

FULL ONLINE PROPERTY AUCTION SALE

 Date & Time:
25 TUESDAY, 25 November 2025
11.00 A.M.

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

 **EHSAN**
Online
AUCTION

ORGANIZED BY:

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



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

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 / 010-2161 147
03-2161 6649 / 03-2162 6649

 Ehsan Auctioneers Sdn Bhd
 munira@ehsanauctioneers.com
 www.ehsanauctioneers.com



View Live Auction at: <https://www.youtube.com/@ehsanauctioneers213>

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank. it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer



PUBLIC AUCTION VIA ONLINE BIDDING

On **TUESDAY, 25 November 2025, Time: 11.00 a.m.**

AT WEBSITE **www.ehsanauctioneers.com**



(Bidder registration and payment of auction deposit must be made by 3pm, at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the website below and be on standby before the auction time)

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

- | | |
|--|--|
| <p>a) Read and fully understand all the terms and conditions of sale herein;</p> <p>b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;</p> <p>c) Inspect the subject property;</p> <p>d) Verify pertinent particulars of subject property,</p> <p>e) Verify the postal address of the subject property with the developer,</p> <p>f) Check on the issuance of separate individual title for the subject property with the Developer;</p> | <p>g) Seek independent legal advice on the terms and conditions of sale herein;</p> <p>h) Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and</p> <p>i) The subject property is sold on "as is where is" basis</p> <p>j) The Assignee/Bank is not responsible in obtaining any consent from the developer and/or state authorities or any relevant bodies prior or after the auction sale.</p> |
|--|--|

View Live Auction at: <https://www.youtube.com/@ehsanauctioneers213>

LOT 1 BSN920 	PUCHONG Reserve Price RM 568,620.00 Type : A Condominium Unit Address : Unit No. A-2-6, Vision Residence Condominium, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor Area : 2,700 sq. ft. Assignor(s) : Chong Mee Yoon Solicitor : Nashili & Co.	LOT 2 BSN1198 	PUCHONG Reserve Price RM 450,000.00 Type : A Condominium Unit Address : Unit No. B-7-6, Vision Residence Condominium, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor Area : 1,642 sq. ft. Assignor(s) : Tan Ting Hooi Solicitor : M/S Tawfeek Badjenid & Partners	LOT 3 BSN910 	CYBERJAYA Reserve Price RM 348,300.00 Type : A Condominium Unit Address : Unit No. T4-01-08, Tower 4, Lakefront Residence, Persiaran Semarak Api, Cyber 11, 63000 Cyberjaya, Selangor Area : 950 sq. ft. Assignor(s) : Wong Paw Kien Solicitor : M/S Rashidah Shahriman & Co.
LOT 4 BSN1202 	CYBERJAYA Reserve Price RM 341,172.00 Type : A Condominium Unit Address : Unit No. B-13-03, Blok B, Jalan Ceria, Ceria Residen, Cyber 10, 63000 Cyberjaya, Selangor Area : 1,291.67 sq. ft. Assignor(s) : Ash Syima Binti Mohamed Solicitor : T.Rajagopalu & Co	LOT 5 BSN964 	PETALING JAYA Reserve Price RM 324,000.00 Type : An Apartment Unit Address : Unit No. H-11-07, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor. Area : 850 sq. ft. Assignor(s) : Basri Bin Ahmad Solicitor : M/S Khamdri & Co. Note : Bumiputra lot	LOT 6 BSN1199 	KAJANG Reserve Price RM 310,000.00 Type : A Serviced Apartment Unit Address : Unit No. B-22-10, Residensi PR1MA Bandar Bukit Mahkota, Persiaran Mahkota 1, Bandar Bukit Mahkota, 43000 Kajang, Selangor Area : 1,107.96 sq. ft. Assignor(s) : Muhammad Hazwan Bin Md Taib Solicitor : M/S Sofia Damindri & Associates Note : Bumiputra lot
LOT 7 BSN1069 	KOTA KINABALU Reserve Price RM 295,650.00 Type : A Fourth Floor Intermediate Unit Of 5-Storey Apartment Address : Unit No/Lot No F-3A-2A, Level 3A, Block F, Ecopark Phase 1, Kg Guidan, Menggatal, Jalan Sepanggar, Kota Kinabalu Sabah Area : 958 sq. ft. Assignor(s) : Tee Hong Keng Solicitor : Mn Maduarin & Associates	LOT 8 BSN1139 	KUALA LUMPUR Reserve Price RM 295,245.00 Type : A Service Apartment Unit Address : Unit No. S-09-11 Suite Vivo, 9 Seputeh, No. 20 Jalan Telok Lama, 58000 Kuala Lumpur, Wilayah Persekutuan. Area : 796.53 sq. ft. Assignor(s) : Yap Mun Choong Solicitor : M/S Nashili & Co	LOT 9 BSN1182 	PUCHONG Reserve Price RM 289,340.00 Type : Townhouse Unit Address : Unit No. 18-2, Jalan Elegan 5, Elegan Residensi, Taman Putra Perdana, 47130 Puchong, Selangor Area : 1,356 sq. ft. Assignor(s) : Nabil Bin Kasim Solicitor : M/S Nashili & Co Note : Bumiputra lot
LOT 10 BSN1048 	KOTA KINABALU Reserve Price RM 288,000.00 Type : A 5-Storey Residential Apartment With Lift Services (Type C) Address : Unit No. D-2-2, Block D, Level 2, Type C, E-Residence @ Telipok Phase 1, 88450 Kota Kinabalu, Sabah Area : 1,029sq. ft. Assignor(s) : Mohd Hasanah Fikri Bin Esdalah & Norsaadah Binti Roslan Solicitor : Mn Maduarin & Associates	LOT 11 BSN880 	ISKANDAR PUTERI Reserve Price RM 283,500.00 Type : An Apartment Unit Address : Unit No. A-07-03A, Merak Kayangan (Paradiso Nuova), Persiaran Medini Utara 3, Bandar Medini Iskandar, 79000 Iskandar Puteri, Johor Area : 678 sq. ft. Assignor(s) : Wong Yung Sheng Solicitor : M/S J. Lee & Associates	LOT 12 BSN1044 	CYBERJAYA Reserve Price RM 265,721.00 Type : A 3-Rooms Apartment Unit Address : Unit No. 3-24-09, Block 3, Aspire Residence, Persiaran Aspirasi, 63000 Cyberjaya, Selangor Area : 900 sq. ft. Assignor(s) : Abdul Halim Bin Abdul Hamid Solicitor : M/S Rashidah Shahriman Note : Bumiputra lot

LOT 13 BSN925 	SEPANG Reserve Price RM 259,200.00 Type : A Service Apartment Unit Address : Unit No. A-35-05, Cerrado, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor Area : 656 sq. ft. Assignor(s) : Azlan Shah Bin Amir Hashim Solicitor : Sofia Darmindr & Associates	LOT 14 BSN1184 	SHAH ALAM Reserve Price RM 248,006.00 Type : A Single Storey Terrace House Address : Unit No. 18, Jalan Tanjung Balai 30/132, Taman Amir Shafiqah, Seksyen 30, 40460 Shah Alam, Selangor Area : 1,378 sq. ft. Assignor(s) : Amirulnizam Bin Md Idris & Siti Salmah Binti Shamsuddin Solicitor : M/S Rashidah Shahrman	LOT 15 BSN1189 	MENGGATAL Reserve Price RM 244,215.00 Type : 3-Rooms Intermediate-Coner Apartment Unit Address : Lot No. D-3-5, Level 3, Block D, Ecopark Phase 1, Jalan Sepang, Manggatal, 88450 Kota Kinabalu Area : 958 sq. ft. Assignor(s) : Tee Hong Keng Solicitor : M/S Zainal & Associates
LOT 16 BSN1154 	SHAH ALAM Reserve Price RM 240,570.00 Type : An Apartment Unit Address : Unit No. E-10-9 Pangsapuri Damai, Jalan Tokoh 25/28, Seksyen 25, 40400 Shah Alam, Selangor Area : 1,076 sq. ft. Assignor(s) : Preveena A/P Selvarajah J/W Kartikumar A/L Harikrishnasamy Solicitor : Khamdan & Co	LOT 17 BSN1144 	TUARAN Reserve Price RM 230,291.00 Type : Double Storey Intermediate Terraced House Address : Lot No. 32, (intermediate), Block 4, Lorong Riag Ria 2, Taman Riag Ria, Phase 1, Kg Termonong, 89209, Tuaran, Sabah Area : 1,086 sq. ft. Assignor(s) : Alinah Binti Liman Solicitor : M/S Mn Maduarin & Associates	LOT 18 BSN1014 	BANDAR PUNCAK ALAM Reserve Price RM 226,800.00 Type : An Apartment Unit Address : No. B-04-09, Bucida Residensi Warnasari 2, Jalan Warnasari 13/1, Seksyen 13, 42300 Bandar Puncak Alam, Selangor Area : 863 sq. ft. Assignor(s) : Nur Atiqah Binti Abdul Aziz Solicitor : M/S Nashili & Co. Note : Bumiputra lot
LOT 19 BSN1181 	SHAH ALAM Reserve Price RM 218,482.00 Type : An Apartment Unit Address : Unit No. C-7-10, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam Selangor. Area : 971 sq. ft. Assignor(s) : Parameswari A/P Sellan Sathiyen A/L Marimuttu Solicitor : Tawfeek Badjenid & Partners	LOT 20 BSN1185 	KUALA LUMPUR Reserve Price RM 216,513.00 Type : A 3-Rooms Apartment Unit Address : F-11-08, Block Damai, Tasik Heights Apartment, No. 6, Jalan Liku, Tasik Selatan 21/146, Bandar Tasik Selatan, 57000 Kuala Lumpur Area : 940 sq. ft. Assignor(s) : Nurul Haniera Binti Jalaludin & Nur Izzati Husna Binti Jalaludin Solicitor : M/S Rashidah Shahrman	LOT 21 BSN1190 	KOTA KINABALU Reserve Price RM 216,000.00 Type : An Apartment Unit (Corner) Address : Unit No. G09-0, Block G, Ground Floor, Taman Wangsa Phases 1 & II, 88450 Kota Kinabalu, Sabah Area : 1,164 sq. ft. Assignor(s) : Simon Bin Gabriel & Noor Suzarina @ Nony Binti Inja Solicitor : M/S Luping & Co.
LOT 22 BSN1195 	KAMPAR Reserve Price RM 200,000.00 Type : A Townhouse Unit Address : Unit No. 89-2, Blok 89 Aras 2, Persiran Residensi, Bandar Agacia, 31910 Kampar, Perak Area : 1,098 sq. ft. Assignor(s) : Siti Khalijah Binti Ibrahin Solicitor : Frances Hazlina & Partners	LOT 23 BSN957 	TELIPOK Reserve Price RM 194,400.00 Type : A Residential Apartment Unit Address : Lot No. 3N-3-10, Block 3N, Third Level, Lorong Universiti Utama 5/2, University Utama Condominium Phase 5, Off Jalan Tuaran, Telipok, 88450 Kota Kinabalu, Sabah Area : 690 sq. ft. Assignor(s) : Mohd Ezlyian Bin Rosli & Fatmawati Binti Anwar Solicitor : M/S Mn Maduarin & Associates Note : Bumiputra lot	LOT 24 BSN870 	PETALING JAYA Reserve Price RM 182,250.00 Type : A Medium-Cost Apartment Unit Address : Unit No. H-23-19, 23rd Floor, Block H, Flora Damansara, No. 1, Jalan PUJ 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Area : 850 sq. ft. Assignor(s) : Azizuddin Bin Tamjis Solicitor : M/S Adnan Rahim & Co.
LOT 25 BSN1147 	SENAWANG Reserve Price RM 165,338.00 Type : An Apartment Unit Address : Unit No. B-7-11, Block B, Garden Villa Apartment, Taman Bandar Senawang, 70450 Negeri Sembilan Area : 94 sq.m. Assignor(s) : Siti Aisyah Shirlyn Koh Solicitor : Adnan Rashid & Co	LOT 26 BSN1179 	MANTIN Reserve Price RM 165,338.00 Type : A Townhouse Unit (Lower Floor) Address : Unit No. D-1-2 Citra Residency, Jalan Bukit Citra 10/1, 71700 Mantin, Negeri Sembilan Area : 1,033 sq. ft. Assignor(s) : Muhammad Syurhabil Bin Maluin Solicitor : M/S T.Rajagopalu & Co	LOT 27 BSN1074 	SABAH Reserve Price RM 162,000.00 Type : A Corner 3-Bedrooms Apartment Unit Address : Unit No. A01, Block LC, Ground Floor, Merpati Apartment, Taman Ketiau, Phase 1, Kampung Tombovo, 89500 Putatan, Sabah Area : 631 sq. ft. Assignor(s) : Fazilah Binti Lanjang & Jainudin Bin Kahal Solicitor : M/S Mn Maduarin & Associates
LOT 28 BSN1200 	KOTA KINABALU Reserve Price RM 106,288.00 Type : An Intermediate 2+1-Bedrooms Apartment Address : Lot No. C20, 2nd Floor, Block LH, Seraya Apartment, Putera Jaya, Mile 13, Jalan Tuaran, Telipok, 88450, Kota Kinabalu, Sabah Area : 647 sq. ft. Assignor(s) : Hariff Nazwan Bin Jasofa Solicitor : Luping & Co.	LOT 29 BSN864 	LUMUT Reserve Price RM 103,500.00 Type : A Mid 6Th Floor (7Th Level) Apartment Unit Address : No. J-L6-29, Blok Mustika, Apartment Bukit Permata, 32200 Lumut, Perak Darul Ridzuan. Area : 829 sq. ft. Assignor(s) : Mohamad Izzat Bin Zakaria & Zakaria Bin Md Arop Solicitor : M/S Ong-Hanim & Badrul	LOT 30 BSN1201 	SEREMBAN Reserve Price RM 94,770.00 Type : An Apartment Unit Address : Unit No. A-3-09, Arowana Apartment, Taman Arowana Impian, 70300 Seremban, Negeri Sembilan Area : 60 sq. m. Assignor(s) : Noraini Bt Harun Solicitor : M/S Zailan & Co

LOT 31 BSN1186 	SEMANGGOL Reserve Price RM 87,480.00 Type : A Studio Unit Within A 2-Storey Water Villa(Chalet) Address : Unit No. D-0-045 (825), Blok D, Kampung Air, Bukit Merah Laketown Resort, 34400 Simpang Ampat, Semanggol, Perak Area : 409 sq. ft. Assignor(s) : Mohamad Amirudin Bin Jaafar, Jaafar Bin Mohamad & Jainah Binti Shariff Din Solicitor : Ong Hanim & Badrul	LOT 32 BSN1188 	KAMPAR Reserve Price RM 87,480.00 Type : An Upper Unit (First Floor) Of Low-Cost Cluster House Address : Unit No. 41A, Jalan Mesra, Taman Mesra Rakyat, 31900 Kampar, Perak Area : 861 sq. ft. Assignor(s) : Mohd Saharom Bin Mohd Ariff & Nor Asmah Binti Mat Hassan Solicitor : M/S Ong Hanim & Badrul	LOT 33 BSN928 	SEMANGGOL Reserve Price RM 72,900.00 Type : A 2-Bedroom Apartment Address : Unit No. 2-5-16, Blok 2, Tropicana Apartment, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak. Area : 803 sq. ft. Assignor(s) : Jobli Bin Johar & Asmah Binti Ahmad Solicitor : M/S Azman Tahir Tan & Co. Note : Bumiputra lot
LOT 34 BSN881 	SUNGAI PETANI Reserve Price RM 65,610.00 Type : A Retail Shoplot [Intermediate Unit Address : Unit No. G19, Ground Floor, Kompleks SP Plaza, 08000 Sungai Petani, Kedah Area : 689 sq. ft. Assignor(s) : Kheairus Binti Ali Solicitor : Azmi Rahim & Co.	LOT 35 BSN1191 	SEMANGGOL Reserve Price RM 65,610.00 Type : A 2-Bedroom Apartment Address : Unit No. 1-5-09, Blok 1, Tropicana Apartment, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Area : 803 sq. ft. Assignor(s) : Muhammad Syazwan Bin Sallahuiddin & Sallahuiddin Bin Baharun Solicitor : M/S Awtar Ghazali Agustine & Co	LOT 36 BSN1193 	SEMANGGOL Reserve Price RM 65,610.00 Type : A 2-Bedroom Apartment Address : Unit No. 1-2-03, Blok 1, Tropicana Apartment, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Area : 803 sq. ft. Assignor(s) : Che Mohd Zaradi Bin Ibrahim Solicitor : M/S Awtar Ghazali Agustine & Co
LOT 37 BSN1194 	SEMANGGOL Reserve Price RM 65,610.00 Type : A 2-Bedroom Apartment Address : Unit No. 1-3A-13, Blok 1, Tropicana Apartment, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Area : 803 sq. ft. Assignor(s) : Fauzi Bin Hassan @ Zakaria Solicitor : Leong & Tan	LOT 38 BSN1204 	ALOR SETAR Reserve Price RM 64,954.00 Type : A Low Cost Flat Address : No. B-4-16, Rumah Pangsa Taman Derga Perdana, Jalan Datuk Kumbang, 05300 Alor Setar, Kedah Area : 700 sq. ft. Assignor(s) : Nor Amalina Binti Mohd Rejab & Mohd Akmal Bin Azami Solicitor : M/S Azmi Rahim & Co.	LOT 39 BSN1183 	SEMANGGOL Reserve Price RM 58,320.00 Type : A 3-Bedroom Apartment Address : Unit No. 6-1-03, Lakefront Villas, Blok 6, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol Perak Area : 904 sq. ft. Assignor(s) : Shahrul Izdiharuddin Bin Shahidan & Izafah Binti Idris Solicitor : M/S Azman Tahir Tan & Co
LOT 40 BSN1187 	SEMANGGOL Reserve Price RM 58,320.00 Type : A 3-Bedroom Apartment Address : Unit No. 7-1-05, Lakefront Villas, Blok 7, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol Perak Area : 904 sq. ft. Assignor(s) : Tarikon Bin Paimon Solicitor : Ong Hanim & Badrul	LOT 41 BSN1203 	SEMANGGOL Reserve Price RM 32,805.00 Type : A 1-Bedroom Serviced Apartment Address : No. B-5-506, Blok B, Suria Laketown Serviced Apartment, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Area : 452 sq. ft. Assignor(s) : Mohd Harith Bin Ibrahim Solicitor : M/S Raimy Fuaad Aqis Advocates & Solicitors	LOT 42 BSN960 	SEMANGGOL Reserve Price RM 29,160.00 Type : A Studio Serviced Apartment= Address : No. B-3-301, Block B, Suria Laketown Service Apartments, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Area : 315 sq. ft. Assignor(s) : Zuraini Binti Ahmad & Ahmad Fauzi Bin Jaafar Solicitor : M/S Tawfeek Badjenid & Partners (lpoh)
LOT 43 BSN1192 	SEMANGGOL Reserve Price RM 29,160.00 Type : A Studio Unit Serviced Apartment Address : Unit No. B-9-907, Blok B, Suria Laketown Serviced Apartment, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Area : 315 sq. ft. Assignor(s) : Azmi Bin Mat Napiah & Noridzah Binti Ali Solicitor : Awtar Ghazali Agustine & Co	LOT 44 BSN828 	MENGLEMBU Reserve Price RM 14,580.00 Type : A Market Stall Address : No. H20, Jalan Menglembu Impiana 3, Taman Menglembu Impiana, 31450 Menglembu, Perak Area : 161 sq. ft. Assignor(s) : Murugaiah A/L Maniam Solicitor : M/S Leong & Tan		

