

Welcome To
Bank Islam Malaysia Berhad
Property Auction Sale

DATE: THURSDAY
22.5.2025
TIME: **10.30 A.M.**

VENUE:

Suite C-0-3A, Level UG, Block C,
Megan Avenue II, No. 12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

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Outstanding Charges Covered By Bank

- ☒ Maintenance Charges
Caj Penyelenggaraan
- ☒ Assesment
Cukai Pintu
- ☒ Quit Rent
Cukai Tanah

(Terms & Conditions Apply)



EHSAN *Dual-Bid* AUCTION

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 BATU CAVES



Type : **A 3-BEDROOM DUPLEX
SERVICED-APARTMENT UNIT**
Area : 1,679 sq. ft.
Assignor : Nazhatulshima Binti Mohd Tajudin
& Mohd Faisal Bin Jaafar
Solicitor : M/S Kartika & Co.
(03-5523 6074 / 6041)
Our Ref : FIFAH/BIMB1395

Address :
Unit No. C-19-07, Block C, Amara Boulevard Serviced Residence,
Off Jalan Batu Caves, Batu Caves, 68100 Selangor

Reserve Price : RM 364,500.00

LOT 2 BUKIT MERAH



Type : **A STUDIO SERVICED APARTMENT
UNIT**
Area : 310 sq. ft.
Assignor : Huzalene Deliza Bin Husaini
Solicitor : M/S Abdul Hakim Abdul Rahman &
Co
(03-2697 0115)
Our Ref : UMI/BIMB1215

Address :
Unit No. G-1-137, (Room No. 6278), Laketown Serviced
Apartments, Blok G, Bukit Merah Laketown, 34400 Simpang Ampat
Semanggol, Perak Darul Ridzuan

Reserve Price : RM 8,950.00

LOT 3 JOHOR BAHRU



Type : **AN INTERMEDIATE LOT OF
DOUBLE STOREY TERRACE
HOUSE**
Area : 1,173.27 sq. ft.
Assignor : Mohamed Nazaruddin Bin Abdullah &
Norhamawah Binti Daud
Solicitor : M/S Zainul Rijal Talhar & Amir (Johor)
(07-3553105)
Our Ref : UMI/BIMB1437

Address :
No. 28, Jalan Jaya Putra 3/5, Bandar Jaya Putra, 81100 Johor
Bahru, Johor Darul Takzim

Reserve Price : RM 680,000.00

LOT 4 KELANTAN



Type : **A COMMERCIAL UNIT**
 Area : 161.4 sq. ft.
 Assignor : Abdul Malik Bin Abdullah
 Solicitor : M/S Alawi & Associates
 (09-743 2401/5401)
 Our Ref : UMI/BIMB1398

Address :
 No. 64, Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu
 Pasar, 17200 Rantau Panjang, Kelantan

Reserve Price : RM 19,400.00

MALAY RESERVE AREA

LOT 5 KOTA BAHRU



Type : **A CONDOMINIUM UNIT WITH 4 BEDROOMS**
 Area : 1,818 sq. ft.
 Assignor : Mohd Rosli Bin Ibrahim
 Solicitor : M/S Aini & Azlina
 (011-10603667)
 Our Ref : UMI/BIMB1434

Address :
 Unit No. A-6-E, Impiana CondoVilla, Kg Telok, Jalan Raja
 Perempuan Zainab II Panji, 16100 Kota Bharu, Kelantan

Reserve Price : RM 503,010.00

IN MALAY RESERVE AREA

LOT 6 KUALA LUMPUR



Type : **A 3-BEDROOM CONDOMINIUM UNIT**
 Area : 1,195 sq. ft.
 Assignor : Safrizal Bin Mohd Nazar &
 Noryazihan Bt Md Noor
 Solicitor : M/S Harmy Yusoff & Azli
 (603 4026 9888)
 Our Ref : UMI/BIMB0588

Address :
 Unit No. B-11-7, Block B, Menara Alpha Condominium, Jalan
 4A/27A, Section 2, Wangsa Maju, 53300 Kuala Lumpur.

Reserve Price : RM 218,490.00

LOT 7 PUCHONG



Type : **A 3-BEDROOM APARTMENT UNIT**
 Area : 786 sq. ft.
 Assignor : Megat Azhar Idris Bin Muhamad Idris
 & Nor Akashah Binti Mohamed
 Allauden
 Solicitor : M/S Abdul Hakim Abdul Rahman
 (03-26970115)
 Our Ref : UMI/BIMB1438

Address :
 Unit No. A5-9, Block A, Pangsapuri Penaga Mas, Jalan Pinggiran
 Mas 1, Taman Mas, 47130 Puchong, Selangor

Reserve Price : RM 180,000.00

RESERVE PRICE :

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price,

Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by BANK DRAFT or CASHIER'S ORDER only in favour of BANK ISLAM MALAYSIA BERHAD or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money to be settled within ninety (90) days. For online bidders please refer to the Terms & Conditions on 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
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.



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KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 016 216 1047

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



HQ OFFICE

**H/P NO.
TEL NO.**

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 016 2161 047
 03-2161 6649 / 03-2162 6649



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