

# BANK ISLAM MALAYSIA BERHAD



NCM Co<sup>TM</sup>

## 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 VIA ONLINE BIDDING

**On Monday, 23rd June 2025, 11.00 a.m.**

**at [www.ngchanmau.com](http://www.ngchanmau.com)**

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) 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.)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other 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 or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (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 the 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 to the auction from the Developer/Proprietor and/or the relevant authorities.

View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

Reserve Price : **RM 328,050**

**LOT 1  
BATU CAVES**

**DUPLEX SERVICE SUITE APARTMENT  
1,679 SQ. FT.**

Unit No. C-19-07, Block C, Amara Boulevard  
Service Residence, Jalan Raintree Utama,  
Taman Raintree, 68100 Batu Caves, Selangor.  
Assignors/Customers :  
Nazhatulshima Binti Mohd Tajudin &  
Mohd Faisal Bin Jaafar  
Solicitor : M/S Kartika & Co  
(Tel : 03-5523 6074)



**SELANGOR**

Reserve Price : **RM 370,000**

**LOT 2  
DENGKIL**

**SERVICED APARTMENT UNIT  
958 SQ. FT.**

Unit No. B1-25-05, Savanna Executive Suite,  
Jalan Southville 2, Southville City, 43800  
Dengkil, Selangor.  
Assignor/Customer :  
Muh Syakir Bin Muh Puzi  
Solicitor : M/S Manjit Singh Sachdev,  
Mohammad Radzi & Partners  
(Tel : 03-5631 0415)



**SELANGOR**

Reserve Price : **RM 173,867**

**LOT 3  
BUKIT MERTAJAM**

**3 BEDROOM CONDOMINIUM  
797 SQ. FT.**

Unit No. 3-07, Blok F, Kondominium Mutiara,  
Jalan Perda Barat, Bandar Perda, 14000  
Bukit Mertajam, Pulau Pinang.  
Assignor/Customer :  
Ahmad Effendi Bin Yusup  
Solicitor : M/S Shariful Azhar & Partners  
(Tel : 04-578 0041 / 42)



**PENANG**

Reserve Price : **RM 17,460**

**LOT 4  
RANTAU PANJANG**

**COMMERCIAL UNIT  
161 SQ. FT.**

No. 64, Tingkat Satu, Bazar Abdul  
Rahman Bin Auf, Jalan Hulu Pasar,  
17200 Rantau Panjang, Kelantan.  
Assignor/Customer :  
Abdul Malik Bin Abdullah  
Solicitor : M/S Alawi & Associates  
(Tel : 09-743 2401)



**MALAY RESERVED**

**KELANTAN**

Reserve Price : **RM 66,258**

**LOT 5  
PASIR MAS**

**1 STOREY TERRACE HOUSE  
1,399 SQ. FT.**

No. 19, Jalan Prima B1/3, Residensi Prima  
Lubok Jong, 17070 Pasir Mas, Kelantan.  
Assignor/Customer :  
Mulia Alimi Syukri Bin Ladin  
Solicitor : M/S Alawi & Associates  
(Tel : 09-743 2401)



**MALAY RESERVED**

**KELANTAN**

**Freshly Shortlisted  
Below Market Price  
Auction Listings**



[www.ngchanmau.com/reduced-price-property](http://www.ngchanmau.com/reduced-price-property)

**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 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](http://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 12th June 2025.*

Visit [www.ngchanmau.com](http://www.ngchanmau.com) for more attractive properties nationwide

# 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 BY  
PUBLIC AUCTION  
ON MONDAY, THE 23<sup>rd</sup> DAY OF JUNE, 2025  
AT 10.30 A.M. AT EBID.AUCTIONS.COM.MY**

Alternatively, prospective bidders may submit bids for the property online via [ebid.auctions.com.my](http://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 CONDITIONS ON [ebid.auctions.com.my](http://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 conditions 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	PETALING JAYA	LOT 02	ROMPIN
	<b>Type:</b> 3 bedroom condominium <b>Area:</b> 1,148 sq. ft. <b>Assignor(s):</b> Hisyam Bin Mohd Safian & Siti Normah Binti Isa <b>Solicitor:</b> M/S Zulpadli & Edham <b>Ref:</b> PAH36518(2)		<b>Type:</b> Incomplete apartment <b>Area:</b> 377 sq. ft. <b>Assignor(s):</b> Aznin Bin Ahmad <b>Solicitor:</b> M/S Abdul Hakim Abdul Rahman & Co <b>Ref:</b> PAH38524
Address Unit No. A-23-3A, Block A, Verando Residence, PJS 5, 46000 Petaling Jaya, Selangor Darul Ehsan.		Address AS/02/31, Tingkat 2, Block AS, Summerset Resort, 26800 Rompin, Pahang Darul Makmur.	
<b>RESERVE PRICE : RM 630,000.00</b>		<b>RESERVE PRICE : RM 3,100.00</b>	

## 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 and seek legal advice on the 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 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 and the balance of the purchase money to be settled within ninety (90) days.

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

## PROPERTY AUCTION HOUSE SDN BHD (187793X)

Ground Floor, No.1, Jalan Ampang, 50450 Kuala Lumpur

Tel: 20702226 & 20788590 Fax: 03-20729557

E-mail: [main@auctions.com.my](mailto:main@auctions.com.my) Website: [www.auctions.com.my](http://www.auctions.com.my)



**DANNY T.F. LOH  
PATRICK K.M. WONG  
JEFFREY C.K. CHOONG**  
Licensed Auctioneers

Welcome To

Bank Islam Malaysia Berhad

# Property Auction Sale

DATE: TUESDAY

**24.6.2025**

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](http://www.ehsanauctioneers.com)**

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

**010 2161 147**



## EH SAN *Dual-Bid* AUCTION

Prospective bidders may submit bids for the property online via **[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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

### LOT 1 JOHOR BAHRU



Type : **A CONDOMINIUM UNIT**  
Area : 1,195 sq. ft.  
Assignor : Noratika Binti Misron & Mohamad Syahrulnizam Bin Shahiful Bahari  
Solicitor : M/S Norzaki Yusop & Co (07-2317740)  
Our Ref : WAWA/BIMB1440

Address :  
#G-07, Blok B, Kondominium Cenderasari Perdana, Jalan Cenderasari 1, Taman Perbadanan Islam Larkin, 80350 Johor Bahru, Johor

**DECLARATION OF MALAY RESERVE**

**Reserve Price : RM 350,000.00**

### LOT 2 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. 16, Tingkat 1, Bazar Abdul Rahman Bin Auf, Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan

**Reserve Price : RM 5,760.00**

### LOT 3 RANTAU PANJANG



Type : **A COMMERCIAL UNIT**  
Area : 151.00 sq. ft.  
Assignor : Syed Hasan Bin Syed Daud  
Solicitor : M/S Alawi & Associates (09-7432401)  
Our Ref : WAWA/BIMB1359

Address :  
No. 21, Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan

**WITHIN MALAY RESERVE AREA**

**Reserve Price : RM 5,760.00**



Ehsan Auctioneers Sdn Bhd



[coordinator2@ehsanauctioneers.com](mailto:coordinator2@ehsanauctioneers.com)



[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)



### Outstanding Charges Covered By Bank

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

(Terms & Conditions Apply)



**LOT 4****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

**Reserve Price : RM 145,800.00**

**LOT 5****SHAH ALAM**

Type : **AN APARTMENT UNIT**  
 Area : 856 sq. ft.  
 Assignor : Dzulfakar Bin Abdullah  
 Solicitor : M/S Syed Alwi, Ng & Co  
 (03 - 2072 1088 / 03 - 2026 6277)  
 Our Ref : WAWA/BIMB1441

Address :  
 Unit No. D3-8-14, Tingkat 8, Pangsapuri Damai, Jalan Tasik Raja  
 Lumu U4/17, Taman Subang Delima, Seksyen U4, 40150 Shah  
 Alam, Selangor

**Reserve Price : RM 380,000.00**

**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](http://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](http://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](http://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](mailto:coordinator2@ehsanauctioneers.com)



[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

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

# Proclamation Of Sale

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

Will Sell By  
Public Auction

ON TUESDAY THE 24<sup>TH</sup> DAY OF JUNE 2025  
AT 3.30 P.M AT EBID.AUCTIONS.COM.MY

Alternatively, prospective bidders may submit bids for the property online via [ebid.auctions.com.my](http://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](http://ebid.auctions.com.my)

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LOT 01	SANDAKAN	LOT 02	LABUAN
	Type : Apartment Area : 1,088 sq ft , more or less Assignor(s)/Customer(s): Aziera Binti Madsae Solicitor : Zainal & Associates (Tel : 089-214205) Our Ref : PAHS/8500/6/2024(LA)		Type : 6th floor apartment unit (corner lot) Area : 800 sq feet, more or less Assignor(s)/Customer(s): Mohd Safwatullah Akmal Bin Awg. Anuar Solicitor : Zainal & Associates (Tel : 089-214205) Our Ref : PAHS/8082(2)/5/2024(LA)
Address: Unit No. B-1-1 (Block B, Level 1, Lot 1), Type A(m), PR1MA @ Borneo Cove, Mile 1½, Jalan Buli Sim-Sim, 90000 Sandakan, Sabah		Address: Unit No. A-06-19, 6th Floor, Block A, Ganggarak Permai Phase 1, Jalan Pohon Batu, 87000 Federal Territory of Labuan	
RESERVE PRICE : RM222,000.00		RESERVE PRICE : RM252,000.00	

**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 advise 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](http://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](mailto:sabah@auctions.com.my)  
Website : [ebid.auctions.com.my](http://ebid.auctions.com.my)

TAY SU MEI  
JANET MICHAEL  
Licensed Auctioneer