

# 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 28TH APRIL 2025 AT 10.00 A.M. IN THE MORNING, AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



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|                                   |                                     |                      |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------|-------------------------------------|----------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOT 1</b>                      | <b>RESERVE PRICE: RM 532,200.00</b> | <b>PETALING JAYA</b> |      | Type : <b>A CORNER DUPLEX SERVICED APARTMENT UNIT</b><br>Area : 1,405.0 sq. ft.<br>Assignor(s) : Fong Jian Biau & Chong Sook Sim<br>Solicitor : Ravi Moorthi, Noriza, Mala & Partners<br>Bank Ref : SCCC/DUA/AJQ/Fong Jian Biau & Chong Sook Sim<br>Our Ref : FIFAH/PBB1332<br>Unit No. T2-33-02, Pusat Perdagangan Icon City, No. 1B, Jalan SS 8/39, 47300 Petaling Jaya, Selangor    |
| <b>LOT 2</b>                      | <b>RESERVE PRICE: RM 400,000.00</b> | <b>KAJANG</b>        |     | Type : <b>AN APARTMENT UNIT</b><br>Area : 122.45 sq. m.<br>Assignor(s) : Hoh Chong Hing<br>Solicitor : Che Mokhtar & Ling<br>Bank Ref : SCCC/SS2/RU/SZL/Hoh Chong Hing<br>Our Ref : FIFAH/PBB1339<br>Unit No. A-05-16, Block A, Jalan Sutera Pines, Sutera Pines, 43000 Kajang, Selangor                                                                                               |
| <b>LOT 3</b>                      | <b>RESERVE PRICE: RM 310,000.00</b> | <b>PETALING JAYA</b> |   | Type : <b>AN INTERMEDIATE OFFICE UNIT (WITH A 2 CAR PARK)</b><br>Area : 850.4 sq. ft.<br>Assignor(s) : Raymond Lau Luei Siew<br>Solicitor : Rastam Singa & Co.<br>Bank Ref : WCCC/BSK/RU/KHW/ Raymond Lau Luei Siew<br>Our Ref : LIYANA/PBB1342-Islamic<br>Unit No. D-S-3A-15, Block D, Metropolitan SQ, Jalan PJU 8/1, Bandar Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor |
| <b>PUBLIC ISLAMIC BANK BERHAD</b> |                                     |                      |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>LOT 4</b>                      | <b>RESERVE PRICE: RM 280,000.00</b> | <b>SUBANG JAYA</b>   |      | Type : <b>AN APARTMENT UNIT</b><br>Area : 914.75 sq. ft.<br>Assignor(s) : Rosnani Binti Senin<br>Solicitor : Ravi Moorthi, Noriza, Mala & Partners<br>Bank Ref : WCCC/JRC/RU/NAM/ Rosnani Binti Senin<br>Our Ref : FIFAH/PBI0141<br>No. B-4-8, 4th Floor, Block B, Pangsapuri Mutiara Perdana, Jalan PJS 7/15, 46150 Subang Jaya, Selangor                                             |
| <b>PUBLIC ISLAMIC BANK BERHAD</b> |                                     |                      |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>LOT 5</b>                      | <b>RESERVE PRICE: RM 270,000.00</b> | <b>PETALING JAYA</b> |     | Type : <b>A RETAIL UNIT</b><br>Area : 809 sq. ft.<br>Assignor(s) : Tan Han Sion<br>Solicitor : Che Mokhtar & Ling<br>Bank Ref : WCCC/BWK/RU/KHW/Tan Han Sion<br>Our Ref : UMI/PBI0142<br>Unit No. D-S-1-02, Blok D, Metropolitan SQ, Jalan PJU 8/1, Bandar Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor                                                                     |
| <b>PUBLIC ISLAMIC BANK BERHAD</b> |                                     |                      |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>LOT 6</b>                      | <b>RESERVE PRICE: RM 171,000.00</b> | <b>PUCHONG</b>       |   | Type : <b>An Apartment Unit</b><br>Area : 787 sq. ft.<br>Assignor(s) : Amaiyaton Lydia Binti Marsup<br>Solicitor : Che Mokhtar & Ling<br>Bank Ref : KCCC/BTG/DYS/sic/ Amaiyaton Lydia Binti Marsup<br>Our Ref : UMI/PBI0143<br>Unit No. 1-B28, Jalan Putra Perdana 5/1, Taman Putra Perdana, 47130 Puchong, Selangor                                                                   |
| <b>PUBLIC ISLAMIC BANK BERHAD</b> |                                     |                      |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>LOT 7</b>                      | <b>RESERVE PRICE: RM 166,500.00</b> | <b>KUALA LUMPUR</b>  |     | Type : <b>AN APARTMENT UNIT</b><br>Area : 814 sq. ft.<br>Assignor(s) : Lau Cheng Tee<br>Solicitor : Zairina Loh & Wong<br>Bank Ref : WCCC/JBB/RU/NAM/Lau Cheng Tee<br>Our Ref : FIFAH/PBB1338<br>Unit No. 17-1-4, Block 17, Jalan Palong, Taman Miharja, 55200 Kuala Lumpur.                                                                                                           |
| <b>LOT 8</b>                      | <b>RESERVE PRICE: RM 160,000.00</b> | <b>PETALING JAYA</b> |    | Type : <b>A CORNER 3-BEDROOM LOW-COST FLAT</b><br>Area : 652 sq. ft.<br>Assignor(s) : Magalingam A/L Subramaniam<br>Solicitor : Tuan Mohd Zain & Co.<br>Bank Ref : KCCC/KLG/EYL2/NSN/ Magalingam a/l Subramaniam<br>Our Ref : LIYANA/PBB1343<br>Unit No. B1-5-01, Block I, Desa Mentari, Jalan PJS 6/5E, 46000 Petaling Jaya, Selangor                                                 |
| <b>LOT 9</b>                      | <b>RESERVE PRICE: RM 49,500.00</b>  | <b>RAWANG</b>        |  | Type : <b>AN INTERMEDIATE LOW-COST APARTMENT</b><br>Area : 656.6 sq. ft.<br>Assignor(s) : Basiah Binti Saari & Hairul Nizam Bin Ramli<br>Solicitor : Che Mokhtar & Ling<br>Bank Ref : WCCC/RU/SLY/SCH3/Mass Auction-Basiah & Hairul Nizam<br>Our Ref : FIFAH/PBB1336<br>Unit No. M-2-02, Apartment Kenanga, Persiaran Bunga Raya, Taman Bunga Raya, 48300 Rawang, Selangor             |
| <b>LOT 10</b>                     | <b>RESERVE PRICE: RM 370,000.00</b> | <b>PETALING JAYA</b> |    | Type : <b>AN APARTMENT UNIT</b><br>Area : 1,080 sq. ft.<br>Assignor(s) : Raymond Lau Luei Siew<br>Solicitor : Zairina Loh & Wong<br>Bank Ref : Rastam Singa & Co.<br>Our Ref : ALIN/PBB1344<br>Unit No. E-13-28, 13th Floor, Block E, Flora Damansara, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, 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](http://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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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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4. For successful online bidder, top-up & stamping fees have to be paid.

## MESSRS 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 H/P No.: 016 2161 047 / 010 2161 147

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

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



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

# PROPERTY AUCTION SALE

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**LOT 1** RESERVE PRICE: **RM 532,200.00** | **PETALING JAYA**



Type : **A CORNER DUPLEX SERVICED APARTMENT UNIT**  
Area : 1,405.0 sq. ft.  
Assignor(s) : Fong Jian Biau & Chong Sook Sim  
Solicitor : Ravi Moorthi, Noriza, Mala & Partners  
Bank Ref : SCCC/DUA/AJQ/Fong Jian Biau & Chong Sook Sim  
Our Ref : FIFAH/PBB1332  
Unit No. T2-33-02, Pusat Perdagangan Icon City, No. 1B, Jalan SS 8/39, 47300 Petaling Jaya, Selangor

**LOT 2** RESERVE PRICE: **RM 400,000.00** | **KAJANG**



Type : **AN APARTMENT UNIT**  
Area : 122.45 sq. m.  
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 3** RESERVE PRICE: **RM 310,000.00** | **PETALING JAYA**



Type : **AN INTERMEDIATE OFFICE UNIT (WITH A 2 CAR PARK)**  
Area : 850.4 sq. ft.  
Assignor(s) : Raymond Lau Luei Siew  
Solicitor : Rastam Singa & Co.  
Bank Ref : WCCC/BSK/RU/KHW/  
Raymond Lau Luei Siew  
Our Ref : LIYANA/PBB1342-Islamic Unit No. D-S-3A-15, Block D, Metropolitan SQ, Jalan PJU 8/1, Bandar Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor

PUBLIC ISLAMIC BANK BERHAD

**LOT 4** RESERVE PRICE: **RM 280,000.00** | **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/PBB10141  
No. B-4-8, 4th Floor, Block B, Pangsapuri Mutiara Perdana, Jalan PJS 7/15, 46150 Subang Jaya, Selangor

PUBLIC ISLAMIC BANK BERHAD

**LOT 5** RESERVE PRICE: **RM 270,000.00** | **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/PBB10142  
Unit No. D-S-1-02, Blok D, Metropolitan SQ, Jalan PJU 8/1, Bandar Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor

PUBLIC ISLAMIC BANK BERHAD

**LOT 6** RESERVE PRICE: **RM 171,000.00** | **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/  
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Unit No. 1-B28, Jalan Putra Perdana 5/1, Taman Putra Perdana, 47130 Puchong, Selangor

PUBLIC ISLAMIC BANK BERHAD

**LOT 7** RESERVE PRICE: **RM 166,500.00** | **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 160,000.00** | **PETALING JAYA**



Type : **A CORNER 3-BEDROOM LOW-COST FLAT**  
Area : 652 sq. ft.  
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Type : **AN INTERMEDIATE LOW-COST APARTMENT**  
Area : 656.6 sq. ft.  
Assignor(s) : Basiah Binti Saqri & Hairul Nizam Bin Ramli  
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Unit No. M-2-02, Apartment Kenanga, Persiaran Bunga Raya, Taman Bunga Raya, 48300 Rawang, Selangor

**LOT 10** RESERVE PRICE: **RM 370,000.00** | **PETALING JAYA**



Type : **AN APARTMENT UNIT**  
Area : 1,080 sq. ft.  
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