

# Property Auction Sale



**DATE & TIME :**

**13/01/2026 TUESDAY 2.30 P.M.**

**VIA ONLINE BIDDING AT :**

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

 **EHSAN**  
**Online**  
**AUCTION**



#### 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.






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

**TEL NO.** 03-21616649 / 03-21626649  
**HP NO.** 016-2161 047 / 010-2161 147  
(CALL, WHATSAPP & SMS)

 Ehsan Auctioneers Sdn Bhd  
 [coordinator2@ehsanauctioneers.com](mailto:coordinator2@ehsanauctioneers.com)  
 [www.ehsanauctioneers.com](http://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](http://www.ehsanauctioneers.com)

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 AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES)



<b>LOT 1</b>	Reserve Price	<b>RM 130,000.00</b>
	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
<b>BATU CAVES</b>		

<b>LOT 2</b>	Reserve Price	<b>RM 280,000.00</b>
	Type:	A 3-Bedroom Apartment Unit
	Area:	872sq. ft.
	Address:	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
<b>BATU CAVES</b>		

<b>LOT 3</b>	Reserve Price	<b>RM 406,800.00</b>
	Type:	A 2 Storey Intermediate Terrace Shop/Office With A Sub-Basement
	Area:	1,399 sq. ft.
	Address:	Nos. 12 & 12A, Gerbanh Rapat 1, Gerbang Maju Rapat, 31350 Ipoh, Perak Darul Ridzuan
	Assignor(s):	Tan Wei Joon & Tan Soon Hong
	Solicitors:	Lalchand & Nawawi
<b>IPOH</b>		

<b>LOT 4</b>	Reserve Price	<b>RM 310,000.00</b>
	Type:	A Service Apartment Unit
	Area:	800sq. ft.
	Address:	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
<b>KAJANG</b>		

<b>LOT 5</b>	Reserve Price	<b>RM 310,000.00</b>
	Type:	A 3-Bedroom Apartment Unit
	Area:	1,045 sq. ft.
	Address:	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:	
<b>KAJANG</b>		

<b>LOT 6</b>	Reserve Price	<b>RM 288,000.00</b>
	Type:	A 3-Bedroom Apartment Unit
	Area:	1,045 sq. ft.
	Address:	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 Zukri Haffal Bin Ali
	Solicitors:	Che Mokhtar & Ling
<b>KAJANG</b>		

<b>LOT 7</b>	Reserve Price	<b>RM 360,000.00</b>
	Type:	A Small Office Versatile Office (Sovo) Unit
	Area:	495 sq. ft.
	Address:	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.
<b>KUALA LUMPUR</b>		

<b>LOT 8</b>	Reserve Price	<b>RM1,000,000.00</b>
	Type:	A Corner 3 Bedrooms Service Apartment Unit With 2 Accessory Car Park Bays
	Area:	1,356 sq. ft.
	Address:	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
<b>KUALA LUMPUR</b>		

<b>LOT 9</b>	Reserve Price	<b>RM 765,000.00</b>
	Type:	A Service Apartment Unit
	Area:	861 sq. ft.
	Address:	Unit No. 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
<b>KUALA LUMPUR</b>		

<b>LOT 10</b>	Reserve Price	<b>RM 700,000.00</b>
	Type:	A 1+1 Bedroom Service Apartment With A Car Parking Bay And Air-Conditioner Ledge
	Area:	689 sq. ft.
	Address:	Unit No. S-17-11, Idaman Robertson, Jalan Robertson, 50150 Kuala Lumpur
	Assignor(s):	Sim Bee Khim
	Solicitors:	Che Mokhtar & Ling
<b>KUALA LUMPUR</b>		

<b>LOT 11</b>	Reserve Price	<b>RM 370,000.00</b>
	Type:	A Condominium Unit Together With 2 Accessory Parcels
	Area:	1000 sq. ft.
	Address:	No. A-19-11, Blok A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.
	Assignor(s):	Abdul Azim Bin Gohar Rehman
	Solicitors:	Che Mokhtar & Ling
<b>KUALA LUMPUR</b>		

<b>LOT 12</b>	Reserve Price	<b>RM 58,300.00</b>
	Type:	A Studio Suite
	Area:	413 sq. ft.
	Address:	No. C-03-02 (3302), Arabian Bay Resort, Jalan Bukit Gambang Resort City Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang Darul Makmur
	Assignor(s):	Dzulkiyfl Bin Saudi & Nur Faezah Binti Md Jamil
	Solicitors:	Ravi Moorthi Noriza Mala & Partners
<b>KUANTAN</b>		

<b>LOT 13</b>	Reserve Price	<b>RM 645,000.00</b>
	Type:	A Duplex Signature Suite Together With A Carpark
	Area:	921 sq. ft.
	Address:	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
<b>PETALING JAYA</b>		

<b>LOT 14</b>	Reserve Price	<b>RM 259,200.00</b>
	Type:	A 3-Bedroom Apartment Unit
	Area:	1,080 sq. ft.
	Address:	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
<b>PETALING JAYA</b>		

<b>LOT 15</b>	Reserve Price	<b>RM 202,500.00</b>
	Type:	A 3-Bedroom Apartment Unit
	Area:	750 sq. ft.
	Address:	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
<b>PETALING JAYA</b>		



**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 17** Reserve Price **RM 340,000.00**



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, Conezion 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 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**

**LOT 20** Reserve Price **RM 100,000.00**



Type: A 3-Bedroom Low Cost Apartment  
Area: 650 sq. ft.  
Address: Unit No. J-G-56, Block J, Apartment Teratai, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor  
Assignor(s): Syed Hamid Bin Syed Husin  
Solicitors: Che Mokhtar & Ling

**RAWANG** BUMIPUTERA LOT  
RHB ISLAMIC BANK BERHAD

**LOT 21** Reserve Price **RM 306,000.00**



Type: A 2-Bedroom Service Apartment With Three Car Parking Bays  
Area: 753 sq. ft.  
Address: Unit No. C-10-11, Block C, 3 Elements, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, Bandar Putra Permai, 43300 Seri Kembangan, Selangor  
Assignor(s): Satis A/L Aswathaman & Pugeneswari A/P Gonasankara  
Solicitors: Zairina Loh & Wong

**SERI KEMBANGAN** 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): Addinnul 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 Awani IV (Sky Awani IV Residence), No. 6, Jalan Santuari Utama, Setapak, 53100 Kuala Lumpur  
Assignor(s): Vedajayasharman 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, Pangsapuri 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/J, Dataran Otomobil, Seksyen 15, 40200 Shah Alam, Selangor  
Assignor(s): Elilarasan A/L Subramaniam  
Solicitors: Che Mokhtar & Ling

**SHAH ALAM**

## 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](http://www.ehsanauctioneers.com) on the manner of payment of the deposit.

## 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.

## 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.

## 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.



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

TEL NO. 03-21616649 / 03-21626649  
HP NO. 010-2161 147 / 016-2161 047  
(CALL, WHATSAPP & SMS)

 Ehsan Auctioneers Sdn Bhd

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

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