

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD by the ASSIGNOR(S) / CUSTOMER(S), it is hereby proclaimed that the ASSIGNEE/BANK with the assistance of the undermentioned Auctioneers.

**WILL SELL THE PROPERTY BELOW BY
PUBLIC AUCTION
ON THURSDAY, THE 22ND MAY 2025 AT 2.30 PM
AT THE AUCTION ROOM OF PRO AUCTION HOUSE SDN. BHD.
NO. 16, 1ST FLOOR, JALAN RAJA LAUT, 50350 KUALA LUMPUR.**

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property (ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders any reason of such withdrawal.

PAH 01	KAJANG
	Type : An Apartment Floor Area : 1,119 Square Feet Assignor : Surenthran A/L Nadarajah Solicitor : Zulpadli & Edham Tel: 03-2691 1107
<u>Address</u> Unit B-13-02, Block B, Residensi PR1MA Kajang Utama, Jalan Seksyen 2/1, Taman Kajang Utama, 43000 Kajang, Selangor Darul Ehsan.	
RESERVE PRICE : RM224,400.00	

PAH 02	RAWANG
	Type : A Townhouse Unit (Upper Level) Floor Area : 1,212 Square Feet Assignors : 1. Yushabani Bin Yusuf 2. Shamsinar Binti Zailan Solicitor : Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Tel: 03-5631 0415
<u>Address</u> Unit No. 55-2, Jalan Amansiara 2/3, Taman Amansiara, 48000 Rawang, Selangor Darul Ehsan.	
RESERVE PRICE : RM223,074.00	

PAH 03	GOMBAK
	Type : A Double Storey Intermediate Terrace House Floor Area : 1,399 Square Feet Assignor : Mastura Binti Yusoff Solicitor : Messrs Nik Hisham, Fakhiah & Co Tel: 03-41012399 Note : "Pengisytiharan Rezab Melayu"
<u>Address</u> No. 20, Jalan DG 1/6, Desa Gemilang, Kg Sungai Pusu, 53100 Gombak, Selangor Darul Ehsan.	
RESERVE PRICE : RM324,770.00	

PAH 04	PETALING JAYA
	Type : A Condominium Unit Floor Area : 949 Square Feet Assignor : 1. Azleena Binti Jaafar 2. Ahmad Ridzuan Bin Ahmad Khir Solicitor : Messrs Jailani Zubir & Partners Tel: 09-6317000
<u>Address</u> Unit No. A-203, Block A, Perdana View Condominium, No. 21, Jalan PJU 8/1, Damanasara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.	
RESERVE PRICE : RM277,020.00	

PAH 05	KAJANG
	Type : A Walk-Up Low Cost Flat Unit Floor Area : 678 Square Feet Assignor : Nasriyah Binti Ismail Solicitor : Messrs Azhar & Wong Tel: 03-2602 3898
<u>Address</u> Unit No. B04-03-04, Block B04, Apartment Melor, Jalan 1/5, Seksyen 1, Taman Sutera, 43000 Kajang, Selangor Darul Ehsan.	
RESERVE PRICE : RM140,000.00	

PAH 06	KAJANG
	Type : A Hostel Unit Floor Area : 175 Square Feet Assignor : Mah Phooi Yoke Solicitor : Messrs Harmy Yusoff & Azli Tel: 03-4026 9888
<u>Address</u> Unit No. Q-2-06, SiberTel Q, Jalan Bistari, Taman Universiti, 43000 Kajang, Selangor Darul Ehsan.	
RESERVE PRICE : RM6,500.00	

NOTE :

Prior to the auction sale, all intending bidders are advised to:-

- 1) Inspect the subject property
- 2) Obtain a copy of Conditions of Sale herein.
- 3) Conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued.

RESERVE PRICE :

The subject property will be sold on an "as is where is" basis, subject to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser

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**

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PRO AUCTION HOUSE SDN BHD (Co. No. 851379-W)

No. 4A, Tingkat Satu, Jalan Tengku Diauddin, 41000 Klang, Selangor Darul Ehsan.

Tel: 03-3374 4924 Fax: 03-3374 8959 H/P: 016-205 8959

Email: proauctionhouse@hotmail.com

Website: www.proauctionhouse.com

BANK ISLAM MALAYSIA BERHAD

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Bank Islam Malaysia Berhad and the Assignor(s) / Customer(s) under the Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneers

WILL SELL BY PUBLIC AUCTION

**On Thursday, 22nd May 2025, Time : 11.30 a.m.
at WWW.NGCHANMAU.COM**

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)



Prospective bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual Titles/Strata Titles (ii) obtain a copy of the Proclamation Of Sale together with the Conditions of Sale and seek independent legal advice (iii) conduct official Parent Master Titles/ Individual Titles search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras or Malay only and with the relevant authorities on the terms of consent to the sale prior to the auction sale. The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

NG CHAN MAU & CO

Licensed Auctioneers Since 1987

View Live Auction at www.ngchanmau.com/live-auction

LOT 1 PETALING JAYA	Reserve Price RM 130,000
	3 Bedroom Apartment 635 sq. ft. Unit No. F-201, Block F, Vista Apartment, Jalan PJU 10/3C, Damansara Damai, 47830 Petaling Jaya, Selangor. Assignor/Customer : Mohamad Idris Bin Mohamad Taib Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)
SELANGOR	

LOT 2 AMPANG	Reserve Price RM 180,000
	Apartment Unit 806 sq. ft. Unit No. MC-B011, Blok B, Jalan Pinggiran Delima, Taman Pinggiran Delima, 68000 Ampang, Selangor. Assignor/Customer : Norhaslinda Binti Harun R. Rashid Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)
SELANGOR	

LOT 3 RAWANG	Reserve Price RM 405,000
	Extended 2 Storey Terrace House 1,400 sq. ft. No. 9, Jalan KE 8/1D, Kota Emerald, 48000 Rawang, Selangor. Assignors : Mohamad Shahrol Bin Abdul Saha & Rozilaton Husna Binti Mohamed Razain Customer : Mohamad Shahrol Bin Abdul Saha Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)
SELANGOR	

LOT 4 PEKAN	Reserve Price RM 150,000
	1 Storey Low Cost Semi-detached House 2,131 sq. ft. No. 107, Lorong Melur 7, Taman Melur, Kg Marhum, 26600 Pekan, Pahang. Assignors : Abdullah Bin Abdul Kadir & Khatijah Binti Jamal Customer : Abdullah Bin Abdul Kadir Solicitor : M/S C. Sukumaran & Co. (Tel : 09-513 6797)
MALAY RESERVE PAHANG	

LOT 5 RANTAU PANJANG	Reserve Price RM 6,400
	Shoplot 151 sq. ft. No. 21, Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan. Assignor/Customer : Syed Hasan Bin Syed Daud Solicitor : M/S Alawi & Associates (Tel : 09-743 2401)
MALAY RESERVE KELANTAN	

LOT 6 PENAMPANG	Reserve Price RM 175,000
	1 Room Apartment Unit 383 sq. ft. Unit No. V13-2, Second Floor, Block V, Cyber City Apartments, 88300 Penampang, Sabah. Assignors : Eric Danson & Fresirita Binti Ng Ah Kow Customer : Fresirita Binti Ng Ah Kow Solicitor : M/S Zainal & Associates (Tel : 089-214 205)
SABAH	

LOT 7 FEDERAL TERRITORY OF LABUAN	Reserve Price RM 145,800
	Apartment Unit 863 sq. ft. Unit No. M06-0004, Ground Floor, Block M06, Taman Mutiara, Kampong Sungai Bedaun, Jalan Bebuloh, 87000 Federal Territory of Labuan. Assignor/Customer : Donny @ Bonny Bin Lungin Solicitor : M/S Johari, Zelika & Amin (Tel : 089-768151/ 089-954468)
LABUAN	

Freshly Shortlisted

Below Market Price

Auction Listings

www.ngchanmau.com



Visit www.ngchanmau.com for more attractive properties nationwide

BANK ISLAM MALAYSIA BERHAD

RESERVE PRICE : The subject properties will be sold **on an as is where is basis**, subject to the **respective reserve price** and **Conditions of Sale**. All intending bidders are required to deposit with the Auctioneer the sum equivalent **5% to 10%** of the fixed reserve price for the property by **bank draft** in favour of **Bank Islam Malaysia Berhad** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitors** or the **undermentioned Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at **www.ngchanmau.com**. The photographs shown here in are solely for general identification. The measurement listed are shown in approximate figure only.

*Publication as dated 13th May 2025.

Licensed Auctioneers :

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

NG CHAN MAU & CO

Licensed Auctioneers Since 1987

NG CHAN MAU & CO. SDN. BHD. [200601018098 (737850-T)]

Kuala Lumpur

No. 6 & 7, Level 1, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

Unit 19-04B, Level 19, Menara Zurich, Johor.

Contact Us (Mon - Fri)

Hotline : 03-2162 3333 (ext. 1023 / 1038 / 2008)
(Call/Whatsapp)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



←
SCAN
TO VIEW
ALL LOTS

Visit **www.ngchanmau.com**
for more attractive
properties nationwide

CALL/WHATSAPP
03-2162 3333
(EXT. 1023 / 1038 / 2008)

HOW TO BID AUCTION PROPERTY ONLINE?

www.ngchanmau.com/hybrid/guide-to-bid



**STEP
1**

Register
As User



**STEP
2**

Select
Property



**STEP
3**

Register To
Bid Online



**STEP
4**

Placement Of
Auction Deposit
*Refer T&C



**STEP
5**

On The Auction Day,
Log On Via
www.ngchanmau.com
And Start To Bid

WHY SHOULD I BID ONLINE?



Safe and
Convenient



Save Time
and Cost



Transparent
Bidding Process

NOTE: _____

Visit **www.ngchanmau.com** for more attractive properties nationwide



PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **BANK ISLAM MALAYSIA BERHAD [Company No.: 98127-X]** the Assignee by the Assignor(s).

It is proclaimed that the Assignee with assistance of the undermentioned Auctioneer

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION

VIA ONLINE ONLY

ON THURSDAY THE 22ND MAY 2025, AT 3.00 P.M

AT <http://ebid.auctions.com.my>

NOTE: Prospective bidders are advised to : (i) inspect the subject property and check on the issuance of separate individual strata title (ii) seek legal advice on all matters in connection with the auction sale, including the Conditions of Sale herein (iii) conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent to the sale herein prior to the auction sale. The successful bidder ("the Purchaser") shall immediately upon the sale undertake to apply for and obtain the consent to transfer (if any) from the Developer and/or the Proprietor and/or State Authorities or relevant bodies. (v) check and verify whether the sale is subject to any prevailing tax imposed by the Government of Malaysia

**The photographs shown are solely for general identification. It not make representation of warranty as to their accuracy or the actual condition of the property(ies)*

SEREMBAN	RESERVE PRICE: RM183,708.00
Description: apartment Area : 1,001 square feet. Address : Unit No. C-07-01, Block C, Laman Villa, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan. Assignor(s) : Mizan Bin Morni & Amira Syahirah Binti Amerudin Solicitor : M/S Tan Norizan & Associates Our Ref : PAHJ/7321 (3)/5/2025(LA)	

RESERVE PRICE: The subject properties will be sold on an "as is where is basis" and subject to the reserve price as mentioned above and subject to the Conditions of Sale and subject to the consent being obtained by the Purchaser from the Developer and other relevant authorities.

DEPOSIT: All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, ten per cent (10%) of the reserve price by **"Online Transfer" OR Bank Draft** only in favour of **BANK ISLAM MALAYSIA BERHAD** on the day of auction sale. **ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS & CONDITIONS ON ebid.auctions.com.my**

ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS & CONDITIONS on ebid.auctions.com.my.

For further detail please contact undermentioned Auctioneer:

PROPERTY AUCTION HOUSE SDN BHD (187793X)
No. 98, Jalan Wijaya, Century Garden ,
80250 Johor Bahru, Johor.
No. Tel: 07-3336226/3333226
Email: johor@auctions.com.my
Website: auctions.com.my

ALI AKBAR BIN MOHAMAD TAHIR
Licensed Auctioneer
0126102726

Proclamation Of Sale

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD by the ASSIGNOR(S)/CUSTOMER(S), it is hereby proclaimed that the said ASSIGNEE/BANK with the assistance of the undermentioned Auctioneers

Will Sell By
Public Auction

ON THURSDAY THE 22ND DAY OF MAY 2025
AT 3.30 P.MAT EBID.AUCTIONS.COM.MY

Alternatively, prospective bidders may submit bids for the property online via ebid.auctions.com.my
(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 CONDITION ON ebid.auctions.com.my

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 01	KOTA KINABALU	LOT 02	PAPAR
	Type : Double-storey intermediate terraced house (Type C3A) Area : 1,839 sq feet, more or less Assignors/Customers: Ahdie Bin Dodds & Annie Binti Baihat Solicitor : M/S Zainal & Associates (Tel : 089-214205) Our Ref : PAHS/8037(3)/3/2025(LA)		Type : 2-room [intermediate] residential unit on 11th floor of a 13-storey apartment building with lift services Area : 560 sq feet, more or less Assignor/Customer: Zaimi Bin Ahim Solicitor : M/S Johari, Zelika & Amin (Tel : 089-768151/954468) Our Ref : PAHS/8478/5/2025(LA)
Address: Lot No. 6 (House No. C27-27), Block C-27, Lorong Indah Permai 18, Taman Indah Permai Phase 3, Jalan Sepanggar, 88450 Kota Kinabalu, Sabah		Address: Lot No. A-11-9, Benoni Gardens Apartment, 89600 Papar, Sabah	
RESERVE PRICE : RM405,000.00		RESERVE PRICE : RM192,000.00	

Note: Prior to the auction sales, all intending bidders are advised to:

- 1) Inspect the subject property
- 2) Obtain a copy of the Condition of Sale and seek legal advice on the Conditions of Sale.
- 3) Conduct an official search on the Parent Titles at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developers and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued

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** and the balance of the purchase money to be settled within 90 days. Online bidders are further subject to the Terms and Conditions on ebid.auctions.com.my

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Unit A-3-6, 3rd Floor, Block A,
Plaza Tanjung Aru, Jalan Mat Salleh,
88150 Kota Kinabalu, Sabah
Tel: 088-221266 & 221262
Fax : 088-210266
E-mail : sabah@auctions.com.my
Website : ebid.auctions.com.my

TAY SU MEI
JANET MICHAEL
Licensed Auctioneer



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

010 2161 147

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
Semangol, 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 &
Norhamewah 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.



PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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.**

Suite C-20-3A, Level 20, Block C,
 Megan Avenue II, Jalan Yap Kwan Seng,
 50450 Kuala Lumpur
 016 2161 047
 03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



coordinator2@ehsanauctioneers.com



www.ehsanauctioneers.com

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

BANK ISLAM MALAYSIA BERHAD



ONLINE AUCTION

DATE : 23RD MAY 2025 (FRIDAY)
TIME : 09:30 AM
ONLINE : arenaauctioneers.com

Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration.

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047
H/P : 012 - 327 5047
EMAIL : aasb@arenaauctioneers.com

Visit arenaauctioneers.com for free attractive properties nationwide

BANK ISLAM MALAYSIA BERHAD

PROCLAMATION OF SALE

In exercise of the rights and power conferred upon **BANK ISLAM MALAYSIA BERHAD** by the **ASSIGNORS(S)/ CUSTOMER(S)**, it is hereby proclaimed that the **ASSIGNEE / BANK** with the assistance of the undermentioned Auctioneers **WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION**

VIA ONLINE BIDDING

23RD MAY 2025, FRIDAY, 09:30 AM

at arenaauctioneers.com

(Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

NOTE:

- (1) Prior to the auction sale, all intending bidders are advised to:-
 - i) inspect the subject property
 - ii) conduct an official title search
 - iii) enquire from the Developer / Proprietor and /or other relevant authorities
 - iv) obtain a copy of the Conditions of Sale from the Auctioneers
- (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.
- (3) As at auction date consent (if applicable) from the Developer / Proprietor and /or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent / transfer (if applicable) pertaining the auction from Developer / Proprietor and / or the relevant authorities.


LOT 1	RESERVE PRICE : RM 310,000.00	CYBERJAYA
	DESCRIPTION : A UNIT OF APARTMENT FLOOR AREA : 900.00 SQUARE FEET ASSIGNOR(S) : YOGARAJ A/L BALASUBRAMANIAM SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS REFERENCE : AASB0844/BIMB/023/006/25-A01(BK-1) LOT ID : 24974	UNIT NO. 2-04-09, BLOK 2, ASPIRE RESIDENCE, JALAN ASPIRE 1, 63000 CYBERJAYA, SELANGOR

LOT 2	RESERVE PRICE : RM 270,000.00	BANDAR TUN ABDUL RAZAK JENGKA
	DESCRIPTION : A FIRST FLOOR OFFICE PREMISE OF A DOUBLE STOREY SHOP OFFICE FLOOR AREA : 1,194.79 SQUARE FEET ASSIGNOR(S) : WIDAYANA BINTI ALIAS SOLICITOR : MESSRS C SUKUMARAN & CO. REFERENCE : AASB0846/BIMB/025/008/25-A01(BK-1) LOT ID : 24976	D-08-01, LORONG TARBP 5, TUN ABDUL RAZAK BUSINESS PARK, 26400 BANDAR TUN ABDUL RAZAK JENGKA, PAHANG

LOT 3	RESERVE PRICE : RM 220,000.00	KUALA LUMPUR
	DESCRIPTION : AN APARTMENT UNIT FLOOR AREA : 829.00 SQUARE FEET ASSIGNOR(S) : MOHD ZAID BIN OTHMAN SOLICITOR : MESSRS RAFAEI & CO. REFERENCE : AASB0842/BIMB/021/004/25-A01(BK-1) LOT ID : 24972	UNIT NO. 3-14, PANGSAPURI SERI MURNI, JALAN BAHAGIA 29, TAMAN SRI BAHAGIA, CHERAS, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

LOT 4	RESERVE PRICE : RM 205,000.00	JERANTUT
	DESCRIPTION : AN INTERMEDIATE SINGLE STOREY TERRACE HOUSE IDENTIFIED AS SUB-LOT LAND AREA : 1,647.00 SQUARE FEET ASSIGNOR(S) : NORHELAN BINTI MAHAMUD SOLICITOR : MESSRS ABDUL RAZAK, ZULKIFLI & PARTNERS REFERENCE : AASB0845/BIMB/024/007/25-A01(BK-1) LOT ID : 24975	NO. T-476, JALAN INDERAPURA 15, TAMAN INDERAPURA FASA 5B, 27000 JERANTUT, PAHANG

LOT 5	RESERVE PRICE : RM 150,000.00	LABUAN
	DESCRIPTION : 4-ROOMS APARTMENT UNIT ON THE 3RD FLOOR OF A 5-STOREY WALK-UP APARTMENT BUILDING FLOOR AREA : 862.20 SQUARE FEET ASSIGNOR(S) : RAMLI BIN NORDIN SOLICITOR : MESSRS JOHARI, ZELIKA & AMIN REFERENCE : AASB0843/BIMB/022/005/25-A01(BK-1) LOT ID : 24973	UNIT NO. M28-3004, THIRD FLOOR, BLOCK M28, TAMAN MUTIARA, KAMPUNG SUNGAI BEDAUN, JALAN BEBULOH, 87000, WILAYAH PERSEKUTUAN LABUAN

LOT 6	RESERVE PRICE : RM 48,600.00	KOTA BHARU
	DESCRIPTION : AN END APARTMENT UNIT FLOOR AREA : 668.00 SQUARE FEET ASSIGNOR(S) : ABD. GHAFAR BIN ABD RASIP SOLICITOR : MESSRS ALAWI & ASSOCIATES REFERENCE : AASB0827/BIMB/020/003/25-A02(BK-13) LOT ID : 24971	UNIT NO. 1-17, PANGSAPURI KENALI, JALAN RAJA PEREMPUAN ZAINAB II, KUBANG KERIAN, 16150 KOTA BHARU, KELANTAN

LOT 7	RESERVE PRICE : RM 22,842.00	RANTAU PANJANG
	DESCRIPTION : A COMMERCIAL UNIT OF BAZAR ABDUL RAHMAN BIN AUF FLOOR AREA : 170.00 SQUARE FEET ASSIGNOR(S) : NOR ZAILANI BINTI ABD MAJID SOLICITOR : MESSRS ALAWI & ASSOCIATES REFERENCE : AASB0826/BIMB/019/002/25-A02(BK-8) LOT ID : 24970 NOTE : MALAY RESERVE AREA	NO. 104, TINGKAT 1, BAZAR ABDUL RAHMAN BIN AUF, JALAN HULU PASAR, 17200 RANTAU PANJANG, KELANTAN

LOT 8	RESERVE PRICE : RM 6,400.00	RANTAU PANJANG
	DESCRIPTION : A SHOPLOT UNIT LAND AREA : 161.00 SQUARE FEET ASSIGNOR(S) : MOHD GHAZALI BIN HUSAIN SOLICITOR : MESSRS AINI & AZLINA REFERENCE : AASB0825/BIMB/018/001/25-A14(BK-41) LOT ID : 24969 NOTE : MALAY RESERVE AREA	A1-16, TINGKAT 1 KOMPLEKS BAZAR ABDUL RAHMAN BIN AUF, JALAN HULU PASAR, 17200 RANTAU PANJANG, KELANTAN

RESERVE PRICE :

The subject property will be sold on an "as is where is" basis, separately, reserve price, Conditions of Sale and subject to the respective 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** in favour of **Bank Islam Malaysia Berhad** and the balance of the purchase money to be settled within **ninety (90) days**.

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON BANK ISLAM MALAYSIA BERHAD THE ASSIGNEE/FINANCIER BY THE ASSIGNOR(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/FINANCIER WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER WILL SELL THE PROPERTIES DESCRIBED BELOW BY :-

PUBLIC AUCTION
ON FRIDAY, 23RD DAY OF MAY 2025
TIME: 2.30 P.M.
AUCTION VIA ONLINE BIDDING
AT www.eszamauctioneer.com (eZ2Bid)

VIA ONLINE
BIDDING



(Prospective bidders may submit bids for the property online via website www.eszamauctioneer.com and please register at least one (1) working day before auction day for registration & verification purposes. Bidders are further subject to the terms and conditions on www.eszamauctioneer.com)

EZ 1 RESERVE PRICE RM220,000.00 CYBERJAYA



Type : 3 Bedroom Apartment
Area : Approx. 969 Sq Ft
Assignor(S) : Muhammad Hafiz Bin Ismail & Nurul Waheeda Binti Rozali
Solicitor : M/S Manjit Singh Sachdev, Mohammad Razi & Partners (Tel : 03-56310413)

UNIT NO. 8-14-2A, BLOK 8, PRIMA ONE, NO. 13, PERSIARAN LAMAN VIEW, LAMAN VIEW, CYBER 8, 43000 CYBERJAYA, SELANGOR

EZ 2 RESERVE PRICE RM111,970.00 SEMANGGOL



Type : Studio Service Apartment
Area : Approx. 340 Sq Ft
Assignor(S) : Zulkernain Bin Abdul Wahid
Solicitor : M/S Athar & Wong (Tel : 03-26023898)

UNIT NO. G-2-213A (ROOM NO. 4345) LAKETOWN SERVICED APARTMENTS, BLOCK G (ALSO KNOWN AS BLOCK 8) BUKIT MERAH LAKETOWN, 34400 SIMPANG AMPAT SEMANGGOL, PERAK

EZ 3 RESERVE PRICE RM72,620.00 PASIR MAS



Type : Intermediate Unit Single Storey Terrace House
Area : Approx. 1,399.31 Sq Ft
Assignor(S) : Mulla Almi Syukri Bin Ladin
Solicitor : M/S Alawi & Associates (Tel : 09-74324011)
Note : Malay Reserved Land

19, JALAN PRIMA RT/3, RESIDENSI PRIMA LUBOK JONG, 17970 PASIR MAS, KELANTAN

EZ 4 RESERVE PRICE RM3,304.00 ROMPIN



Type : Apartment
Area : Approx. 377 Sq Ft
Assignor(S) : Azrin Bin Ahmad
Solicitor : M/S Abdul Hakim Abdul Rahman & Co. (Tel : 03-26970115)

A1/02/01, ROOK 2, BLOCK A1, SUMMERSET RESORT, 26000 ROMPIN, PAHANG

EZ 5 RESERVE PRICE RM21,760.00 KUANTAN



Type : Apartment
Area : Approx. 810 Sq Ft
Assignor(S) : Ahmad Hilmi Bin Sadkan
Solicitor : M/S Rafaei & Co. (Tel : 09-6262725)

SUITES NO. N2-05-08, CARIBBEAN BAY RESORT, JALAN BUKIT GAMBANG UTAMA, BUKIT GAMBANG RESORT CITY, 26300 KUANTAN, PAHANG

EZ 6 RESERVE PRICE RM29,070.00 KUANTAN



Type : Apartment
Area : Approx. 470 Sq Ft
Assignor(S) : Zarina Binti Annuar
Solicitor : M/S Rafaei & Co. (Tel : 09-6262725)

SUITE NO. N3-05-10, CARIBBEAN BAY RESORT, JALAN BUKIT GAMBANG UTAMA, BUKIT GAMBANG RESORT CITY, 26300 KUANTAN, PAHANG

RESERVE PRICE: The subject properties will be sold on an "as is where is" basis, separately subject to the respective Reserve Price and to the Conditions of Sale.

DEPOSIT: All intending bidders are required to deposit 10% of the reserve price by bank draft or cashier's order only in favour of BANK ISLAM MALAYSIA BERHAD prior to the auction sale OR remit the same through online banking transfer at least one (1) working day before auction date. For online bidders, please refer to the Terms and Conditions on www.eszamauctioneer.com for manner of payment of the deposit. The balance of the purchase money to be settled within Ninety (90) days from the date of auction sale.

For Further Particulars, Please Contact The Respective Solicitor(S) Or The Undermentioned Auctioneer.

MESSRS ESZAM AUCTIONEER SDN. BHD. (760902-H)

SUITE B-15-03, 15TH FLOOR,
BLOCK B, MEGAN AVENUE 2,
12, JALAN YAP KWAN SENG,
50450 KUALA LUMPUR.

☎ 06-7629786 / 016-6639786 / 018-6639786

☎ 06-7616986

☎ eszamauctioneer@yahoo.com

☎ www.eszamauctioneer.com



MOHD NIZAM BIN MOHD SHARIF P.J.K
(LICENSED AUCTIONEER)



Date & Time:

23 MAY 2025

@ 3.00 PM

via ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my



Bid for premium properties of unbeatable prices &
Exclusive deals !
visit www.AuctionSale.com.my

JTR AUCTION HOUSE

(Managed by J.Thilagamraj Auctioneers Sdn Bhd)

03-2274 9999 / 014-6793560

Organized by:



BANK ISLAM PROPERTY AUCTION

In exercise of the Assignee/Bank's rights and powers conferred upon

BANK ISLAM (MALAYSIA) BERHAD

it is hereby proclaimed

that the Assignee/Bank with the assistance of the Auctioneer will sell the undermentioned properties by

AUCTION SALE

VIA ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my

ON FRIDAY, 23 MAY 2025 @ 3.00 PM



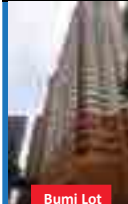



(All Intending Online eBidders are required to register at least one (1) working day before Auction for registration & verification purpose)



JTR AUCTION HOUSE

ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

1. Read and fully understand all the terms and conditions in the Proclamation of sale; 2. Conduct an official search on the parent title of the subject property at the land office and/or other relevant authorities; 3. Inspect the subject property; 4. Verify pertinent particulars of the documents; 5. Verify the postal address of the subject property with the developer; 6. Check on issuance of separate individual title for the subject property with developer; 7. Seek legal advice on the terms and conditions of sale herein; 8. Make necessary enquiries with the relevant authorities and the developer whether the property is open to all races or Bumiputra Only, Restriction-in-Interest, Terms and Conditions of consent to the sale herein; 9. The subject property will be sold on "as is where is" basis; 10. The Assignee Bank is not responsible in obtaining any Consent from the Developer and/or state authorities or bodies prior or after the auction sale (if applicable); 11. This material is based upon information which we consider reliable as it been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

LOT 1 (87128) CYBERJAYA  SELANGOR	Reserve Price RM 340,000 3 ROOM APARTMENT. 850 sf. No. C-05-06, 5th Floor, Block C, Masreca 19, Persiaran Rimba Permai, Cyber 10 63200 Cyberjaya, Selangor Assignors/Customers: Nursazlina Akmal Binti Muhammad Ali Solicitors: M/S Abdul Hakim Abdul Rahman & Co	LOT 2 (86973) CYBERJAYA  SELANGOR	Reserve Price RM 243,000 WITHDRAWN	LOT 3 (87131) PETALING JAYA  SELANGOR	Reserve Price RM 430,000 3 ROOM APARTMENT 1080 sf No. E-10-02, Block E, Flora Damansara No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Assignors/Customers: Sharifah Nadhia Binti Syed Ismail Solicitors: M/S Azhar & Wong
LOT 4 (87177) SEMENYIH  SELANGOR	Reserve Price RM 190,000 3 ROOM APARTMENT 796 sf No. K01-05-13A, Blok K01, Pangsapuri Kristal, Jalan Ecohill 1/2, Setia Ecohill 43500 Semenyih, Selangor Assignors/Customers: Mohd Hafizarudin Bin Sulaiman Solicitors: M/S Kartika & Co	LOT 5 (86790) SERENDAH  SELANGOR	Reserve Price RM 370,000 SINGLE STOREY SEMI DETACHED HOUSE 3197 sf No. 14, Jalan Gapi 2C/12, Seksyen 2B Antara Gapi, Sungai Chik, 48200 Serendah, Selangor. Assignors/Customers: 1. Khirul Nizam Bin Sidek 2. Erzy Izzanur'ain Binti Haron Solicitors: M/S Khalek Awang & Associates	LOT 6 (87035) TELOK PANGLIMA GARANG  SELANGOR	Reserve Price RM 1,800,000 DOUBLE STOREY SEMI DETACHED HOUSE 5091 sf No. 2, Jalan Aman Dahlia 5, Bandar Tropicana Aman (Dahlia), 42500 Telok Panglima Garang, Selangor. Assignors/Customers: Ong Kim Swee Solicitors: M/S Shahrizat Rashid & Lee

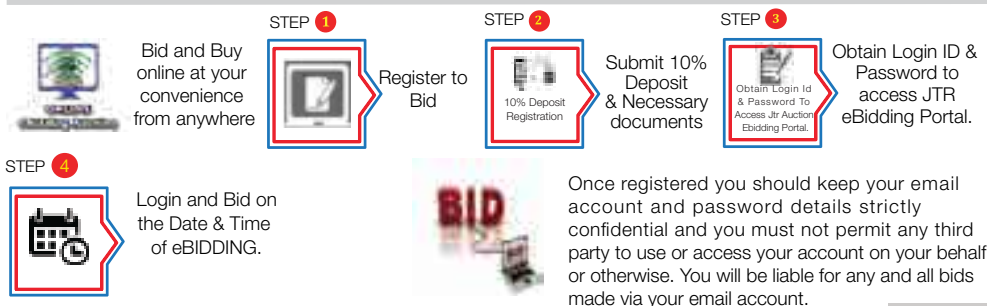
RESERVE PRICE:-

The subject property will be sold subject to the Reserve Price and the CONDITIONS OF SALE herein

DEPOSIT:- All intending bidders are required to deposit 10% of the reserve price by way of BANK DRAFT in favour of BANK ISLAM MALAYSIA BERHAD or via Online Banking Transfer by 5pm at least (1) working day before auction date. The balance of the purchase price to be settled within (90) DAYS from the date of sale.

(The auctions conducted will be "FULLY ONLINE". For the auction related matters such as Deposit payment and Bidding process, please refer to the respective Proclamation of Sale and Condition of Sale).

BUYER'S GUIDE FOR ONLINE EBIDDING



NECESSARY DOCUMENTS FOR BIDDING :-

1. A photocopy of his / her NRIC card (both sides) & Correspondence address . (For an individual bidder)
2. A certified true copy of the Company Memorandum and Articles of Association.(For a Corporation)
3. Form 24, 44 and 49 & Board of Directors' Resolution.
4. Letter of Authority from the Intending Bidder & A photocopy of the NRIC card (both sides). (For Agent/Representative).



JTR AUCTION HOUSE (705253-H)
(Managed by J.THILAGAMRAJ AUCTIONEERS SDN BHD)

No. 140, 1st Floor, Jalan Tun Sambanthan
Brickfields, 50470 Kuala Lumpur.

R. RAJ YOGAN PILLAI - R. JAI HARI RAJ PILLAI - R. YOGA ARULESWARAN
(Licensed Auctioneers)

H/P: 014-6793 560

TEL: 03-2274 9999

FAX: 03-2272 2797

JTR AUCTIONEERS

admin@jtraj.com

www.AuctionSale.com.my

* Illustrations in the pamphlet of the forthcoming sales are primarily for general information and guidance for intending bidders only. The auctioneer reserves rights or add to these illustration at any time prior to the sale.