

Property Auction Sale



DATE & TIME :

13/01/2026 TUESDAY 2.30 P.M.

VIA ONLINE BIDDING AT :

www.ehsanauctioneers.com

 **EHSAN**
Online
AUCTION



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.



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

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

HQ OFFICE SUITE C-20-3A, LEVEL 20, BLOCK C, MEGAN AVENUE II, NO.12,
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

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(CALL, WHATSAPP & SMS)

 Ehsan Auctioneers Sdn Bhd

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 www.ehsanauctioneers.com

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD, THE ASSIGNEE / BANK BY THE ASSIGNOR(S)/ CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER

WILL SELL THE PROPERTIES DESCRIBED BELOW BY
PUBLIC AUCTION VIA ONLINE BIDDING

ON TUESDAY, THE 13TH JANUARY, 2026, AT 2.30 P.M. IN THE
AFTERNOON 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 AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES)

LOT 1

Reserve Price

RM 130,000.00



Type: An End Unit 3 Bedrooms Low Cost Apartment
Area: 657 sq. ft.
Address: Unit No. 1305-13, Tingkat 13, Kota Warisan, Taman Selayang Bahagia, 68100 Batu Caves, Selangor Darul Ehsan
Assignor(s): Zuraini Binti Mohamad Ayup
Solicitors: Othman Hashim & Co

BATU CAVES

LOT 2

Reserve Price

RM 280,000.00



Type: A 3-Bedroom Apartment Unit 872sq. ft.
Area: Unit No. C-13-13, Block C, Taman Jasa Perwira (Lakeview Apartment), 68100 Batu Caves, Selangor Darul Ehsan.
Assignor(s): Yuazwan Bin Jusoh & Teh Darina Sharni Binti Mohad Sekeri
Solicitors: Che Mokhtar & Ling

BATU CAVES

LOT 3

Reserve Price

RM 406,800.00



Type: A 2 Storey Intermediate Terrace Shop/Office With A Sub-Basement 1,399 sq. ft.
Area: Nos. 12 & 12A, Gerbang Rapat 1, Gerbang Maju Rapat, 31350 Ipoh, Perak Darul Ridzuan
Assignor(s): Tan Wei Joon & Tan Soon Hong
Solicitors: Lalchand & Nawawi

IPOH

BUMIPUTERA UNIT

LOT 4

Reserve Price

RM 310,000.00



Type: A Service Apartment Unit 800sq. ft.
Area: Unit No. C-27-3, Blok C, Residensi Meriah, Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor Darul Ehsan
Assignor(s): Nur Azlin Binti Kamal
Solicitors: Zairina Loh & Wong

KAJANG

BUMIPUTERA UNIT
RHB ISLAMIC BANK BERHAD

LOT 5

Reserve Price

RM 310,000.00



Type: A 3-Bedroom Apartment Unit 1,045 sq. ft.
Area: Unit No. A-27-05, Block A, Residensi Adelia 4, Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor.
Assignor(s): Rohaizleen Binti Mohamat Che Mokhtar & Ling
Solicitors:

KAJANG

BUMIPUTERA UNIT
RHB ISLAMIC BANK BERHAD

LOT 6

Reserve Price

RM 288,000.00



Type: A 3-Bedroom Apartment Unit 1,045 sq. ft.
Area: Unit No. C-18-4, Block C, Residensi Adelia 4, Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor Darul Ehsan.
Assignor(s): Mohd Zukkri Haffial Bin Ali
Solicitors: Che Mokhtar & Ling

KAJANG

BUMIPUTERA UNIT
RHB ISLAMIC BANK BERHAD

LOT 7

Reserve Price

RM 360,000.00



Type: A Small Office Versatile Office (Sovo) Unit 495 sq. ft.
Area: Unit No. B-25-07, Mercu Summer Suites, Jalan Cendana, Off Jalan Sultan Ismail, 50250 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur
Assignor(s): Law Buong Yiek
Solicitors: T. Rajagopal & Co.

KUALA LUMPUR

LOT 8

Reserve Price

RM1,000,000.00



Type: A Corner 3 Bedrooms Service Apartment Unit With 2 Accessory Car Park Bays 1,356 sq. ft.
Area: Unit No. SA38-08, Residensi Peel, No. 2, Lorong Peel, Maluri, 55100 Kuala Lumpur
Assignor(s): Ng Chee Leong (Huang Zhiliang)
Solicitors: Zairina Loh & Wong

KUALA LUMPUR

LOT 9

Reserve Price

RM 765,000.00



Type: A Service Apartment Unit 861 sq. ft.
Area: B-15-06, Menara Inspirasi, No. 30, Jalan 1/65A, Off Jalan Tun Razak, 50400 Kuala Lumpur
Assignor(s): Danny Sashideran A/L K Vasudhevan
Solicitors: Zairina Loh & Wong

KUALA LUMPUR

LOT 10

Reserve Price

RM 700,000.00



Type: A 1+1 Bedroom Service Apartment With A Car Parking Bay And Air-Conditioner Ledge 689 sq. ft.
Area: Unit No. S-17-11, Idaman Robertson, Jalan Robertson, 50150 Kuala Lumpur
Assignor(s): Sim Bee Khim
Solicitors: Che Mokhtar & Ling

KUALA LUMPUR

LOT 11

Reserve Price

RM 370,000.00



Type: A Condominium Unit Together With 2 Accessory Parcels 1000 sq. ft.
Area: Unit No. A-19-11, Blok A, Pangaspuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.
Assignor(s): Abdul Azim Bin Gohar Rehman Che Mokhtar & Ling
Solicitors:

KUALA LUMPUR

LOT 12

Reserve Price

RM 58,300.00



Type: A Studio Suite 413 sq. ft.
Area: No. C-03-02 (3302), Arabian Bay Resort, Jalan Bakit Gambang Resort City Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang Darul Makmur
Assignor(s): Dzulkifly Bin Saudi & Nur Faeza Binti Md Jamil
Solicitors: Ravi Moorthi Noriza Mala & Partners

KUANTAN

RHB ISLAMIC BANK BERHAD

LOT 13

Reserve Price

RM 645,000.00



Type: A Duplex Signature Suite Together With A Carpark 921 sq. ft.
Area: No. 18-13A, Pacific 63 @ PJ Centre, No. 5, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan.
Assignor(s): Low Siew Yee
Solicitors: Zairina Loh & Wong

PETALING JAYA

LOT 14

Reserve Price

RM 259,200.00



Type: A 3-Bedroom Apartment Unit 1,080 sq. ft.
Area: Unit No. E-20-02, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan
Assignor(s): Tee Hong Wei
Solicitors: Zairina Loh & Wong

PETALING JAYA

RHB ISLAMIC BANK BERHAD

LOT 15

Reserve Price

RM 202,500.00



Type: A 3-Bedroom Apartment Unit 750 sq. ft.
Area: Unit No. D-13-01, Block D, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan
Assignor(s): Wan Abdulsamad Darul Naim Bin Wan Omar
Solicitors: Zairina Loh & Wong

PETALING JAYA

RHB ISLAMIC BANK BERHAD

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KINDLY CALL OR WHATSAPP FOR ASSISTANCE

03 2161 6649 / 010 2161 147

LOT 16

Reserve Price

RM 189,500.00

Type: A 3-Bedroom Apartment Unit
Area: 850 sq. ft.
Address: Unit No. F-10-21, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan
Assignor(s): Andika Bin Ahmad
Solicitors: Che Mokhtar & Ling

PETALING JAYA

BUMIPUTERA LOT
RHB ISLAMIC BANK BERHAD**LOT 19**

Reserve Price

RM 500,000.00

Type: A Double Storey Cluster Semi-Detached House
Area: 2,971 sq. ft.
Address: No. 35, Jalan 6/15, Bandar Tasik Puteri, 48020 Rawang, Selangor.
Assignor(s): Muhammad Azwadi Bin Ismail & Rozaidah Binti Ismail
Solicitors: Che Mokhtar & Ling

RAWANG

RM 340,000.00**LOT 17**

Reserve Price



Type: A 3-Bedroom Service Apartment Unit
Area: 1,098 sq. ft.
Address: Unit No. B-20-06, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor Darul Ehsan
Assignor(s): Muhammad Safwan Bin Missman
Solicitors: Zairina Loh & Wong

PUCHONG

BUMIPUTERA LOT
RHB ISLAMIC BANK BERHAD**LOT 18**

Reserve Price

RM 495,000.00

Type: A 3-Bedroom Service Apartment Unit
Area: 958 sq. ft.
Address: Unit No. CND-09-08, Block D, Conzezion Residences, Persiaran IRC 3, IOI Resort City, 62502 Putrajaya, Selangor
Assignor(s): Noor Shuhada Bt Ramli & Mohd Fazli Bin Mukhtar
Solicitors: Che Mokhtar & Ling

PUTRAJAYA

RHB ISLAMIC BANK BERHAD

LOT 22

Reserve Price

RM 400,000.00

Type: A 3-Bedroom Service Apartment With A Double Car Parking Lot
Area: 861 sq. ft.
Address: Unit No. A-37-13A, Residensi MH Platinum 2, No. 12, Jalan Usahawan 6, Setapak Jaya 2, 53200 Kuala Lumpur
Assignor(s): Addinul Aiman Bin Yusrin
Solicitors: Zairina Loh & Wong

SETAPAK

RHB ISLAMIC BANK BERHAD

LOT 23

Reserve Price

RM 300,000.00

Type: A Condominium Unit Together With A Car Park Bay And An Air Conditioner Ledge As Accessory Parcels
Area: 797 sq. ft.
Address: Unit No. B-21-01, Block B, Residensi Awanu IV (Sky Awanu IV Residence), No. 6, Jalan Santuari Utama, Setapak, 53100 Kuala Lumpur
Assignor(s): Vedajayasharma A/L Lourdes Alfonso
Solicitors: Zairina Loh & Wong

SETAPAK

RHB ISLAMIC BANK BERHAD

LOT 24

Reserve Price

RM 450,000.00

Type: An End Apartment Unit Together With Two Car Park Bays As Accessory Parcels
Area: 1,079 sq. ft.
Address: Unit No. E-19-01, Block E, Panggupuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, 40150 Shah Alam, Selangor Darul Ehsan
Assignor(s): Cheng Kee Heng
Solicitors: Othman Hashim & Co

SHAH ALAM

LOT 25

Reserve Price

RM 200,000.00

Type: A 3-Bedroom Walk-Up Apartment Unit
Area: 829 sq. ft.
Address: Unit No. 50-4B, Block 13, Jalan Pahat J 15/1, Dataran Otomobil, Seksyen 15, 40200 Shah Alam, Selangor
Assignor(s): Ellarasan A/L Subramaniam
Solicitors: Che Mokhtar & Ling

SHAH ALAM

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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 the sum equivalent to 5% of the fixed reserve price for the property by bank draft or cashier's order made in favour of RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD or remit the same through online banking transfer, ONE (1) WORKING DAY BEFORE AUCTION DATE and the balance of the purchase price to be paid within ninety (90) days from the date of auction sale to RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD via bank draft / RENTAS. Details of payment via RENTAS. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

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"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.

HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to 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.

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.



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