

# BANK KERJASAMA RAKYAT MALAYSIA BERHAD

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

 Ehsan Auctioneers Sdn Bhd

03-2161 6649

010-2161 147



## EHSAN *Dual-Bid* AUCTION

WILL SELL BY PUBLIC AUCTION  
ON MONDAY, THE 22ND DECEMBER, 2025  
AT 11.30 A.M. IN THE MORNING AT THE "EHSAN AUCTION HALL"  
SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO. 12,  
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

Alternatively, prospective bidders may submit bids for the property online via [www.ehsanauctioneers.com](http://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](http://www.ehsanauctioneers.com)

**LOT 1**  
APARTMENT  
AMPANG

Type : A Serviced Apartment Unit  
Area : 850 sq. ft.  
Solicitor : Zulpadli & Edham  
Our Ref : WAWA/BKRM2051

Unit No. B-08-07, Tingkat 8, Residensi Bistaria, Taman Ukay Bistari, 68000 Ampang, Selangor Darul Ehsan.

**BUMIPUTRA LOT 9TH AUCTION**

RESERVE PRICE :  
**RM 300,000.00**

**LOT 2**  
APARTMENT  
JENJAROM

Type : A Service Apartment Unit  
Area : 1,044.10 sq. ft.  
Solicitor : Zulpadli & Edham  
Our Ref : NINA/BKRM2113

Unit No. H-07-09, Bsp 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan

**1ST AUCTION**

RESERVE PRICE :  
**RM 300,000.00**

**LOT 3**  
APARTMENT  
JOHOR BAHRU

Type : A Low Medium Cost Apartment Unit  
Area : 850 sq. ft.  
Solicitor : Zulpadli & Edham  
Our Ref : NINA/BKRM2112

Unit No. 04-08, Blok C, Jalan Seroja Indah 3, Taman Seroja, 81200 Johor Bahru, Johor Darul Takzim

**1ST AUCTION**

RESERVE PRICE :  
**RM 200,000.00**

**LOT 4**  
CONDOMINIUM  
KUALA LUMPUR

Type : A Condominium Unit  
Area : 1,766 sq. ft.  
Solicitor : Yusfarizal, Aziz & Zaid  
Our Ref : UMI/BKRM2108

Unit No. 08-08, Residensi Sefina Mont' Kiara, No. 19 Jalan Kiara 3, Mont' Kiara, 50480 Kuala Lumpur

**2ND AUCTION**

RESERVE PRICE :  
**RM 1,260,000.00**

**LOT 5**  
APARTMENT  
LANGKAWI

Type : A Studio Serviced Apartment Unit  
Area : 420 sq. ft.  
Solicitor : Zulpadli & Edham  
Our Ref : WAWA/BKRM2107

Unit No. 229, Langkawi Lagoon, 07000 Langkawi, Kedah Darul Aman

**4TH AUCTION**

RESERVE PRICE :  
**RM 60,500.00**

**LOT 6**  
CONDOMINIUM  
PETALING JAYA

Type : A Seventeenth Floor Condominium Unit  
Area : 860.47 sq. ft.  
Solicitor : Yusfarizal, Aziz & Zaid  
Our Ref : UMI/BKRM2109

Unit No. B-17-12, Block B, Perdana Condominium, No 15, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor

**2ND AUCTION**

RESERVE PRICE :  
**RM 330,000.00**



**LOT 7**  
**APARTMENT**  
**PUCHONG**

Type : A Low Cost Apartment Unit  
 Area : 650 sq. ft.  
 Solicitor : Yusfarizal, Aziz & Zaid  
 Our Ref : UMI/BKRM2110

Unit No. A-01-05, Blok A, Pangsapuri Seri Sentosa, Jalan SP 3/1, Saujana Puchong, Bandar Putra Permai, 47110 Puchong, Selangor Darul Ehsan

**3RD AUCTION**  
**RESERVE PRICE :**  
**RM 90,000.00**



**LOT 8**  
**APARTMENT**  
**RAWANG**

Type : A Low Medium Cost Apartment Unit  
 Area : 731.95 sq. ft.  
 Solicitor : Yusfarizal, Aziz & Zaid  
 Our Ref : UMI/BKRM2111

Unit No. AZ 1-1-6, Azalea Court, Persiaran Lembah Hijau 4, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan

**1ST AUCTION**  
**RESERVE PRICE :**  
**RM 100,000.00**



**LOT 9**  
**APARTMENT**  
**SEPANG**

Type : A Serviced Apartment Unit  
 Area : 850 sq. ft.  
 Solicitor : Yusfarizal, Aziz & Zaid  
 Our Ref : WAWA/BKRM2106

Unit No. 27-07, Pangsapuri Akasia Residensi, Salak Perdana, 43900 Sepang, Selangor

**5TH AUCTION**  
**RESERVE PRICE :**  
**RM 189,000.00**

## 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 10% of the fixed reserve price by bank draft in favour of BANK KERJASAMA RAKYAT MALAYSIA BERHAD or remit the same through online banking transfer, one (1) working day before auction date. For online bidders please refer to the Terms & Conditions on [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) on the manner of payment of the deposit and the balance of the purchase money to be settled within ninety (90) days.

## NOTE :

As at auction date, a confirmation letter (if applicable) from the Developer/Proprietor on the details of the Property is yet to be obtained despite request have been made. However, PRIOR to this auction, it is the responsibility and liability of intended bidder to obtain such confirmations from Developer/Proprietor and /or the relevant authorities (whether or not the Property is reserved for Bumiputera or Malay only and the Purchaser's eligibility and qualification to purchase the Property) . The Assignee/Bank, the Assignee/Bank's solicitors and the Auctioneer and their respective agents or servants do not in any way make any representation or warranty in respect of any of the aforesaid and shall not in any way be responsible or liable to the Purchaser in respect of any of

**ON THE DAY OF AUCTION SALE,**  
**ALL INTENDING BIDDERS ARE ADVISED TO:**

1. Purchase a Bank Draft only in favour of BANK KERJASAMA RAKYAT MALAYSIA BERHAD or remit the same through online banking transfer, one (1) working day before auction date.
2. Requirements:
  - a. Individual Purchaser:
    - Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for identification and registration purposes.
    - Correspondence address.
    - Telephone No.
  - b. Corporate Company / Firm Purchaser:
    - A certified true copy of the company's Memorandum and Articles of Association (M&A).
    - Form 44, 24 and 49.
    - Board of Director's Resolution.
  - c. Agent / Representative of the Purchaser:
    - Letter of Authority from the Intending Purchaser.
    - A photocopy of the Intending Purchaser's NRIC card (both side).
3. Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
4. A person who has not reached the age of 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

**PRIOR TO THE AUCTION SALE,**  
**ALL INTENDING BIDDERS ARE ADVISED TO:**

1. Inspect the subject property as the photographs shown herein are solely for general identification. The Assignee/Lender makes no representative or warranty as to their accuracy or the actual conditions of the Property(ies) nor to the particular or details therein including but not limited to the postal address, description of the property reserve price, etc.
2. Check on the issuance of separate individual Titles/Strata Titles.
3. Conduct the official search on the title at the relevant Land Office and/or other relevant authorities on the terms on consent.
4. Obtain a copy of the Proclamation of Sale and Conditions of Sale herein prior to the auction sale.
5. Seek legal advice on the Proclamation of Sale and the Conditions of Sale herein prior to the auction sale.
6. Make necessary enquiries with the developers as to whether the sale is open to all races or to Malaysian Citizens who are bumiputera only.
7. Note that the subject properties will be sold on an "as is where is" basis, with the respective reserve price and subject to the Conditions of Sale and by way of assignments from the above lender subject to consent being obtained by the purchasers from the developers and other relevant authorities, if any.
8. Note that any properties listed as available for the auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason(s) whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

## HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at [www.ehsanauctioneers.com](http://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.

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

Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Tel : 03 - 2161 6649 / 03-2162 6649 HP No.: 016 2161 047 / 010 2161 147

[coordinator2@ehsanauctioneers.com](mailto:coordinator2@ehsanauctioneers.com)

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



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