


FULL ONLINE PROPERTY AUCTION SALE

15 THURSDAY, 25 JUNE 2026
2.00 P.M.

 **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

Suite C-20-3A, Level 20, Block C, Megan Avenue II,
Jalan Yap Kwan Seng, 50450 Kuala Lumpur

H/P NO.

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03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



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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 THURSDAY, 25 JUNE 2026, Time: 2.00 p.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:

- | | |
|---|---|
| <ul style="list-style-type: none"> a) Read and fully understand all the terms and conditions of sale herein; b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities; c) Inspect the subject property; d) Verify pertinent particulars of subject property; e) Verify the postal address of the subject property with the developer; f) Check on the issuance of separate individual title for the subject property with the Developer; | <ul style="list-style-type: none"> g) Seek independent legal advice on the terms and conditions of sale herein; 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 i) The subject property is sold on "as is where is" basis 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. |
|---|---|

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

LOT 1 BSN1264	KAJANG Reserve Price RM 1,300,000.00 Type : Three Storey Semi-detached House Address : No. 32a, Jalan Residence 1, 1080 Residence @ Puncak Saujana Kajang, 43000 Kajang, Selangor Darul Ehsan Area : 3,196.88 sq ft Assignor(s) : Wan Inez Ebriza Binti Othman Solicitor : Frances Hazlina & Partners	LOT 2 BSN1236	KAJANG Reserve Price RM 560,000.00 Type : An Extended Intermediate Unit Double-storey Terraced House Address : No. 45 Jalan Cerdik 5, Taman Universiti, 43000 Kajang, Selangor Darul Ehsan Area : 1,302 Sq.ft Assignor(s) : Mohamad Junaidi Bin Tajuddin Solicitor : Sidek Teoh Wong & Dennis	LOT 3 BSN1242	SHAH ALAM Reserve Price RM 450,000.00 Type : A Condominium Unit With Two (2) Car Park Address : No. 08-01 Puncak 7 Residences, Jalan Ferum 7/31A, Seksyen 7, 40000 Shah Alam, Selangor Darul Ehsan Area : 1,166 Sqft Assignor(s) : Aladin @ Mohd Nazri Bin Mohd Nor Solicitor : Adnan Rahim & Co
LOT 4 BSN1249	JOHOR Reserve Price RM 400,000.00 Type : An Apartment Unit Address : Unit No A-24-5, Blok A, Residents Prima Larkin Indah, Jalan Larkin, 80350 Johor Bahru, Johor Area : 1,200 Sq.ft Assignor(s) : Kesavan A/I K.Ravindran & Rangitha A/p K.Ravindran Solicitor : Zailan & Co	LOT 5 BSN1257	SHAH ALAM Reserve Price RM 370,000.00 Type : A Service Apartment Unit Address : Unit No. 1906 Blok 1, Ttdi Adina, No. 11 Jalan Judo 13/45, Seksyen 13, 40100 Shah Alam, Selangor Darul Ehsan Area : 836 Sq.ft Assignor(s) : Azman Bin Zainal Arif Solicitor : S.Ravichandran & Anuar	LOT 6 BSN1255	MELAKA Reserve Price RM 360,000.00 Type : A 3-Bedroom Condominium Unit Address : B-23-13A, Tkt 23, Blok B, Admiral Residences @ Kota Laksamana 75200 Melaka. Area : 1,069 Sqft Assignor(s) : Feliscia Dion Pavanaris Solicitor : Abdul Aziz Rahim & Co (Melaka)
LOT 7 BSN1240	SEREMBAN Reserve Price RM 351,000.00 Type : An Apartment Unit Address : Unit No. B-16-3A, Pangsapuri Kalista 2, Jalan S2 G3, Seksyen G Seremban 2, 70300 Seremban, N.Sembilan Area : 1,184 Sq.ft Assignor(s) : Sunilpal Singh A/I Ranjeet Singh & Ranjeet Singh A/I Chanan Singh Solicitor : Adnan & Rashid	LOT 8 BSN1243	KLANG Reserve Price RM 315,000.00 Type : An Apartment Unit Address : Unit No. C-09-10, Palm Garden Apartment, Persiaran Bukit Raja/KU1, Bandar Baru Klang, 41150 Klang, Selangor Area : 1,044 Sqft Assignor(s) : Muhammad Shamer Bin Nazli & Nor Aizan Binti Embong Solicitor : Frances Hazlina & Partners	LOT 9 BSN984	SUBANG JAYA Reserve Price RM 290,000.00 Type : A Three-bedroom Affordable Apartment Unit Address : Unit No. C-09-19 Block C, Pangsapuri Harmoni 1, Persiaran Putra Megah, Seksyen 10, Putra Heights, 47650 Subang Jaya, Selangor Area : 807 Sq Ft Assignor(s) : Mohamed Fayyadh Amri Bin Abdul Aziz, Nor Szaila Binti Kushairi & Nor Szaila Binti Kushairi Solicitor : Khamdan & Co
LOT 10 BSN1251	BAYAN LEPAS Reserve Price RM 285,000.00 Type : A Three-bedroom Flat Address : Unit No. 8-12-8, Jalan Rajawali, I-park, 11900 Bayan Lepas, Pulau Pinang Area : 667 Sq Ft Assignor(s) : Mohd Yatim Bin Kamaruddin & Fatimah Binti Hasim Solicitor : Rosidi Mustafa & Harryzan	LOT 11 BSN1235	BATU CAVES Reserve Price RM 283,500.00 Type : A Four Rooms Serviced Apartment Unit Address : No. 2-19-5 Bayu Residensi @ Seri Temenggung, Jalan Temenggung, 68100 Batu Caves, Selangor Darul Ehsan Area : 80 Sqm Assignor(s) : Nurul Izzati Binti Abdul Kadir/nurul Syazwani Binti Abdul Kadir Solicitor : Tetuan Che Mokhtar & Ling	LOT 12 BSN1259	KOTA KINABALU Reserve Price RM 270,000.00 Type : A 3-bedroom Intermediate Apartment Address : Lot No. F-16-8, Block F, Level 16, Prima@menggatal, 88450 Kota Kinabalu, Sabah. Area : 850 Sq Ft Assignor(s) : Yong En Li @ Elizabeth Yong Solicitor : Mn Maduarin & Associates

LOT 13
BSN1256

KAJANG
Reserve Price **RM 260,000.00**

Type : A Three-bedroom Apartment Unit
Address : Unit No. E-8-19 Block E, Pangsapuri Putra, Jalan Putra Impian, Taman Putra Impian, 43000 Kajang, Selangor
Area : 850 Sqft
Assignor(s) : Muhammad Amirul Shafiq Bin Hassan
Solicitor : Tetuan Che Mokhtar & Ling



LOT 14
BSN1247

MANTIN
Reserve Price **RM 260,000.00**

Type : A Second Floor Townhouse
Address : No.B-3-1 Bukit Citra Residensi, Taman Bukit Citra, 71700 Mantin, N.Sembilan.
Area : 96 Sq M
Assignor(s) : Akram Bin Abdul Rahman & Siti Murni Binti Mustapha
Solicitor : T.Rajagopalu & Co (Negeri Sembilan)



LOT 15
BSN1261

SITIAWAN
Reserve Price **RM 240,000.00**

Type : Single Storey Cluster
Address : No.489, Jalan Residen 2/16, Residen 2, Bandar Baru Setia Awan Perdana, 32000 Sitiawan
Area : 1,981 Sqft
Assignor(s) : Mohd Fahmi Bin Mansor
Solicitor : Raimy Fuaad Aqis (Ipoh)

MALAY RESERVED



LOT 16
BSN1252

BAYAN LEPAS
Reserve Price **RM 230,850.00**

Type : A Three-bedroom Low-cost Apartment
Address : Unit No. 3-26-15, Halaman Sungai Ara, Ara Greens Apartment, 11900 Bayan Lepas, Pulau Pinang
Area : 650 Sq Ft
Assignor(s) : Siti Fazliza Binti Shaik Ibrahim
Solicitor : Rosidi Mustafa & Harryzan



LOT 17
BSN1253

BATU CAVES
Reserve Price **RM 230,000.00**

Type : An Apartment Unit
Address : Unit No. B-15-10, Blok B, Sri Gotong Apartment, Medan Selayang, 68100 Batu Caves, Selangor Darul Ehsan
Area : 816 Sqft
Assignor(s) : Revathi A/p Satha Ahananthan
Solicitor : Tetuan Che Mokhtar & Ling



LOT 18
BSN1263

RAWANG
Reserve Price **RM 230,000.00**

Type : A Three Bedroom Medium Cost Apartment Unit
Address : Unit No. C-12-12, Block C, Residensi Laguna Biru 2, Jalan Tasik Biru 2, Taman Tasik Biru, 48050 Rawang, Selangor
Area : 850 Sqf
Assignor(s) : Rishigey sannambiar A/I Sivasangaram
Solicitor : Tawfeek Badjenid & Partners (Selangor)



LOT 19
BSN1101

MELAKA
Reserve Price **RM 218,700.00**

Type : A Corner Unit 3-bedroom Apartment Unit
Address : Unit No. B3-10-10, Tingkat 9, Blok B3, Pangsapuri Prima@rumpun Bahagia, 75300 Melaka.
Area : 1,152 Sqft
Assignor(s) : Thanakumaran A/I Krishnan
Solicitor : Go Tiong Siew & Associates



LOT 20
BSN1248

TAWAU
Reserve Price **RM 200,000.00**


Type : An Apartment Unit
Address : Unit No. A-04-15, Type B, Apartment Villa Sri Indah, Phase 1, Off Mile 10, Jalan Apas, 91000 Tawau, Sabah.
Area : 898 Sq Ft
Assignor(s) : Alexander Bin Muhammad Ali & Dewi Sulastrie Binti Sumsansor
Solicitor : Tetuan Lcz Law Firm



LOT 21
BSN1262

SENAI
Reserve Price **RM 200,000.00**

Type : A Townhouse Unit
Address : No. 1982, Jalan Scientex Jaya 33, Rumah Bandar, Taman Scientex Senai, 81400 Senai, Johor
Area : 1,033 Sqft
Assignor(s) : Parameswari A/p Raja Gobal
Solicitor : Shahinuddin & Ranjit (Jb)



LOT 22
BSN1154

SHAH ALAM
Reserve Price **RM 194,862.00**

Type : An Apartment Unit
Address : Unit No. E-10-9 Pangsapuri Damai, Jalan Tokoh 25/28, Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan
Area : 1,076 Sq.ft
Assignor(s) : Prevena A/p Selvarajah & Kartikkumar A/I Harikrishnasamy
Solicitor : Khamdan & Co



LOT 23
BSN1246

MELAKA
Reserve Price **RM 180,000.00**

Type : An Intermediate Single-storey Terrace House
Address : No 14 Jalan Prima 1, Residensi Prima Pulau Sebang, 78000 Alor Gajah, Melaka.
Area : 1,432sq.ft
Assignor(s) : Muhammad Mustaqim Bin Rabi
Solicitor : Go Tiong Siew & Associates



LOT 24
BSN1239

PETALING JAYA
Reserve Price **RM 180,000.00**

Type : A Corner Unit Apartment
Address : Unit No. E-10-06, Block E, Taman Medah Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor Darul Ehsan
Area : 667.36 Sqft
Assignor(s) : Mohamed Sufian Bin Jalaludin
Solicitor : Sidek Teoh Wong & Dennis



LOT 25
BSN1254

MELAKA
Reserve Price **RM 178,200.00**

Type : An Apartment Unit
Address : Unit No. A-07-05, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.
Area : 688 Sq.ft
Assignor(s) : Steven Tan Heng Lun
Solicitor : Abdul Aziz Rahim & Co (Melaka)



LOT 26
BSN1250

MELAKA
Reserve Price **RM 150,000.00**

Type : An Apartment Unit
Address : JC 7440 (A-T5-08), Pangsapuri Bandar Jasin Bestari Seksyen 3, 77200 Bemban, Melaka
Area : 1,042 Sqft
Assignor(s) : Muhammad Afiq Bin Abu Hassan
Solicitor : T.Rajagopalu & Co



LOT 27
BSN1225

RAWANG
Reserve Price **RM 144,342.00**

Type : A Medium Cost Apartment Unit
Address : Unit No. B-11-11, Pangsapuri Laguna Biru, Jalan Tasik Biru 17, Taman Tasik Biru, 48050 Rawang, Selangor Darul Ehsan
Area : 850 Sqft
Assignor(s) : Mohd Ulul Khalili Bin Kamil & Zahidah Binti Ab Latif
Solicitor : Paizah & Nazira

BUMI LOT



LOT 28
BSN1238

BATU CAVES
Reserve Price **RM 144,000.00**

Type : A Corner 3-bedroom Walk-up Low Cost Apartment
Address : No. 2-19, Block F01, Fiona Apartment, Jalan Utama Fiona, Off Jalan Samudera Barat 8, Taman Samudera, 68100 Batu Caves, Selangor Darul Ehsan
Area : 614 Sqft
Assignor(s) : Wan Adi Azli Bin Wan Azman
Solicitor : Sidek Teoh Wong & Dennis



LOT 29
BSN959

PETALING JAYA
Reserve Price **RM 140,000.00**

Type : A Three-bedroom Low-cost Apartment Unit
Address : Unit No. B-01-09 Blok B Flora Damansara, No. 1, Jalan PUJ 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan
Area : 646 Sqft
Assignor(s) : Mohamad Arif Bin Mohamed Idris
Solicitor : Frances Hazlina & Partners

BUMI LOT



LOT 30
BSN1245

MELAKA
Reserve Price **RM 135,000.00**

Type : An Upper Unit 3-bedroom Cluster Townhouse
Address : No. 5A, Jalan Sutera 5, Taman Krubong Permai, 75260 Krubong Melaka
Area : 861 Sq.ft
Assignor(s) : Mohammad Pirdaus Bin Othman & Norfaezah Binti Rosley
Solicitor : Go Tiong Siew & Associates



LOT 31 BSN1258 	SANDAKAN Reserve Price RM 126,000.00 Type : An Apartment Unit Address : Unit No. C-11-8, Block C, Level 11, Lot 8, Pr1ma @ Borneo Cove, Jalan Buli Sim-sim , 90000 Sandakan, Sabah. Area : 668 Sq Ft Assignor(s) : Mohd Ariffin Bin Ripay & Siti Nur Hidayah Binti Ripay Solicitor : Mn Maduarin & Associates	LOT 32 BSN1237 	KUALA LUMPUR Reserve Price RM 118,098.00 Type : An Apartment Unit Address : Unit No. E-9-4, Blok E, Jalan Aman Putra, Taman Aman Putra, Off Jinjang Utara, 52000 Kuala Lumpur Area : 721 Sqft Assignor(s) : Husain Bin Abdul Wahab Solicitor : & Mohd Halmi Bin Husain Sidek Teoh Wong & Dennis	LOT 33 BSN1215 	KOTA KINABALU Reserve Price RM 118,098.00 Type : An Apartment Unit Address : Unit No. E13, Block Lb, 4th Floor, Seraya Apartments, Taman Putera Jaya, Mile 13, Jalan Tuaran, Telipok Kota Kinabalu, Sabah. Area : 647.29 Sq Ft Assignor(s) : Nuraini Binti Danti Solicitor : Zainal & Associates
LOT 34 BSN1244 	MELAKA Reserve Price RM 95,000.00 Type : A 3-bedroom Walk-up Flat Address : Unit No. B2-2-2 (Parcel 02-2) Tingkat 2, Blok B2, Rumah Pangsa Kuala Sungai Baru, 78200 Kuala Sungai Baru, Melaka. Area : 685.47 Sq.ft Assignor(s) : Muhammad Ikmal Bin Muhammad Dirwan Solicitor : Go Tiong Stew & Associates	LOT 35 BSN1260 	LANCHANG Reserve Price RM 80,000.00 Type : An Intermediate Single Storey Low Cost Terrace House Address : No. 55, Jalan LP 4, Taman Lanchang Permai, 28500 Lanchang, Pahang Area : 1,313 Sq.ft Assignor(s) : Norlaila Binti Mohd Yusof Solicitor : Haranay, Hisham Anikah & Associates MALAY RESERVED	LOT 36 BSN1232 	PULAU INDAH Reserve Price RM 29,525.00 Type : A Three Bedroom Walk Up Shop-apartmnt Unit Address : Unit No.16-2B, Pangsapuri Samudera, Jln Sungai Chandong 19, Bandar Armada Putra, 42920, Pulau Indah, Selangor Area : 832sqft Assignor(s) : Azlina Binti Azizan Solicitor : S.Ravichandran & Anuar (Wilayah Persekutuan)

RESERVE PRICE:

The subject property will be sold on an “as is where is” basis seperately at the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum equivalent to **10%** of the reserve price by **BANK DRAFT in favour of BANK SIMPANAN NASIONAL** or via **RENTAS** or remit the same through online banking transfer by **3PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money to be settled **120 DAYS** from the auction date. For further particulars, please contact the respective **Solicitors** or the undermentioned **Auctioneers**. For futher 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.ehsanauctioneers.com

REQUIRED SUPPORTING DOCUMENTS BY BIDDER:

- Your Identity Card (“IC”) together with photocopies of I/C (both sides) for identification and registration purposes.
- A nomination letter (if a 3rd party had nominated you to bid on their behalf).
- Certified copy M&A, Form 24 & 49 and BOD resolution (corporate company/firm).
- Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful bidding price.

<p>Outstanding Charges Covered By Bank : <i>(Terms & Conditions Apply)</i></p> <table border="0"> <tr> <td> Maintenance Charges <i>Caj Penyelenggaraan</i></td> <td> Sinking Fund <i>Caj Kemudahan</i></td> <td> Insurance <i>Insurans</i></td> <td> Assesment <i>Cukai Taksiran</i></td> </tr> <tr> <td> Quit Rent <i>Cukai Pintu & Cukai Tanah</i></td> <td> Assesment Rate <i>Kadar Penilaian</i></td> <td> Late Charges <i>Caj Kelewatan</i></td> <td> Taxes <i>Cukai</i></td> </tr> </table>	Maintenance Charges <i>Caj Penyelenggaraan</i>	Sinking Fund <i>Caj Kemudahan</i>	Insurance <i>Insurans</i>	Assesment <i>Cukai Taksiran</i>	Quit Rent <i>Cukai Pintu & Cukai Tanah</i>	Assesment Rate <i>Kadar Penilaian</i>	Late Charges <i>Caj Kelewatan</i>	Taxes <i>Cukai</i>	<p>HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?</p> <ol style="list-style-type: none"> 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! <p>You will be notified once your registration has been approved.</p>
Maintenance Charges <i>Caj Penyelenggaraan</i>	Sinking Fund <i>Caj Kemudahan</i>	Insurance <i>Insurans</i>	Assesment <i>Cukai Taksiran</i>						
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<p>PROSPECTIVE BIDDERS MAY BID ONLINE AT www.ehsanauctioneers.com</p>	<p>KINDLY CALL OR WHATSAPP FOR ASSISTANCE 03 2161 6649 / 016 216 1047</p>								