

BANK KERJASAMA RAKYAT MALAYSIA BERHAD

 www.ehsanauctioneers.com

 Ehsan Auctioneers Sdn Bhd

03-2161 6649

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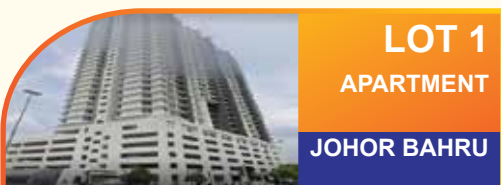


EHSAN Online AUCTION

PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, THE 25TH DAY OF JANUARY, 2022 AT 3.00 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 APARTMENT

JOHOR BAHRU

Type : UNIT OF SERVICED APARTMENT
Area : 1,068.0 sq. ft.
Assignor(s) : Fong Kwai Yoke
Solicitor : M/S Yusfarizal, Aziz & Zaid
Bank Ref : 620550507304 / 7000297958
Our Ref : NADIA/BKRM1996

Unit No. Suite 24.07 The Raffles Suites,
Persiaran Sutera Danga, Bandar Uda Utama,
81200 Johor Bahru, Johor.

RESERVE PRICE :
RM 405,000.00



LOT 2 APARTMENT

JOHOR BAHRU

Type : SERVICED APARTMENT UNIT
Area : 757 sq. ft.
Assignor(s) : Kamalhakimi Bin Miyor Abd Salim
Solicitor : M/S Zulpadli & Edham
Bank Ref : 621400139074 / 700528265
Our Ref : NADIA/BKRM1998

Unit No. #18-07, Block C, Residensi PR1MA
Tebrau, Kampung Dato Sulaiman Menteri,
81100 Johor Bahru, Johor.

MALAY RESERVED

RESERVE PRICE :
RM 207,000.00



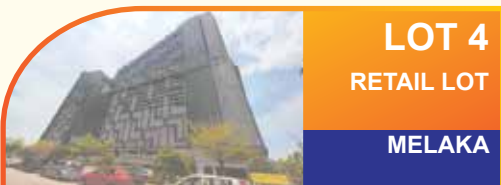
LOT 3 CONDOMINIUM

KOTA BAHRU

Type : CONDOMINIUM UNIT
Area : 506 sq. ft.
Assignor(s) : Wan Mohammad Fadzme Bin
Wan Mohd Nawawi
Solicitor : M/S Yusfarizal, Aziz & Zaid
Bank Ref : 620120760637 / 7000067026
Our Ref : NADIA/BKRM1999

Unit No. 30-11, Residensi Troika, Jalan
Mahmood, 15200 Kota Bahru, Kelantan.

RESERVE PRICE :
RM 323,000.00



LOT 4 RETAIL LOT

MELAKA

Type : FIFTH FLOOR OF RETAIL UNIT
Area : 161.01 sq. ft.
Assignor(s) : Cheng Kian Aik
Solicitor : M/S Zulpadli & Edham
Bank Ref : 620450330101 / 7000251310
Our Ref : HANA/BKRM1991

Unit No. F5-165, Imperio @ Hatten City, Jalan
Syed Abdul Aziz, Taman Melaka Raya, 75000
Melaka.

RESERVE PRICE :
RM 292,000.00



LOT 5 APARTMENT

SERI
KEMBANGAN

Type : 2+1 BEDROOMS MEDIUM COST
APARTMENT UNIT
Area : 840 sq. ft.
Assignor(s) : Liza Binti Yunus
Solicitor : M/S Zulpadli & Edham
Bank Ref : 620190253131 / 7000113750
Our Ref : HANA/BKRM1855

Unit No. A-3-09, 3rd Floor, Block A, Serdang
Villa Apartment, Jalan Kasturi, Taman Bukit
Serdang, Section 11, 43300 Seri Kembangan,
Selangor.

RESERVE PRICE :
RM 280,000.00

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 **10%** of the fixed reserve price by bank draft in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** or remit the same through online banking transfer, one (1) working day before auction date. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit and the balance of the purchase money to be settled within ninety (90) days.

ON THE DAY OF AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO:

1. Purchase a **Bank Draft** only in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** or remit the same through **online banking transfer, one (1) working day** before auction date.
2. Requirements.
 - a. Individual Purchaser:
 - Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for identification and registration purposes.
 - Correspondence address.
 - Telephone No.
 - b. Corporate Company / Firm Purchaser;
 - A certified true copy of the company's Memorandum and Articles of Association (M&A).
 - Form 44, 24 and 49.
 - Board of Director's Resolution.
 - c. Agent / Representative of the Purchaser;
 - Letter of Authority from the Intending Purchaser.
 - A photocopy of the Intending Purchaser's NRIC card (both side).
3. Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
4. A person who has not reached the age of 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

PRIOR TO THE AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO:

1. Inspect the subject property as the photographs shown herein are solely herein are solely for general identification. The Assignee/Lender makes no representative or warranty as to their accuracy or the actual conditions of the Property(ies) nor to the particular or details therein including but not limited to the postal address, description of the property reserve price, etc.
2. Check on the issuance of separate individual Titles/Strata Titles.
3. Conduct the official search on the title at the relevant Land Office and/or other relevant authorities on the terms on consent.
4. Obtain a copy of the Proclamation of Sale and Conditions of Sale herein prior to the auction sale.
5. Seek legal advice on the Proclamation of Sale and the Conditions of Sale herein prior to the auction sale.
6. Make necessary enquiries with the developers as to whether the sale is open to all races or to Malaysian Citizens who are bumiputra only
7. Note that the subject properties will be sold on an "as is where is" basis, with the respective reserve price and subject to the Conditions of Sale and by way of assignments from the above lender subject to consent being obtained by the purchasers from the developers and other relevant authorities, if any.
8. Note that any properties listed as available for the auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason(s) whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.



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.

MESSRS EHSAN AUCTIONEERS SDN. BHD. (617309-U)



HQ OFFICE

H/P NO.
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