

# Get Your *Ideal* Property With **EHSAN Online AUCTION**



AN INTERMEDIATE THREE  
STOREY COURTYARD VILLA  
RM 353,000.00

A 3-BEDROOM SERVICED  
APARTMENT UNIT  
RM 504,000.00

A DOUBLE-STOREY CORNER  
LOT TERRACE HOUSE  
RM 810,000.00

A FOUR BEDROOMS  
CONDOMINIUM UNIT  
RM 242,000.00

**WILL SELL THE PROPERTY DESCRIBED BELOW BY  
PUBLIC AUCTION VIA ONLINE BIDDING  
ON WEDNESDAY, THE 11TH DAY OF JUNE, 2025, AT 11.00 A.M.  
IN THE MORNING, AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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- (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.

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**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,  
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50450 Kuala Lumpur  
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| LOT 1                                                                                               | RESERVE PRICE:<br><b>RM 351,000.00</b> | ALOR SETAR |
|-----------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Type                                                                                                | : <b>A 3-BEDROOM APARTMENT UNIT</b>    |            |
| Area                                                                                                | : 1,000.00 sq. ft.                     |            |
| Assignor                                                                                            | : Fikri Bin Md Rais                    |            |
| Solicitor                                                                                           | : M/S Zulpadli & Edham                 |            |
| Bank Ref                                                                                            | : 405230114507                         |            |
| Our Ref                                                                                             | : UMI/AFI0219                          |            |
| Unit No. A-21-6, Susuran Darul Aman, D'aman Residence, Lebuhraya Darul Aman, 05100 Alor Star, Kedah |                                        |            |
| AFFIN ISLAMIC BANK BERHAD                                                                           |                                        |            |



| LOT 2                                                                                      | RESERVE PRICE:<br><b>RM 353,000.00</b>                | BANDAR PUNCAK ALAM |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------|
| Type                                                                                       | : <b>A CORNER STRATA DOUBLE STOREY TERRACED HOUSE</b> |                    |
| Area                                                                                       | : 2,486 sq. ft.                                       |                    |
| Assignor                                                                                   | : Zurina Binti Ali Bashah                             |                    |
| Solicitor                                                                                  | : M/S Manjit Singh Sachdev                            |                    |
| Bank Ref                                                                                   | : 405980023595                                        |                    |
| Our Ref                                                                                    | : WAWA/AFI0179                                        |                    |
| No. 1, Jalan Irama 11, Irama Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor |                                                       |                    |
| AFFIN ISLAMIC BANK BERHAD                                                                  |                                                       |                    |



| LOT 3                                                                                      | RESERVE PRICE:<br><b>RM 430,000.00</b>            | BANDAR PUTRA PERMAI |
|--------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------|
| Type                                                                                       | : <b>AN INTERMEDIATE DOUBLE STOREY LINK HOUSE</b> |                     |
| Area                                                                                       | : 1,300 sq. ft.                                   |                     |
| Assignor                                                                                   | : Amir Helmi Bin Ramli & Halimaton Binti Yusof    |                     |
| Solicitor                                                                                  | : M/S Zulpadli & Edham                            |                     |
| Bank Ref                                                                                   | : 405190026544                                    |                     |
| Our Ref                                                                                    | : UMI/AFI0212                                     |                     |
| No. 9, Jalan LEP 4/14, Seksyen 4, Taman Lestari Putra, 47110 Bandar Putra Permai, Selangor |                                                   |                     |
| AFFIN ISLAMIC BANK BERHAD                                                                  |                                                   |                     |



| LOT 4                                                                                      | RESERVE PRICE:<br><b>RM 192,000.00</b>     | CYBERJAYA |
|--------------------------------------------------------------------------------------------|--------------------------------------------|-----------|
| Type                                                                                       | : <b>3-BEDROOM SERVICED APARTMENT UNIT</b> |           |
| Area                                                                                       | : 1,012 sq. ft.                            |           |
| Assignor                                                                                   | : Ooi Eng Guan                             |           |
| Solicitor                                                                                  | : M/S Manjit Singh Sachdev                 |           |
| Bank Ref                                                                                   | : 400020098045                             |           |
| Our Ref                                                                                    | : ALIN/AFB3102                             |           |
| Unit No. B-05-06, Tower B, The ARC, Persiaran Bestari, Cyber 11, 63000 Cyberjaya, Selangor |                                            |           |
| AFFIN ISLAMIC BANK BERHAD                                                                  |                                            |           |



| LOT 5                                                                                                                 | RESERVE PRICE:<br><b>RM 625,000.00</b>  | CYBERJAYA |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------|
| Type                                                                                                                  | : <b>A 3+1-BEDROOM CONDOMINIUM UNIT</b> |           |
| Area                                                                                                                  | : 1,389 sq. ft.                         |           |
| Assignor                                                                                                              | : Mohd Misram Bin Habib                 |           |
| Solicitor                                                                                                             | : M/S Zulpadli & Edham                  |           |
| Bank Ref                                                                                                              | : 405280044957                          |           |
| Our Ref                                                                                                               | : UMI/AFI0211                           |           |
| Unit No. 01-39-10, 39th Floor, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor |                                         |           |
| AFFIN ISLAMIC BANK BERHAD                                                                                             |                                         |           |



| LOT 6                                                                                                                      | RESERVE PRICE:<br><b>RM 351,000.00</b> | JOHOR BAHRU |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------|
| Type                                                                                                                       | : <b>A UNIT OF SERVICED APARTMENT</b>  |             |
| Area                                                                                                                       | : 865 sq. ft.                          |             |
| Assignor                                                                                                                   | : Pushpawathi A/P Krishnan             |             |
| Solicitor                                                                                                                  | : M/S Hazelin & Associates             |             |
| Bank Ref                                                                                                                   | : 401750036347                         |             |
| Our Ref                                                                                                                    | : LIYANA/AFB3103                       |             |
| Unit No. 09-03B, Pangsapuri Permai @ G Residence, Jalan Mutiara 7, Taman Perindustrian Plentong, 81750 Johor Bahru, Johor. |                                        |             |
| AFFIN ISLAMIC BANK BERHAD                                                                                                  |                                        |             |



| LOT 7                                                                                      | RESERVE PRICE:<br><b>RM 284,000.00</b> | JOHOR BAHRU |
|--------------------------------------------------------------------------------------------|----------------------------------------|-------------|
| Type                                                                                       | : <b>A UNIT OF SERVICED APARTMENT</b>  |             |
| Area                                                                                       | : 650 sq. ft.                          |             |
| Assignor                                                                                   | : Lian Sing Chou                       |             |
| Solicitor                                                                                  | : M/S Badruzzaman & Kamal              |             |
| Bank Ref                                                                                   | : 406750020280                         |             |
| Our Ref                                                                                    | : LIYANA/AFI0216                       |             |
| Unit No. 25-23, Blok B, Residensi ARC, Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor |                                        |             |
| AFFIN ISLAMIC BANK BERHAD                                                                  |                                        |             |



| LOT 8                                                                                                          | RESERVE PRICE:<br><b>RM 504,000.00</b>       | JOHOR BAHRU |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------|
| Type                                                                                                           | : <b>A 3-BEDROOM SERVICED APARTMENT UNIT</b> |             |
| Area                                                                                                           | : 1,175 sq. ft.                              |             |
| Assignor                                                                                                       | : Tan Kui Fong & Wong Ga Choon               |             |
| Solicitor                                                                                                      | : M/S Ravi Moorthi, Noriza, Mala & Partners  |             |
| Bank Ref                                                                                                       | : 401750081486                               |             |
| Our Ref                                                                                                        | : ALIN/AFB3105                               |             |
| Unit No. A-23-06, Blok A, Residensi Laman Lapan, Jalan Sutera Kuning, Taman Sutera, 81200, Johor Bahru, Johor. |                                              |             |
| AFFIN ISLAMIC BANK BERHAD                                                                                      |                                              |             |



| LOT 9                                                                                                                   | RESERVE PRICE:<br><b>RM 114,000.00</b>        | KAJANG |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------|
| Type                                                                                                                    | : <b>A 3-BEDROOM APARTMENT UNIT</b>           |        |
| Area                                                                                                                    | : 775 sq. ft.                                 |        |
| Assignor                                                                                                                | : Zaidi Bin Arifin & Marzilawati Binti Bahari |        |
| Solicitor                                                                                                               | : M/S Zulpadli & Edham                        |        |
| Bank Ref                                                                                                                | : 400470004757                                |        |
| Our Ref                                                                                                                 | : WAWA/AFB3071                                |        |
| Unit No. P8-A-05-22, Sri Ros Apartment, Jalan Sepakat Indah 6, Taman Sepakat Indah, Sungai Chua, 43000 Kajang, Selangor |                                               |        |
| AFFIN ISLAMIC BANK BERHAD                                                                                               |                                               |        |



| LOT 10                                                                                         | RESERVE PRICE:<br><b>RM 550,000.00</b> | KAJANG |
|------------------------------------------------------------------------------------------------|----------------------------------------|--------|
| Type                                                                                           | : <b>AN APARTMENT UNIT</b>             |        |
| Area                                                                                           | : 1,209 sq. ft.                        |        |
| Assignor                                                                                       | : Sri Nanda A/L Ratha Krishnan         |        |
| Solicitor                                                                                      | : M/S Badruzzaman & Kamal              |        |
| Bank Ref                                                                                       | : 405190041118                         |        |
| Our Ref                                                                                        | : LIYANA/AFI0214                       |        |
| Unit No. B-33-01, 33rd Floor, Block B, Residensi Opal, Mutiara Heights, 43000 Kajang, Selangor |                                        |        |
| AFFIN ISLAMIC BANK BERHAD                                                                      |                                        |        |



| LOT 11                                                                    | RESERVE PRICE:<br><b>RM 810,000.00</b>                           | KAJANG |
|---------------------------------------------------------------------------|------------------------------------------------------------------|--------|
| Type                                                                      | : <b>A DOUBLE-STOREY CORNER LOT TERRACE HOUSE</b>                |        |
| Area                                                                      | : 3,154 sq. ft.                                                  |        |
| Assignor                                                                  | : Muhammad Faiz Bin Baharudin & Alia Hairanis Binti Ahmad Zubir" |        |
| Solicitor                                                                 | : M/S Badruzzaman & Kamal                                        |        |
| Bank Ref                                                                  | : 405190050727                                                   |        |
| Our Ref                                                                   | : LIYANA/AFI0217                                                 |        |
| No. 25, Jalan Laman Tasik 2, Bandar Bukit Mahkota, 43000, Kajang Selangor |                                                                  |        |
| AFFIN ISLAMIC BANK BERHAD                                                 |                                                                  |        |



| LOT 12                                                                                            | RESERVE PRICE:<br><b>RM 158,000.00</b> | KAMPAR |
|---------------------------------------------------------------------------------------------------|----------------------------------------|--------|
| Type                                                                                              | : <b>A CONDOMINIUM UNIT</b>            |        |
| Area                                                                                              | : 1,087 sq. ft.                        |        |
| Assignor                                                                                          | : Lee Wen Kai                          |        |
| Solicitor                                                                                         | : M/S Zulpadli & Edham                 |        |
| Bank Ref                                                                                          | : 405810095842                         |        |
| Our Ref                                                                                           | : WAWA/AFI0196                         |        |
| Unit No. 2-13-08, Kondominium Timur Perdana, Jalan Kolej, Taman Bandar Baru, 31900, Kampar, Perak |                                        |        |
| AFFIN ISLAMIC BANK BERHAD                                                                         |                                        |        |



| LOT 13                                                                                          | RESERVE PRICE:<br><b>RM 242,000.00</b>    | KAMPAR |
|-------------------------------------------------------------------------------------------------|-------------------------------------------|--------|
| Type                                                                                            | : <b>A FOUR BEDROOMS CONDOMINIUM UNIT</b> |        |
| Area                                                                                            | : 1,216 sq. ft.                           |        |
| Assignor                                                                                        | : Teh Poo Yee                             |        |
| Solicitor                                                                                       | : M/S Manjit Singh Sachdev                |        |
| Bank Ref                                                                                        | : 405810095509                            |        |
| Our Ref                                                                                         | : WAWA/AFI0203                            |        |
| Unit No. 1-8-10, Kondominium Timur Perdana, Jalan Kolej, Taman Bandar Baru, 31900 Kampar, Perak |                                           |        |
| AFFIN ISLAMIC BANK BERHAD                                                                       |                                           |        |



| LOT 14                                                                                  | RESERVE PRICE:<br><b>RM 413,000.00</b> | KUALA LUMPUR |
|-----------------------------------------------------------------------------------------|----------------------------------------|--------------|
| Type                                                                                    | : <b>A SERVICE APARTMENT UNIT</b>      |              |
| Area                                                                                    | : 736 sq. ft.                          |              |
| Assignor                                                                                | : Muhammad Shamil Bin Abd Jabar        |              |
| Solicitor                                                                               | : M/S Manjit Singh Sachdev             |              |
| Bank Ref                                                                                | : 400810271195                         |              |
| Our Ref                                                                                 | : WAWA/AFB3034                         |              |
| Unit No. A-39-06, 39th Floor, Tower A, Datum Jelatek, Jalan Jelatek, 54200 Kuala Lumpur |                                        |              |
| AFFIN ISLAMIC BANK BERHAD                                                               |                                        |              |



| LOT 15                                                                                                           | RESERVE PRICE:<br><b>RM 290,000.00</b>          | KUALA LUMPUR |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------|
| Type                                                                                                             | : <b>A 3-BEDROOM MEDIUM-COST APARTMENT UNIT</b> |              |
| Area                                                                                                             | : 732 sq. ft.                                   |              |
| Assignor                                                                                                         | : Ramesh A/L Murugayah                          |              |
| Solicitor                                                                                                        | : M/S Zulpadli & Edham                          |              |
| Bank Ref                                                                                                         | : 405020004432                                  |              |
| Our Ref                                                                                                          | : ALIN/AFI0208                                  |              |
| Unit No. B-06-21, Block B, Pangsapuri Cemara, Jalan Sri Permaisuri 3, Bandar Sri Permaisuri, 56000 Kuala Lumpur. |                                                 |              |
| AFFIN ISLAMIC BANK BERHAD                                                                                        |                                                 |              |



| LOT 16                                                                    | RESERVE PRICE:<br><b>RM 477,000.00</b>                 | KUALA LUMPUR |
|---------------------------------------------------------------------------|--------------------------------------------------------|--------------|
| Type                                                                      | : <b>A 2-BEDROOM SERVICED APARTMENT UNIT</b>           |              |
| Area                                                                      | : 861 sq. ft.                                          |              |
| Assignor                                                                  | : Mohd Ariff Firdaus Bin Bakri & Nurul Ain Binti Garib |              |
| Solicitor                                                                 | : M/S Zulpadli & Edham                                 |              |
| Bank Ref                                                                  | : 405190041192                                         |              |
| Our Ref                                                                   | : LIYANA/AFI0221                                       |              |
| Unit No. C-37-05, Residensi Dutu Park, Jalan Kuching, 51200 Kuala Lumpur. |                                                        |              |
| AFFIN ISLAMIC BANK BERHAD                                                 |                                                        |              |



| LOT 17                                                                                               | RESERVE PRICE:<br><b>RM 493,000.00</b> | KUALA LUMPUR |
|------------------------------------------------------------------------------------------------------|----------------------------------------|--------------|
| Type                                                                                                 | : <b>A SERVICE APARTMENT UNIT</b>      |              |
| Area                                                                                                 | : 861sq. ft.                           |              |
| Assignor                                                                                             | : Muhammad Hazim Bin Onn               |              |
| Solicitor                                                                                            | : M/S Zulpadli & Edham                 |              |
| Bank Ref                                                                                             | : 405810053156                         |              |
| Our Ref                                                                                              | : LIYANA/AFI0222                       |              |
| Unit No. C-35-07, Level 35, Block C, Reisdensi Dutu Park, No. 11, Jalan Kuching, 51200 Kuala Lumpur. |                                        |              |
| AFFIN ISLAMIC BANK BERHAD                                                                            |                                        |              |



| LOT 18                                                                                                              | RESERVE PRICE:<br><b>RM 428,000.00</b>       | KUALA LUMPUR |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------|
| Type                                                                                                                | : <b>A 3-BEDROOM SERVICED APARTMENT UNIT</b> |              |
| Area                                                                                                                | : 904 sq. ft.                                |              |
| Assignor                                                                                                            | : Mc Kenzie Lazarus                          |              |
| Solicitor                                                                                                           | : M/S Zulpadli & Edham                       |              |
| Bank Ref                                                                                                            | : 405810079305                               |              |
| Our Ref                                                                                                             | : UMI/AFI0218                                |              |
| Unit No. 35-15, Residensi Legasi (Tuan 2egacy Residency) No. 26, Jalan 1/42, Off Jalan Kuching, 51200 Kuala Lumpur. |                                              |              |
| AFFIN ISLAMIC BANK BERHAD                                                                                           |                                              |              |



| LOT 19                                                  | RESERVE PRICE:<br><b>RM 620,000.00</b>                                                  | KUANG |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------|-------|
| Type                                                    | <b>A FOUR-BEDROOM PENTHOUSE UNIT</b>                                                    |       |
| Area                                                    | : 2,067 sq. ft.                                                                         |       |
| Assignor                                                | : Khairul Aniza Binti Kamaruddin                                                        |       |
| Solicitor                                               | : M/S Zulpadli & Edham                                                                  |       |
| Bank Ref                                                | : 405980016599                                                                          |       |
| Our Ref                                                 | : UMI/AFI0213                                                                           |       |
| Unit No.                                                | 16-1, Seri Tijanni, Jalan Tijanni 1, Off Jalan BRP 2, 48050 Kuang, Selangor Darul Ehsan |       |
| <b>REZAB MELAYU</b><br><b>AFFIN ISLAMIC BANK BERHAD</b> |                                                                                         |       |



| LOT 20    | RESERVE PRICE:<br><b>RM 211,000.00</b>                                                 | MELAKA |
|-----------|----------------------------------------------------------------------------------------|--------|
| Type      | <b>TWO (2) BEDROOM SERVICED APARTMENT UNIT</b>                                         |        |
| Area      | : 1,131 sq. ft.                                                                        |        |
| Assignor  | : Mohd Aminuddin Bin Md Bohari                                                         |        |
| Solicitor | : M/S Zulpadli & Edham                                                                 |        |
| Bank Ref  | : 400090015171                                                                         |        |
| Our Ref   | : WAWA/AFB3081                                                                         |        |
| Unit No.  | B-08-10, 8th Floor, Pangsapuri Kota Laksamana Jaya, (The Wave Residence), 75200 Melaka |        |



| LOT 21    | RESERVE PRICE:<br><b>RM 197,000.00</b>                                                                                           | MELAKA |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|--------|
| Type      | <b>A SERVICED APARTMENT UNIT</b>                                                                                                 |        |
| Area      | : 1,131 sq. ft.                                                                                                                  |        |
| Assignor  | : Muhammad Ameyrol Azwan B Mohd Senin                                                                                            |        |
| Solicitor | : M/S Manjit Singh Sachdev                                                                                                       |        |
| Bank Ref  | : 400810296895                                                                                                                   |        |
| Our Ref   | : WAWA/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 22                           | RESERVE PRICE:<br><b>RM 200,000.00</b>                                                           | NILAI |
|----------------------------------|--------------------------------------------------------------------------------------------------|-------|
| Type                             | <b>A condominium unit</b>                                                                        |       |
| Area                             | : 460 sq. ft.                                                                                    |       |
| Assignor                         | : Ainul Haizat Bin Ramle                                                                         |       |
| Solicitor                        | : M/S Zulpadli & Edham                                                                           |       |
| Bank Ref                         | : 405280048791                                                                                   |       |
| Our Ref                          | : ALIN/AFI0209                                                                                   |       |
| Unit No.                         | D-L25-04, Youth City @ Vision City, Bandar Baru Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus |       |
| <b>AFFIN ISLAMIC BANK BERHAD</b> |                                                                                                  |       |



| LOT 23    | RESERVE PRICE:<br><b>RM 198,000.00</b>                                                                                                | NILAI |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|-------|
| Type      | <b>A SERVICED APARTMENT UNIT</b>                                                                                                      |       |
| Area      | : 380 sq. ft.                                                                                                                         |       |
| Assignor  | : Salimahton Azmah Binti Mohamed Ali                                                                                                  |       |
| Solicitor | : M/S Ravi Moorthi, Noriza, Mala & Partners                                                                                           |       |
| Bank Ref  | : 400280057444                                                                                                                        |       |
| Our Ref   | : ALIN/AFB3106                                                                                                                        |       |
| Unit No.  | P2-14-19, Menara Premium 2, Pusat Perniagaan & Residensi Mesa, Persiaran Ilmu, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus |       |



| LOT 24    | RESERVE PRICE:<br><b>RM 370,000.00</b>                                                               | PETALING JAYA |
|-----------|------------------------------------------------------------------------------------------------------|---------------|
| Type      | <b>A RENOVATED LOFT OFFICE</b>                                                                       |               |
| Area      | : 972 sq. ft.                                                                                        |               |
| Assignor  | : Muhammad Mierza Fierdaus Lim Bin Abdullah                                                          |               |
| Solicitor | : M/S Zulpadli & Edham                                                                               |               |
| Bank Ref  | : 401750081981                                                                                       |               |
| Our Ref   | : WAWA/AFB3075                                                                                       |               |
| Unit No   | A-02-09, Pinnacle Kelana Jaya, Jalan SS 7/26, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan |               |



| LOT 25    | RESERVE PRICE:<br><b>RM 162,000.00</b>                                                                      | PETALING JAYA |
|-----------|-------------------------------------------------------------------------------------------------------------|---------------|
| Type      | <b>AN OFFICE SUITE</b>                                                                                      |               |
| Area      | : 342 sq. ft.                                                                                               |               |
| Assignor  | : Chiu Chee Sin                                                                                             |               |
| Solicitor | : M/S Manjit Singh Sachdev                                                                                  |               |
| Bank Ref  | : 400280036766                                                                                              |               |
| Our Ref   | : WAWA/AFB3063                                                                                              |               |
| Unit No.  | Q-11-05, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan |               |



| LOT 26    | RESERVE PRICE:<br><b>RM 513,000.00</b>                                                                                | PETALING JAYA |
|-----------|-----------------------------------------------------------------------------------------------------------------------|---------------|
| Type      | <b>AN OFFICE LOT</b>                                                                                                  |               |
| Area      | : 1,032 sq. ft.                                                                                                       |               |
| Assignor  | : Au Voon Yew                                                                                                         |               |
| Solicitor | : M/S Zulpadli & Edham                                                                                                |               |
| Bank Ref  | : 400190049131                                                                                                        |               |
| Our Ref   | : UMI/AFB3107                                                                                                         |               |
| Unit No.  | H-P-01, Encorp Strand Garden Office, No. 12, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan |               |



| LOT 27                           | RESERVE PRICE:<br><b>RM 232,000.00</b>                                                               | PUCHONG |
|----------------------------------|------------------------------------------------------------------------------------------------------|---------|
| Type                             | <b>A CONDOMINIUM UNIT WITH 2 CAR PARK BAYS</b>                                                       |         |
| Area                             | : 1,373 sq. ft.                                                                                      |         |
| Assignor                         | : Intan Nor Azwa Binti Muhammad Nor                                                                  |         |
| Solicitor                        | : M/S Manjit Singh Sachdev                                                                           |         |
| Bank Ref                         | : 405280044630                                                                                       |         |
| Our Ref                          | : WAWA/AFI0181                                                                                       |         |
| Unit No.                         | B-22- 02, Vision Residence Condominium, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor Darul Ehsan |         |
| <b>AFFIN ISLAMIC BANK BERHAD</b> |                                                                                                      |         |



| LOT 28    | RESERVE PRICE:<br><b>RM 256,000.00</b>                                                         | PUCHONG |
|-----------|------------------------------------------------------------------------------------------------|---------|
| Type      | <b>A ONE-BEDROOM SERVICED APARTMENT UNIT</b>                                                   |         |
| Area      | : 1,302 sq. ft.                                                                                |         |
| Assignor  | : Loh Kin That                                                                                 |         |
| Solicitor | : M/S Zulpadli & Edham                                                                         |         |
| Bank Ref  | : 400810263242                                                                                 |         |
| Our Ref   | : ALIN/AFB3108                                                                                 |         |
| Unit No.  | B2-1-7, Residensi Lot 8, Jalan Puchong South 1, Bandar Puchong South, 47100, Puchong Selangor. |         |



| LOT 29                           | RESERVE PRICE:<br><b>RM 320,000.00</b>                                                                   | PUCHONG |
|----------------------------------|----------------------------------------------------------------------------------------------------------|---------|
| Type                             | <b>A 2+1 BEDROOM SERVICED APARTMENT</b>                                                                  |         |
| Area                             | : 742 sq. ft.                                                                                            |         |
| Assignor                         | : Ahmad Zamree Bin Zainal                                                                                |         |
| Solicitor                        | : M/S Zulpadli & Edham                                                                                   |         |
| Bank Ref                         | : 405810029559                                                                                           |         |
| Our Ref                          | : UMI/AFI0210                                                                                            |         |
| Unit No.                         | E-12-12, Block E, Koi Suites, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor Darul Ehsan |         |
| <b>AFFIN ISLAMIC BANK BERHAD</b> |                                                                                                          |         |



| LOT 30                           | RESERVE PRICE:<br><b>RM 438,000.00</b>                                                | PUTRAJAYA |
|----------------------------------|---------------------------------------------------------------------------------------|-----------|
| Type                             | <b>A 3-BEDROOM CONDOMINIUM UNIT</b>                                                   |           |
| Area                             | : 936 sq. ft.                                                                         |           |
| Assignor                         | : Hairi @ Amri Bin Halib                                                              |           |
| Solicitor                        | : M/S Zulpadli & Edham                                                                |           |
| Bank Ref                         | : 405810089104                                                                        |           |
| Our Ref                          | : UMI/AFI0220                                                                         |           |
| Unit No.                         | GC4-23-05, Block GC4, Gems Residences, Lebuhr IRC, IOI Resort City, 62502, Putrajaya. |           |
| <b>AFFIN ISLAMIC BANK BERHAD</b> |                                                                                       |           |



| LOT 31                           | RESERVE PRICE:<br><b>RM 211,000.00</b>                                                                                      | RAWANG |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------|
| Type                             | <b>An apartment unit</b>                                                                                                    |        |
| Area                             | : 850 sq. ft.                                                                                                               |        |
| Assignor                         | : Redzuan Bin Mazlan                                                                                                        |        |
| Solicitor                        | : M/S Manjit Singh Sachdev                                                                                                  |        |
| Bank Ref                         | : 405190042366                                                                                                              |        |
| Our Ref                          | : ALIN/AFI0207                                                                                                              |        |
| Unit No.                         | P4-7-5, 7th Floor, Block P4, Pangsapuri Perdana Park, Pinggiran Lembah Hijau 6, Bandar Tasik Puteri, 48020 Rawang Selangor. |        |
| <b>AFFIN ISLAMIC BANK BERHAD</b> |                                                                                                                             |        |



| LOT 32                           | RESERVE PRICE:<br><b>RM 60,000.00</b>                                                                      | SANDAKAN |
|----------------------------------|------------------------------------------------------------------------------------------------------------|----------|
| Type                             | <b>A 4-STOREY WALK-UP APARTMENT UNIT</b>                                                                   |          |
| Area                             | : 548 sq. ft.                                                                                              |          |
| Assignor                         | : Bahra Bin Hamid & Yusri Bin Hamid                                                                        |          |
| Solicitor                        | : M/S Zainal & Associates                                                                                  |          |
| Bank Ref                         | : 406250001725                                                                                             |          |
| Our Ref                          | : WAWA/AFI0194                                                                                             |          |
| Unit No.                         | 10, 2nd Floor, Block 11, Taman Mawar Low Cost Apartment, Mile 7, Jalan Sibuga Road, 90000 Sandakan, Sabah. |          |
| <b>AFFIN ISLAMIC BANK BERHAD</b> |                                                                                                            |          |



| LOT 33    | RESERVE PRICE:<br><b>RM 630,000.00</b>                                                                 | SETAPAK |
|-----------|--------------------------------------------------------------------------------------------------------|---------|
| Type      | <b>A SERVICE APARTMENT UNIT</b>                                                                        |         |
| Area      | : 1,201 sq. ft.                                                                                        |         |
| Assignor  | : Lew Chun Yen                                                                                         |         |
| Solicitor | : M/S Zulpadli & Edham                                                                                 |         |
| Bank Ref  | : 400980017292                                                                                         |         |
| Our Ref   | : ALIN/AFB3109                                                                                         |         |
| Unit No.  | A-30-01, 30th Floor, Block A, Residensi 357 @ The Nest, 2A, Lorong 2/23D, Setapak, 53300 Kuala Lumpur. |         |



| LOT 34                           | RESERVE PRICE:<br><b>RM 658,000.00</b>                                                                           | SHAH ALAM |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|-----------|
| Type                             | <b>A STRATA OFFICE UNIT</b>                                                                                      |           |
| Area                             | : 1,755 sq. ft.                                                                                                  |           |
| Assignor                         | : Mohammad Zulhilmi Bin Hashim                                                                                   |           |
| Solicitor                        | : M/S Manjit Singh Sachdev                                                                                       |           |
| Bank Ref                         | : 405280043204                                                                                                   |           |
| Our Ref                          | : WAWA/AFI0182                                                                                                   |           |
| Unit No                          | G-01-03A, Blok G Pejabat Radia Persiaran Arked Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor Darul Ehsan |           |
| <b>AFFIN ISLAMIC BANK BERHAD</b> |                                                                                                                  |           |



| LOT 35                           | RESERVE PRICE:<br><b>RM 630,000.00</b>                                                      | SUNGAI BESI |
|----------------------------------|---------------------------------------------------------------------------------------------|-------------|
| Type                             | <b>A SERVICE APARTMENT UNIT</b>                                                             |             |
| Area                             | : 807 sq. ft.                                                                               |             |
| Assignor                         | : Goh Ren Hong                                                                              |             |
| Solicitor                        | : M/S Badruzzaman & Kamal                                                                   |             |
| Bank Ref                         | : 405810084730                                                                              |             |
| Our Ref                          | : LIYANA/AFI0215                                                                            |             |
| Unit No.                         | A-57-3A, 57th Floor, Block A, Trion @ KI, Residensi Trion 1, 55200 Sungai Besi Kuala Lumpur |             |
| <b>AFFIN ISLAMIC BANK BERHAD</b> |                                                                                             |             |



| LOT 36    | RESERVE PRICE:<br><b>RM 1,100,000.00</b>                                                                                      | PETALING JAYA |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|---------------|
| Type      | <b>A SERVICED APARTMENT UNIT</b>                                                                                              |               |
| Area      | : 1,795 sq. ft.                                                                                                               |               |
| Assignor  | : Lim Chee Seng                                                                                                               |               |
| Solicitor | : M/S Manjit Singh Sachdev                                                                                                    |               |
| Bank Ref  | : 400280033277                                                                                                                |               |
| Our Ref   | : LIYANA/AFB3104                                                                                                              |               |
| Unit No.  | T1-25-01, 25th Floor, Block T1, Pusat Perdagangan Icon City, No. 1B, Jalan SS 8/39, 47300 Petaling Jaya, Selangor Darul Ehsan |               |



**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](http://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](http://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.



PROSPECTIVE BIDDERS MAY BID ONLINE AT  
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