

Welcome To
Bank Islam Malaysia Berhad
Property Auction Sale

DATE: TUESDAY
24.6.2025
TIME: **10.30 A.M.**

VENUE:

Suite C-0-3A, Level UG, Block C,
Megan Avenue II, No. 12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

010 2161 147



Outstanding Charges Covered By Bank

- ☒ Maintenance Charges
Caj Penyelenggaraan
- ☒ Assesment
Cukai Pintu
- ☒ Quit Rent
Cukai Tanah

(Terms & Conditions Apply)



EHSAN *Dual-Bid* AUCTION

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 JOHOR BAHRU



Type : **A CONDOMINIUM UNIT**
Area : 1,195 sq. ft.
Assignor : Noratika Binti Misron & Mohamad Syahrulnizam Bin Shahiful Bahari
Solicitor : M/S Norzaki Yusop & Co (07-2317740)
Our Ref : WAWA/BIMB1440

Address :
#G-07, Blok B, Kondominium Cenderasari Perdana, Jalan Cenderasari 1, Taman Perbadanan Islam Larkin, 80350 Johor Bahru, Johor

DECLARATION OF MALAY RESERVE

Reserve Price : RM 350,000.00

LOT 2 KELANTAN



Type : **A SHOPLOT UNIT**
Area : 161 sq. ft.
Assignor : Mohd Ghazali Bin Husain
Solicitor : M/S Aini & Azlina (011-10603667)
Our Ref : WAWA/BIMB1355

Address :
Unit No. 16, Tingkat 1, Bazar Abdul Rahman Bin Auf, Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan

Reserve Price : RM 5,760.00

LOT 3 RANTAU PANJANG



Type : **A COMMERCIAL UNIT**
Area : 151.00 sq. ft.
Assignor : Syed Hasan Bin Syed Daud
Solicitor : M/S Alawi & Associates (09-7432401)
Our Ref : WAWA/BIMB1359

Address :
No. 21, Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan

WITHIN MALAY RESERVE AREA

Reserve Price : RM 5,760.00



Ehsan Auctioneers Sdn Bhd



coordinator2@ehsanauctioneers.com



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LOT 4**SHAH ALAM**

Type : AN LOW COST APARTMENT UNIT
 Area : 516.67 sq. ft.
 Assignor : Roslan Bin Uri
 Solicitor : M/S Manjit Singh Sachdev,
 Mohammad Radzi & Partners
 (03-56310415)
 Our Ref : WAWA/BIMB1439

Address :
 Unit No. 501, Flat PKNS Blok 2, Jalan Cangkul 19/3, Seksyen 19,
 40300 Shah Alam, Selangor

Reserve Price : RM 145,800.00

LOT 5**SHAH ALAM**

Type : AN APARTMENT UNIT
 Area : 856 sq. ft.
 Assignor : Dzulfakar Bin Abdullah
 Solicitor : M/S Syed Alwi, Ng & Co
 (03 - 2072 1088 / 03 - 2026 6277)
 Our Ref : WAWA/BIMB1441

Address :
 Unit No. D3-8-14, Tingkat 8, Pangsapuri Damai, Jalan Tasik Raja
 Lumu U4/17, Taman Subang Delima, Seksyen U4, 40150 Shah
 Alam, Selangor

Reserve Price : RM 380,000.00

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, prior to the auction sale 10% of the reserve price by BANK DRAFT or CASHIER'S ORDER only in favour of BANK ISLAM MALAYSIA BERHAD or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money to be settled within ninety (90) days. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

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.



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03 2161 6649 / 016 216 1047

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.**

Suite C-20-3A, Level 20, Block C,
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 50450 Kuala Lumpur
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 03-2161 6649 / 03-2162 6649



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