

PROPERTY AUCTION SALE

In exercise of the rights and powers conferred upon the **PUBLIC BANK BERHAD Co.No. 196501000672 (6463-H) / PUBLIC ISLAMIC BANK BERHAD Co.No. 197301001433 (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 27TH OCTOBER 2025

AT 10.00 A.M. IN THE MORNING, 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 the auction day for registration & verification purposes) ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON www.ehsanauctioneers.com

LOT 1	RESERVE PRICE: RM 645,000.00	KUALA LUMPUR	LOT 2	RESERVE PRICE: RM 350,000.00	BATU CAVES	LOT 3	RESERVE PRICE: RM 225,000.00	GOMBAK
	Type : A Serviced Apartment (With 2 Carparks) Area : 1,033.4 sq. ft. Assignor(s) : Tsia Kwai Fun Solicitor : Che Mokhtar & Ling Bank Ref : WCCC/CTD/RU/MSA/Tsia Kwai Fun Our Ref : ALIN/PBI0147 Unit No. A-08-03A, G Residence, Jalan Desa Pandan, Desa Pandan, 55100 Wilayah Persekutuan Kuala Lumpur.	1ST AUCTION PUBLIC ISLAMIC BANK BERHAD		Type : A Condominium Unit Area : 1,105 sq. ft. Assignor(s) : Victor Liaw Vui Lun Solicitor : Che Mokhtar & Ling Bank Ref : WCCC/WMU/RU/CPY/Victor Liaw Vui Lun Our Ref : LIANA/PBB1352 Unit No. A-21-3A, Selayang Point, Jalan SP 1, 68100 Batu Caves, Selangor Darul Ehsan.	1ST AUCTION		Type : A Three Bedroom Apartment Area : 829 sq. ft. Assignor(s) : Rosli Bin Hasbi & Hani Azlin Binti Hamdan Solicitor : Che Mokhtar & Ling Bank Ref : WCCC/JSS/RU/HYJ/Rosli Bin Hasbi Our Ref : WAWA/PBB1348 Unit No. 3A-13A, Apartment Cemerlang, Taman Cemerlang, 53100 Gombak, Selangor	2ND AUCTION
LOT 4	RESERVE PRICE: RM 215,000.00	KUALA LUMPUR	LOT 5	RESERVE PRICE: RM 210,000.00	KUALA LUMPUR	LOT 6	RESERVE PRICE: RM 160,000.00	AMPANG
	Type : A Retail Unit Area : 538 sq. ft. Assignor(s) : Kuan Kim Chee Solicitor : Che Mokhtar & Ling Bank Ref : WSCC/JRL/RU/MAA/Kuan Kim Chee Our Ref : LIANA/PBB1350 Unit No. 01-23A, Residensi Awani II, No. 1A, Jalan 2/12, Kg Batu Muda, 51100 Kuala Lumpur.	1ST AUCTION		Type : A Low Cost Apartment Area : 646 sq. ft. Assignor(s) : Azizah Binti Osman @ Sharif Solicitor : Ravi Moorthi, Noriza, Mala & Partners Bank Ref : WCCC/CTD/RU/MSA/Azizah Binti Osman @ Sharif Our Ref : LIANA/PBB1351 Unit No. C-07-34, Blok C, Sri Penara, Jalan Sri Permaisuri 1, Bandar Sri Permaisuri, 56000 Kuala Lumpur.	1ST AUCTION		Type : A Corner Low-Cost Flat Area : 628 sq. ft. Assignor(s) : Zainal Bin Aziz Solicitor : Raja Eleenaa Siew Ang & Associates Bank Ref : WCCC/BDA/RU/HYJ/Zainal Bin Aziz Our Ref : ALIN/PBB1349 Unit No. B13-20, Pangsapuri Seri Nilam, Jalan Wawasan Ampang 3/8, Bandar Baru Ampang, 68000 Ampang, Selangor Darul Ehsan.	1ST AUCTION
LOT 7	RESERVE PRICE: RM 130,500.00	PETALING JAYA						
	Type : An Apartment Unit Area : 603 sq. ft. Assignor(s) : Nor Azmi Bin Ismail Solicitor : The Lai & Lai Partnership Bank Ref : SCCC/SJA/RU/CPY/Nor Azmi Bin Ismail Our Ref : WAWA/PBB1347 Unit No. 1111, Block B, Damai Apartment, No. 1A, Jalan PJS 8/9, Bandar Sri Subang, 46000 Petaling Jaya, Selangor Darul Ehsan.	4TH AUCTION BUMIPUTRA LOT						

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 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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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.



"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.

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

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