

PROPERTY AUCTION SALE

In exercise of the rights and powers conferred upon the **PUBLIC BANK BERHAD (Co.No. 6463-H) / PUBLIC ISLAMIC BANK BERHAD (Co.No. 14328-V)** by the Assignor, it is hereby proclaimed that the Assignee with the Assistance of the undermentioned Auctioneer.

WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON MONDAY, THE 14TH APRIL 2025 AT 10.00 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 the auction day for registration & verification purposes) ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON www.ehsanauctioneers.com

LOT 1	RESERVE PRICE: RM 450,000.00	KAJANG	 Type : AN APARTMENT UNIT Area : 122.45 sq. ft. Assignor(s) : Hoh Chong Hing Solicitor : Che Mokhtar & Ling Bank Ref : SCCC/SS2/RU/SZL/Hoh Chong Hing Our Ref : FIFAH/PBB1339 Unit No. A-05-16, Block A, Jalan Sutera Pines, Sutera Pines, 43000 Kajang, Selangor	LOT 2	RESERVE PRICE: RM 315,000.00	SUBANG JAYA	 Type : AN APARTMENT UNIT Area : 914.75 sq. ft. Assignor(s) : Rosnani Binti Senin Solicitor : Ravi Moorthi, Noriza, Mala & Partners Bank Ref : WCCC/JRC/RU/NAM/Rosnani Binti Senin Our Ref : FIFAH/PBI0141 Unit No. B-4-8, 4th Floor, Block B, Pangsapuri Mutiara Perdana, Jalan PJS 7/15, 46150 Subang Jaya, Selangor	LOT 3	RESERVE PRICE: RM 300,000.00	PETALING JAYA	 Type : A RETAIL UNIT Area : 809 sq. ft. Assignor(s) : Tan Han Sion Solicitor : Che Mokhtar & Ling Bank Ref : WCCC/BWK/RU/KHW/Tan Han Sion Our Ref : UMI/PBI0142 Unit No. D-S-1-02, Blok D, Metropolitan SQ, Jalan PJU 8/1, Bandar Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor
LOT 4	RESERVE PRICE: RM 288,000.00	KAJANG	 Type : AN APARTMENT UNIT Area : 1,044 sq. ft. Assignor(s) : Chua Ming Sheng Solicitor : Dennis Nik & Wong Bank Ref : SCCC/RU/PIH/ENA/CHUA MING SHENG Our Ref : FIFAH/PBI0140 Unit No. A-05-16, Residensi Camelia, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor	LOT 5	RESERVE PRICE: RM 198,000.00	PUCHONG	 Type : A CONDOMINIUM UNIT Area : 840 sq. ft. Assignor(s) : Malar Mathy A/P Maniam Solicitor : Rastam Singa & Co. Bank Ref : SCCC/RU/PJO/SZL/Malar Mathy A/P Maniam Our Ref : FIFAH/PBB1340 Unit No. B-13A-03A, Block Bougainvillea, Vista Millennium Condominium, Jalan DM 1, Taman Desa Millennia, 47100 Puchong, Selangor.	LOT 6	RESERVE PRICE: RM 190,000.00	PUCHONG	 Type : An Apartment Unit Area : 787 sq. ft. Assignor(s) : Amaiyaton Lydia Binti Marsup Solicitor : Che Mokhtar & Ling Bank Ref : KCCC/BTG/DYS/sic/Amaiyaton Lydia Binti Marsup Our Ref : UMI/PBI0143 Unit No. 1-B28, Jalan Putra Perdana 5/1, Taman Putra Perdana, 47130 Puchong, Selangor
LOT 7	RESERVE PRICE: RM 185,000.00	KUALA LUMPUR	 Type : AN APARTMENT UNIT Area : 814 sq. ft. Assignor(s) : Lau Cheng Tee Solicitor : Zairina Loh & Wong Bank Ref : WCCC/JBB/RU/NAM/Lau Cheng Tee Our Ref : FIFAH/PBB1338 Unit No. 17-1-4, Block 17, Jalan Palong, Taman Miharja, 55200 Kuala Lumpur.	LOT 8	RESERVE PRICE: RM 86,400.00	SHAH ALAM	 Type : A LOW COST APARTMENT UNIT Area : 400 sq. ft. Assignor(s) : Patricia Mildred A/P Xavier Solicitor : Lourde Nathan (f) Bank Ref : SCCC/SS2/RU/SZL/Patricia Mildred A/P Xavier Lourde Nathan Our Ref : FIFAH/PBB1334 Unit No. 15-02, No. 1B, Rumah Pangsa Kos Rendah, Jalan Dawai 16/2, Seksyen 16, 40200 Shah Alam, Selangor				

DEPOSIT:

All intending bidders are required to deposit 10% of the fixed reserve price and any prevailing tax that may be imposed by the Government of Malaysia (if applicable) by Bank Draft or Cashier's Order only in favour of PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD prior to the auction sale with the undermentioned Auctioneer. The balance of the purchase price together with any prevailing tax payable (if applicable) are to be settled within ninety (90) days from the date of auction sale to PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD via RENTAS. The RENTAS payment must be made accompanied with details as per Clause 11 of the Conditions of Sale. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

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.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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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.



"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.

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

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