

Bank Muamalat Malaysia Berhad

Property Auction Sale



Date: Wednesday, 24th May 2023

Time: 11.00 A.M.

Venue: At "Ehsan Auction Hall" Suite C-0-3A, Level UG, Block C,
Megan Avenue II, No.12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

EHSAN AUCTIONEERS SDN. BHD. 200301014889 (617309-U)

Suite C-20-3A, Level 20, Block C,

Megan Avenue II, No. 12,

Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Telephone No : 03 - 2161 6649 / 03 - 2162 6649

Fax No : 03 - 2161 6648

HP No.: 016 2161 047 (Call, Whatsapp & SMS)

Email : munira@ehsanauctioneers.com

www.ehsanauctioneers.com 



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



Bank Muamalat Malaysia Berhad 19650100376 (6175-W)

Ibu Pejabat, Menara Bumiputra, 21 Jalan Merdeka, 50100 Kuala Lumpur
Tel: +603-2600 5500 Web: www.muamalat.com.my



A Member of
DRB-HICOM

PROCLAMATION OF SALE

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	LOT 2	RAWANG	LOT 3	SHAH ALAM
	Type : BUSINESS SUITE (SOHO) Area : Approx 511 sq. ft. Assignor : Mustafa Kamar Bin Mazlan Solicitor : M/S Akram Hizri, Azad & Azmir Bank Ref : 12010004452754000 Our Ref : ALIN/BMMB1231		Type : AN EXTENDED CORNER UNIT SINGLE STOREY TERRACE HOUSE Area : Approx 185 sq. m. Assignor : Norlaydiawati Binti Ramlan Solicitor : M/S Akram Hizri, Azad & Azmir Bank Ref : 12060001369758000 Our Ref : ALIN/BMMB1232		Type : SHOP UNIT WITHIN A 4-STOREY SHOP/OFFICE/APARTMENT BUILDING Area : Approx 1,485 sq. ft. Assignor : Muhammad Faiz Bin Mohd Zain Solicitor : M/S Akram Hizri, Azad & Azmir Bank Ref : 12020002876755000 Our Ref : ALIN/BMMB1230
Address : BUMI LOT Unit No. B-15-13, Fifteenth Floor, Tower B Urban 360, Jalan Makmur, Taman Sri Gombak, 68100 Batu Caves, Selangor.		Address : BUMI LOT Unit No. 41, Lorong 8/1K, Seksyen 8, Kota Puteri, 48000 Rawang, Selangor.		Address : Unit No. 38-G, Block 8, Jalan Pahat H 15/H, Dataran Otomobil Shah Alam, Seksyen 15, 40200 Shah Alam, Selangor.	
Reserve Price : RM 243,000.00		Reserve Price : RM 390,000.00		Reserve Price : RM 800,000.00	

All intending bidders are required to deposit with the Auctioneer 10% of the fixed reserve price by way of **BANK DRAFT / CASHIER'S ORDER** in favour of **BANK MUAMALAT MALAYSIA BERHAD** or remit the same through online banking transfer, one (1) working day before auction date. The balance of the purchase price to be settled within one hundred and twenty (120) 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?



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.



"REMINDER'S TO ALL ONLINE BIDDERS"

1. Please refresh the bidding screen 5 minute before auction start.
2. Not to press back button on your device when bidding started.
3. For unsuccessful online bidder, payment will be refunded within 3 working days.
4. For successful online bidder, top-up & stamping fees have to be paid.

DEVICE TIPS DURING AUCTION

1. Make sure device is in good condition.
2. Make sure your browser is updated.
3. Ensure you have strong internet connection either mobile data or WI-FI coverage on your device.
4. Make sure to enable the sound before bidding start.
5. Make sure no any interruption of other apps while on bidding screen.
6. Make sure your device has sufficient power when bidding going on.

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.
FAX 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
03-2161 6648



Ehsan Auctioneers Sdn Bhd



hema@ehsanauctioneers.com



www.ehsanauctioneers.com



ONLINE AUCTION

DATE : 25TH MAY 2023 (THURSDAY)

TIME : 09:30 AM

ONLINE : arenaauctioneers.com

Bidder registration and payment of auction deposit must be made latest by 4 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.

DEPOSIT:

All intending bidders are required to deposit ten percent (10 %) of the fixed reserve price by BANK DRAFT or CASHIER'S ORDER in favour of BANK MUAMALAT MALAYSIA BERHAD and the balance of the purchase money is to be settled within one hundred and twenty (120) days.

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

PROCLAMATION OF SALE

In Exercise of the rights and power conferred upon Bank Muamalat Malaysia Berhad, the Assignee/Bank by the Assignor(s)/Customer(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer **WILL SELL THE PROPERTY DESCRIBED BELOW BY**

PUBLIC AUCTION VIA ONLINE BIDDING 25TH MAY 2023, THURSDAY, 09:30 AM at arenaauctioneers.com

(Bidder registration and payment of auction deposit must be made latest by 4 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 Auctioneer.

- (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 other relevant authorities has been obtained, it is the responsibility and liability of the successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from the Developer/Proprietor and/or other relevant authorities.
- (4) Obtain independent legal advice to protect your interest even before bidding in the auction.

LOT 1	RESERVE PRICE : RM 1,300,000.00	AMPANG
	DESCRIPTION : A DOUBLE STOREY SEMI DETACHED HOUSE ASSIGNOR(S) : AHMAD AZWAN BIN ABOO MANSOOR SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR REFERENCE : AASB0414/BMMB/008/001/23-J01(BK-1) LOT ID : 11301	
NO. 3 JALAN L5/3, 32 MELAWATI, 68000 AMPANG, SELANGOR		

LOT 2	RESERVE PRICE : RM 531,000.00	SEPANG
	DESCRIPTION : AN INTERMEDIATE DOUBLE STOREY TERRACE HOUSE ASSIGNOR(S) : AHMAD SYAZLAN BIN GHOZALI SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR REFERENCE : AASB0417/BMMB/011/004/23-J02(BK-2) LOT ID : 11303	
NO.10, JALAN IXORA 1/26, TAMAN IXORA, 43900 SEPANG, SELANGOR		

LOT 3	RESERVE PRICE : RM 252,000.00	PERMATANG PAUH
	DESCRIPTION : AN APARTMENT UNIT ASSIGNOR(S) : RENU A/L BARATHITHASAN SOLICITOR : MESSRS ZULPADLI & EDHAM REFERENCE : AASB0415/BMMB/009/002/23-J02(BK-2) LOT ID : 11305	
NO.B-22-15, PANGSAPURI PRIMA PERMATANG PAUH, 13500 PERMATANG PAUH, PULAU PINANG		

LOT 4	RESERVE PRICE : RM 230,000.00	JOHOR BAHRU
	DESCRIPTION : AN APARTMENT UNIT ASSIGNOR(S) : MOHAMMAD FAIZ HAKIMI BIN MOHD NIZAM & AMIERA HAJWA BINTI ABDULLAH SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR REFERENCE : AASB0416/BMMB/010/003/23-J01(BK-1) LOT ID : 11302 NOTE : MALAY RESERVE	
UNIT NO. #25-01, BLOK B, RESIDENSI PRIMA TEBRAU, JALAN TEBRAU, KAMPUNG DATO SULAIMAN, MENTERI, 81100 JOHOR BAHRU, JOHOR		

LOT 5	RESERVE PRICE : RM 21,600.00	PORT DICKSON
	DESCRIPTION : A STUDIO APARTMENT UNIT ASSIGNOR(S) : MUHAMAD ISMAIL BIN HUSAIN SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR REFERENCE : AASB0419/BMMB/013/006/23-J02(BK-2) LOT ID : 11306 NOTE : MALAY RESERVE	
NO. A4-06, SECOND FLOOR, BLOCK A4, IXORA PERMAI RESORT, 71020 PORT DICKSON, NEGERI SEMBILAN		

RESERVE PRICE:

The subject properties 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(s) from the Developer(s)/land owner(s) and other relevant authorities, if any

DEPOSIT:

All intending bidder are required to deposit **10%** of the fixed reserve price by **BANK DRAFT** or **CASHIER'S ORDER** in favour of **BANK MUAMALAT MALAYSIA BERHAD**. The balance of the purchase money is to be settled within **120 days**.