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Property Auction Sale

DATE: TUESDAY
25.11.2025
TIME: **11.00 A.M.**

VENUE:

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

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(Terms & Conditions Apply)



EHSAN *Online* **AUCTION**

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(For online bidding, please register at least **one (1) working day** before auction day for registration & verification purposes)

LOT 1 AMPANG

Type : A 3+1 Bedroom Walk-Up
Apartment Unit
Area : 900 sq. ft.
Assignor : Hasnah Binti Ishak
Solicitor : M/S Kartika & Co.
(03-2161 2499/2164 8799)
Our Ref : LIYANA/BIMB1465



Address :
Unit No. B-2-12, Block B, Pangsapuri Sri Baiduri, Jalan Ukay
Perdana 3, Taman Ukay Perdana, 68000 Ampang, Selangor

Reserve Price : RM 200,000.00

LOT 2 BANDAR SUNWAY

Type : An Apartment Unit
Area : 992 sq. ft.
Assignor : Lovinya A/P Chandrahekan
Solicitor : M/S Azhar & Wong
(03-2602 3898)
Our Ref : NINA/BIMB1467



Address :
Unit No. B1-06-19, Block 1, Pangsapuri Lagoon Perdana, Jalan
PJS 9/1, 46150 Bandar Sunway, Selangor Darul Ehsan

Reserve Price : RM 300,000.00

LOT 3 BAYAN LEPAS

Type : A 3-Bedroom Apartment Unit
Area : 800 sq. ft.
Assignor : Shahida Binti Darus
Solicitor : M/S Rosidi Mustafa & Harryzan
(04-575 6577/6578)
Our Ref : UMI/BIMB1461



Address :
Unit No. 18B-13-06, Pangsapuri Bayu Tiara, Jalan Kampung Bukit,
11900 Bayan Lepas, Pulau Pinang

Reserve Price : RM 315,000.00

LOT 4 CHERAS



Type	: A Low Cost Apartment Unit
Area	: 645 sq. ft.
Assignor	: Khairul Nazri Bin Sarippudin & Nurul Huda Binti Sarippudin
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-56310415)
Our Ref	: NINA/BIMB1451

Address :
Unit No. 01-A308, Tingkat 3, Blok A, Pangsapuri Suakasih, Bandar Tun Hussein Onn, 43200 Cheras, Selangor

Reserve Price : RM 131,220.00

LOT 5 CYBERJAYA



Type	: An Apartment Unit
Area	: 900 sq. ft.
Assignor	: Yau Deck Wee
Solicitor	: M/S Zulpadli & Edham (03-2694 6979)
Our Ref	: LIYANA/BIMB1457

Address :
Unit No. 3-06-09, Block 3, Aspire Residence 1, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan

Reserve Price : RM 283,500.00

LOT 6 DENGKIL



Type	: A Serviced Apartment Unit
Area	: 958 sq. ft.
Assignor	: Muh Syakir Bin Muh Puzi
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-56310415)
Our Ref	: NINA/BIMB1454

Address :
Unit No. B1-25-05, Savanna Executive Suite, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor

Reserve Price : RM 218,484.00

CALLLED OFF

LOT 8 JERAM



Type	: An Intermediate Unit Single-Storey Low-Cost Terrace House
Area	: 1,195 sq. ft.
Assignor	: Muhamad Rafish Bin Daud
Solicitor	: M/S Zulpadli & Edham (03-2694 6979)
Our Ref	: LIYANA/BIMB0720

Address :
No. 15, Jalan 4, Taman Sri Permai, 45800 Jeram, Selangor

Reserve Price : RM 99,000.00

LOT 9 JOHOR BHARU



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	: WAWA/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 10 KAJANG



Type	: An Apartment Unit
Area	: 1,107 sq. ft.
Assignor	: Mohd Nashiq Bin Saifullah
Solicitor	: M/S Syed Alwi, Ng & Co (03 - 2072 1088 / 03 - 2026 6277)
Our Ref	: NINA/BIMB1459

Address :
Unit No. B-21-1, Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, Bandar Bukit Mahkota, 43000 Kajang, Selangor

Reserve Price : RM 352,350.00

LOT 11 KELANTAN



Type	: A Shoplot Unit
Area	: 161 sq. ft.
Assignor	: Mohd Ghazali Bin Husain
Solicitor	: M/S Aini & Azlina (011-10603667)
Our Ref	: WAWA/BIMB1355

Address :
Unit No. A1-16, Tingkat 1, Kompleks Bazar Abdul Rahman Bin Auf, 17200 Rantau Panjang, Kelantan Darul Naim

Reserve Price : RM 32,000.00

LOT 12 KELANTAN



Type	: A Commercial Unit
Area	: 161 sq. ft.
Assignor	: Abdul Malik Bin Abdullah
Solicitor	: M/S Alawi & Associates (09-743 2401/5401) (SITI, IDAYU)
Our Ref	: WAWA/BIMB1398

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

Reserve Price : RM 10,327.50

LOT 13 KOTA KINABALU



Type	: 3-room Residential Intermediate Unit Of A 5-storey Walk-up Apartment Building
Area	: 73.5 sq. ft.
Assignor	: Md. Yusof Bin Subari & Hamidah Binti Ag Zulkiflee
Solicitor	: M/S Johari, Zelika & Amin (089-768 151 / 089-954 468)
Our Ref	: WAWA/BIMB1463

Address :
Unit No. B3 (DBKK No. 1-1-3), First Floor, Block LM3, Ramin Apartment, Taman Putera Jaya, Telipok, 88450 Kota Kinabalu, Sabah

Reserve Price : RM 220,000.00

LOT 14 KUALA LUMPUR



Type	: A Duplex Signature Suite
Area	: 851 sq. ft.
Assignor	: Bernie Lim Fung Chean
Solicitor	: M/S Nassir Hafiz Nazri & Rahim (06-764 0414/764 6414)
Our Ref	: UMI/BIMB1462

Address :
Unit No. 20-02, Menara Flexus @ Jalan Kuching, No. 92 Jalan Kuching, 51200 Kuala Lumpur

Reserve Price : RM 441,000.00

LOT 15 KUALA LUMPUR



Type	: A 4-Bedroom Condominium Unit
Area	: 2,713 sq. ft.
Assignor	: Mohammed Rishi Bin Md Ross
Solicitor	: M/S Ganesan & Imrohizam (05-4599388)
Our Ref	: WAWA/BIMB1466

Address :
Unit No. A-1-1, Sastra U-Thant Condominium, No. 8, Lorong Ampang 2, Taman U-Thant, 55000 Kuala Lumpur

Reserve Price : RM 3,000,000.00

LOT 16 PASIR MAS



Type	: An Intermediate Unit Of A Single Storey Terrace House
Area	: 1,399.31 sq. ft.
Assignor	: Mulla Alimi Syukri Bin Ladin
Solicitor	: M/S Alawi & Associates (09-743 2401/5401)
Our Ref	: WAWA/BIMB1423

Address :
19, Jalan Prima B1/3 Residensi Prima Lubok Jong, 17070 Pasir Mas, Kelantan

Reserve Price : RM 59,633.00

LOT 17 PERAK



Type	: A Double Storey Low-Cost Cluster House
Area	: 656.80 sq. ft.
Assignor	: Khairil Asnzhar Bin Kamarudin
Solicitor	: M/S Ana Shurana Annuar & Co. (05-546 5001)
Our Ref	: WAWA/BIMB0616

Address :
Plot No. 209, Rumah Kos Rendah, RKR Desaseri Iskandar Fasa 1A, 32610 Seri Iskandar, Perak Darul Ridzuan

Reserve Price : RM 19,683.00

LOT 18 PETALING JAYA



Type	: A 3-Bedroom Condominium Unit
Area	: 1,148 sq. ft.
Assignor	: Hisyam Bin Mohd Safian & Siti Normah Binti Isa
Solicitor	: M/S Zulpadli & Edham (03-2694 6979)
Our Ref	: WAWA/BIMB1444

Address :
Unit No. A-23-3A, Block A, Verando Residence, PJS 5, 46000 Petaling Jaya, Selangor Darul Ehsan

Reserve Price : RM 372,008.70

LOT 19 PETALING JAYA



Type	: An Apartment Unit
Area	: 1,001 sq. ft.
Assignor	: Ibrahim Bin Ismail
Solicitor	: M/S Zulpadli & Edham (03-2694 6979)
Our Ref	: LIYANA/BIMB1450

Address :
Unit No. F-1-17, D'Shire Villa Apartment, Seksyen 4, Kota Damansara, 47810 Petaling Jaya, Selangor

Reserve Price : RM 277,020.00

LOT 20 PETALING JAYA



Type	: An Apartment Unit
Area	: 1,080sq. ft.
Assignor	: Sharifah Nadhia Binti Syed Ismail
Solicitor	: M/S Azhar & Wong (03-2602 3898)
Our Ref	: UMI/BIMB1452

Address :
Unit No. E-10-02 Block E, Flora Damansara Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor

Reserve Price : RM 228,600.00

LOT 21 PULAU PINANG



Type	: A 3-bedrooms Of Walk-up Flat Unit
Area	: 635 sq. ft.
Assignor	: Azizan Bin Abdul Rahim & Nurul Azwan Binti Arjunaidi
Solicitor	: M/S Rosidi Mustafa & Harryzan (04-5756577)
Our Ref	: UMI/BIMB1380

Address :
Unit No. 4-15, Blok A, Pangsapuri Pauh Damai, Jalan Pauh 1, 13500 Permatang Pauh, Pulau Pinang,

Reserve Price : RM 190,000.00

LOT 22 RANTAU PANJANG



Type	: A Retail Unit Within A Bazaar Complex
Area	: 151 sq. ft.
Assignor	: Syed Hasan Bin Syed Daud
Solicitor	: M/S Alawi & Associates (09-7432401)
Our Ref	: WAWA/BIMB1359

Address :
Unit No. 21, Tingkat Satu, Kompleks Bazar Abdul Rahman Bin Auf, 17200 Rantau Panjang, Kelantan Darul Naim

Reserve Price : RM 30,000.00

LOT 23 RANTAU PANJANG



Type	: A Commercial Unit Of Bazar Abdul Rahman Bin Auf
Area	: 15.80 sq. m.
Assignor	: Nor Zailani Binti Abd Majid
Solicitor	: M/S Alawi & Associates (09-743 2401/5401)
Our Ref	: NINA/BIMB1455

Address :
Unit No. A1 (1st Floor), Parcel No. 104, JMB Bazar Abdul Rahman Bin Auf, Lot PT 351, Bandar Kechil Rantau Panjang, 17200 Rantau Panjang, Kelantan

Reserve Price : RM 12,231.00

LOT 24 SEMANGGOL



Type	: A Studio Serviced Apartment Unit
Area	: 310 sq. ft.
Assignor	: Mohd Subki Bin Ab Latif & Bazilina Binti Ab Hamid
Solicitor	: M/S Badruzzaman & Kamal (04-5377999)
Our Ref	: UMI/BIMB1260

Address :
Unit No. J-0-007, (Room No. 6368), Laketown Serviced Apartments, Blok J, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan

Reserve Price : RM 13,590.00

LOT 25 SEMANGGOL



Type : **A Two-Bedroom Serviced Apartment Unit**
 Area : 478 sq. ft.
 Assignor : Abd Rahman Bin Ismail & Rohindun Binti Ramli
 Solicitor : M/S Badruzzaman & Kamal (04-5377999)
 Our Ref : UMI/BIMB1345

Address : Unit No. H-2-203A (Also Known On Site As Unit No. 6571, Second Floor, Block D), LS Blok H, Bukit Merah Laketown, 34400 Spg Ampat Semanggol, Perak Darul Ridzuan

Reserve Price : RM 15,600.00

LOT 26 SEMANGGOL



Type : **A 1 Bedroom Serviced Apartment**
 Area : 452 sq. ft.
 Assignor : Shukri Bin Ali & Pauziyah Binti Bahari
 Solicitor : M/S Shariful Azhar & Partners (04-5780041)
 Our Ref : UMI/BIMB1456

Address : No. A-3-347 (Room No. 7206 (B/347) Second Floor), Suria Laketown, Blok A, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan

Reserve Price : RM 21,530.00

LOT 27 SEPANG



Type : **A Double Storey End-Lot Terrace House**
 Area : 1,076sq. ft.
 Assignor : Rosli Binti Ramli
 Solicitor : M/S Hamy Yusoff & Azli (03 4026 9888)
 Our Ref : WAWA/BIMB1458

Address : No. 50, Jalan Dahlia 1/4, Taman Dahlia, 43900 Sepang, Selangor

Reserve Price : RM 291,600.00

LOT 28 SEREMBAN



Type : **An Intermediate Double Storey Terrace House**
 Area : 1,385sq. ft.
 Assignor : Mohd Khairul Azmin Bin Kamaruzzaman & Nurain Binti Husin
 Solicitor : M/S Nassir Hafiz Nazri & Rahim (06-764 0414/764 6414)
 Our Ref : LIYANA/BIMB1453

Address : No. 55, Jalan Ainsdale 2/7, Bandar Ainsdale, 70200 Seremban Negeri Sembilan Darul Khusus

Reserve Price : RM 328,050.00

LOT 29 SHAH ALAM



Type : **An Low Cost Apartment Unit**
 Area : 516.67 sq. ft.
 Assignor : Roslan Bin Uri
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-56310415)
 Our Ref : WAWA/BIMB1439

Address : Unit No. 501, Flat PKNS Blok 2, Jalan Cangkul 19/3, Seksyen 19, 40300 Shah Alam, Selangor Darul Ehsan

Reserve Price : RM 86,100.00

LOT 30 SHAH ALAM



Type : **A Double-storey Intermediate Terraced House Within A Gated And Guarded Scheme**
 Area : 1,206 sq. ft.
 Assignor : Romi Bin Ramly & Noorfadhilla Binti Mohammad
 Solicitor : M/S Kartika & Co. (03-55109071)
 Our Ref : UMI/BIMB1419

Address : No. 92, Jalan Elmina Ilham 4, Ilham Residence, Elmina, Seksyen U16, 40160 Shah Alam, Selangor Darul Ehsan

Reserve Price : RM 720,000.00

LOT 31 TAWAU



Type : **1 Unit Of Single Storey Intermediate Terraced Dwelling House (Type A)**
 Area : 1,543.01 sq. ft.
 Assignor : Jumirah Binti Bahtiar & Rafae Bin Bahtiar
 Solicitor : M/S Zainal & Associates (089-747 857 & 089-747 549)
 Our Ref : LIYANA/BIMB1460

Address : Lot A6-6, Taman Apas Permai, Tawau, 91000 Sabah

Reserve Price : RM 130,500.00

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.

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



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 / ABDUL RAHIM BIN HUSSIN
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