-05, Block A, Kompleks Midlandscity, Persiaran Setia Mayuri-Midlands, 43500 Semenyih, Selangor	



LOT 51	RESERVE PRICE: RM 605,000.00	SERI KEMBANGAN
Type	: 4-BEDROOM SERVICED-APARTMENT (CORNER UNIT)	
Area	: 1,152 sq. ft.	
Assignor	: Christie Chu Pei Pei	
Solicitor	: M/S Sidek Teoh Wong & Dennis	
Bank Ref	: 405810065238	
Our Ref	: FIFAH/AFI0187	
Unit No.	: A-33-07, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor	
AFFIN ISLAMIC BANK BERHAD		



LOT 52	RESERVE PRICE: RM 405,000.00	SERI KEMBANGAN
Type	: A SERVICED APARTMENT UNIT	
Area	: 990 sq. ft.	
Assignor	: Norizan Binti Che Lah	
Solicitor	: M/S Shukor Baljit & Partners	
Bank Ref	: 400280015907	
Our Ref	: FIFAH/AFB3073	
Unit No.	: D-20-01, 20th Floor Blok D, Galleria 2 Equine Park, Jln Putra Permai 2, Taman Equine, 43300 Seri Kembangan, Selangor	



LOT 53	RESERVE PRICE: RM 402,000.00	SHAH ALAM
Type	: A SERVICE RESIDENCE	
Area	: 1,225 sq. ft.	
Assignor	: Han Wan Yee	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Bank Ref	: 400810219351	
Our Ref	: FIFAH/AFB3029	
Unit No.	: SB2-13A-08, 13Ath Floor, Block SB2, Dsara Sentral, Jalan Welfare, Kg. Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor	



LOT 54	RESERVE PRICE: RM 365,000.00	SHAH ALAM
Type	: AN OFFICE UNIT	
Area	: 1,249 sq. ft.	
Assignor	: Naa Et Kok	
Solicitor	: M/S Zulpadli & Edha	
Bank Ref	: 400280037419	
Our Ref	: FIFAH/AFB3068	
Unit No.	: A-05-13A, Block A, Radia Office Bukit Jelutong, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor	



LOT 55	RESERVE PRICE: RM 235,000.00	SHAH ALAM
Type	: A SERVICED APARTMENT UNIT	
Area	: 581 sq. ft.	
Assignor	: Ong Chin Soon	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400280021700	
Our Ref	: FIFAH/AFB3074	
Unit No.	: B-07-03, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor	
		

LOT 56	RESERVE PRICE: RM 343,000.00	SHAH ALAM
Type	: A DUPLEX SMALL OFFICE HOME OFFICE (SOHO) UNIT	
Area	: 725 sq. ft.	
Assignor	: Chong Yun Loi	
Solicitor	: M/S Zulpadli & Edham	
Bank Ref	: 400810273193	
Our Ref	: FIFAH/AFB3078	
Unit No.	: E-35-07, Hyde 2, Persiaran Multimedia, I-City, Seksyen 7, 40000 Shah Alam, Selangor Darul Ehsan	
		

LOT 57	RESERVE PRICE: RM 320,000.00	SHAH ALAM
Type	: A 3-BEDROOM SERVICED APARTMENT UNIT	
Area	: 1,079 sq. ft.	
Assignor	: Yue Wei Loon	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405810112068	
Our Ref	: FIFAH/AFI0180	
Unit No.	: C-13A-12, Pangsapuri Nadayu 801, No. 1 Jalan Zuhrah U5/163, Subang Murni, Seksyen U5, 40150, Shah Alam, Selangor	
		
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LOT 58	RESERVE PRICE: RM 902,000.00	SHAH ALAM
Type	: A STRATA OFFICE UNIT	
Area	: 1,755 sq. ft.	
Assignor	: Mohammad Zulhilmi Bin Hashim	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405280043204	
Our Ref	: FIFAH/AFI0182	
Unit No	: G-01-03A, Blok G Pejabat Radia Persiaran Arked Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor	
		
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LOT 59	RESERVE PRICE: RM 500,000.00	SUNGAI BESI
Type	: A 3-BEDROOM SERVICED-APARTMENT UNIT	
Area	: 1,141 sq. ft.	
Assignor	: Mohammad Khidir Bin Ruslin	
Solicitor	: M/S Badruzzaman & kamal	
Bank Ref	: 405280046269	
Our Ref	: LIYANA/AFI0200	
Unit No.	: D4-37-07, Razakcity Residences, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.	
		
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LOT 60	RESERVE PRICE: RM 180,000.00	SUNGAI BULOH
Type	: A 3-BEDROOM APARTMENT UNIT	
Area	: 753 sq. ft.	
Assignor	: Mohd Fazil Bin Mhd Ali	
Solicitor	: M/S Manjit Singh Sachdev	
Bank Ref	: 405020001781	
Our Ref	: LIYANA/AFI0202	
Unit No.	: H-201, Iris Apartment, Persiaran Saujana 4, Taman Saujana Utama, 47000, Sungai Buloh, Selangor	
		
AFFIN ISLAMIC BANK BERHAD		

DEPOSIT: All intending bidders are required to deposit 10% of the Reserve Price or any sum exceeding 10% of the purchase price or a minimum of RM2,500.00 whichever is higher (“the Bidding Deposit”) for the said property by bank draft in favour of AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money shall be paid by the Purchaser within ninety (90) days from the date of auction sale to AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

Apportionment on any arrears of quit rent, assessment rate and maintenance charges ONLY which is lawfully due i.e which is unpaid for up to maximum 6 years preceding the successful auction date in respect of the property up to the date of sale shall be paid by the Bank upon receipt of full auction proceeds and any such sums due and payable after the date of sale shall be borne by the Purchaser. Successful Bidder is urged to submit their claim to the Bank within sixty (60) days from the date of payment of balance purchase money (or any extended period allowed by the Bank); any subsequent claims made thereunder will not be entertained by the Bank and the same shall be borne by the Purchaser solely. The Assignee/Bank shall not be liable to make payment or to deduct from the proceeds of sale any outstanding utilities/bills relating to the property namely water, electricity, telephone, gas or sewerage charges, administration charges and other utilities.

All other fees, costs and charges relating to the transfer and assignment of the property including any revival cost for abandoned project (if any) shall also be borne solely by the successful Purchaser. Intending Purchaser shall make his own inquiries in respect thereof and the Purchaser shall be deemed to have full knowledge of the same.

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.

“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.

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.



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