

Bank Muamalat Malaysia Berhad

# Property Auction Sale

 **EHSAN** *Dual-Bid* **AUCTION**

**Date:** Monday, 26th February 2024

**Time:** 3.00 P.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,

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

# PROCLAMATION OF SALE

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 KEDAH**



Type : **UNIT OF RETAIL SHOP-LOT**  
 Area : Approx 327 sq. ft.  
 Assignor : Azam Bin Abdullah  
 Solicitor : M/S Akram Hizri, Azad & Azmir  
 Bank Ref : 9010001349753000  
 Our Ref : ALIN/BMMB1250

Address : **BUMI LOT**  
 Unit No. CP 02-36, Komplek MPKS (Fasa 2), City Plaza, Jalan Tunku Ibrahim, 05000 Alor Setar, Kedah.

**Reserve Price : RM 145,800.00**

**LOT 2 KEDAH**



Type : **UNIT OF RETAIL SHOP-LOT**  
 Area : Approx 327 sq. ft.  
 Assignor : Azam Bin Abdullah  
 Solicitor : M/S Akram Hizri, Azad & Azmir  
 Bank Ref : 9010001347758000  
 Our Ref : ALIN/BMMB1251

Address : **BUMI LOT**  
 Unit No. CP 02-37, Komplek MPKS (Fasa 2), City Plaza, Jalan Tunku Ibrahim, 05000 Alor Setar, Kedah.

**Reserve Price : RM 145,800.00**

**LOT 3 MELAKA**



Type : **FIRST FLOOR UNIT OF MEDIUM COST CLUSTER HOUSE WITHIN A BLOCK OF DOUBLE STOREY MEDIUM COST CLUSTER HOUSES**  
 Area : Approx 1,001 sq. ft.  
 Assignor : Mohd Sharizan Bin Haron & Sharifah Radiah Binti Ahmad  
 Solicitor : M/S Akram Hizri, Azad & Azmir  
 Bank Ref : 4020006021754000  
 Our Ref : UMI/BMMB1241

Address : **BUMI LOT**  
 Unit No. 41A, Jalan Kemboja 8, Taman Paya Rumput Perdana, 76450 Paya Rumput, Melaka.

**Reserve Price : RM 105,000.00**

**LOT 4 MELAKA**



Type : **AN INTERMEDIATE UNIT OF GROUND FLOOR SHOP**  
 Area : Approx 1,626 sq. ft.  
 Assignor : Zety Diana Haliza Binti Taha & Mohd Zharif IIman Bin Taha  
 Solicitor : M/S Abdul Aziz Rahim & Co  
 Bank Ref : 4020003034752000  
 Our Ref : ALIN/BMMB1248

Address : **BUMI LOT**  
 Unit No. D-G-6, Ground Floor, Block D, Jalan PKAK 2, Pusat Komersial Ayer Keroh, Bukit Katil, 75450 Hang Tuah Jaya, Melaka.

**Reserve Price : RM 315,900.00**

**LOT 5 NEGERI SEMBILAN**



Type : **DOUBLE STOREY TERRACE HOUSE**  
 Area : Approx 958 sq. ft.  
 Assignor : Thiyagarajan A/L Kannaiah Kannaiah A/L Sellamuthu, & Patimah A/P S. Kolandaveloo  
 Solicitor : M/S Che Mokhtar & Ling  
 Bank Ref : 5010002781753000  
 Our Ref : UMI/BMMB1245

Address : **BUMI LOT**  
 Unit No. 1530, Lorong Pinggiran 3B, Bandar Seremban Selatan, 71450 Sungai Gadut, Negeri Sembilan.

**Reserve Price : RM 198,000.00**

**LOT 6 PELABUHAN KLANG**



Type : **2-STOREY LOW-COST TERRACE HOUSE (CORNER LOT)**  
 Area : Approx 1,302.43 sq. ft.  
 Assignor : Hadibah Binti Atan & Mohd Isa Bin Ahmad  
 Solicitor : M/S Tawfeek Badjenid & Partners  
 Bank Ref : 12040002837754000  
 Our Ref : UMI/BMMB1246

Address : **BUMI LOT**  
 Unit No. 45, Solok Sultan Abdul Samad 19, Bandar Sultan Suleiman, 42000 Pelabuhan Klang, Selangor.

**Reserve Price : RM 198,000.00**

**LOT 7 PETALING JAYA**



Type : **SHOP UNIT**  
 Area : Approx 430 sq. ft.  
 Assignor : Zulkarnain Bin Omar & Rosellilwati binti Md Ghazali  
 Solicitor : M/S Akram Hizri, Azad & Azmir  
 Bank Ref : 14060003047755000  
 Our Ref : ALIN/BMMB1239

Address : **BUMI LOT**  
 Unit No. 1-47, First Floor, Impian Seri Setia @ Park 51, Jalan SS9A/18, Seri Setia, 47000 Petaling Jaya, Selangor.

**Reserve Price : RM 56,700.00**

**LOT 8 PETALING JAYA**



Type : **CONDOMINIUM UNIT**  
 Area : Approx 924.00 sq. m.  
 Assignor : Noor Idayu Binti Habib  
 Solicitor : M/S Akram Hizri, Azad & Azmir  
 Bank Ref : 12110000854754000  
 Our Ref : UMI/BMMB1252

Address : **BUMI LOT**  
 Unit No. B-09-11, Block B, One Damansara, No. 1, Jalan PJU 10/3C, Damansara Damai, 47830 Petaling Jaya, Selangor.

**Reserve Price : RM 340,000.00**

**LOT 9 PUCHONG**



Type : **SERVICED APARTMENT**  
 Area : Approx 775 sq. ft.  
 Assignor : Faiz Mustar Bin Mustain & Roziana Binti Pungut  
 Solicitor : M/S Akram Hizri, Azad & Azmir  
 Bank Ref : 12060001210755000  
 Our Ref : UMI/BMMB1253

Address : **BUMI LOT**  
 Unit No. N-6-1, Blok N Calisa Residence, Jalan Lingkaran Dagang Mas, Taman Mas Sepang, 47130 Puchong, Selangor.

**Reserve Price : RM 243,000.00**

**LOT 10 RAWANG**



Type : **MEDIUM COST APARTMENT UNIT**  
 Area : Approx 725 sq. ft.  
 Assignor : Muhamad Rasul Bin Abdul Majid  
 Solicitor : M/S Che Mokhtar & Ling  
 Bank Ref : 140600006536757000  
 Our Ref : ALIN/BMMB1237

Address : **BUMI LOT**  
 Unit No. A-L4-05, Block A, Jalan BBK Utama, Bandar Baru Kundang, 48020 Rawang, Selangor.

**Reserve Price : RM 62,000.00**

**LOT 11 RAWANG**



Type : **LOW COST APARTMENT**  
 Area : Approx 650 sq. ft.  
 Assignor : Mohd Sharull Bin Nordin  
 Solicitor : M/S Tawfeek Badjenid & Partners  
 Bank Ref : 12110000854754000  
 Our Ref : UMI/BMMB1244

Address : **BUMI LOT**  
 Unit No. J-G-21, Block J, Apartment Teratai, Jalan Bunga Raya 3, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor.

**Reserve Price : RM 63,200.00**

**LOT 12 SARAWAK**



Type : **SINGLE STOREY INTERMEDIATE TERRACED HOUSE**  
 Area : Approx 161.90 sq. m.  
 Assignor : Hasrimala Hasnah Binti Shazali & Rozman Bin Morshidi  
 Solicitor : M/S Kadir Wong, Lin & Co  
 Bank Ref : 11010002114755000  
 Our Ref : ALIN/BMMB1247

Address : **BUMI LOT**  
 Lot 5972, Lorong Cahaya Mata 13C1, Taman Indah, Off Jalan Cahaya Mata Sarawak, 93050 Kuching, Sarawak.

**Reserve Price : RM 297,000.00**

**LOT 13 SHAH ALAM**



Type : **SINGLE STOREY DETACHED HOUSE**  
 Area : Approx 5,630 sq. ft.  
 Assignor : Mohd Nor Azizi Bin Awalludin  
 Solicitor : M/S Zulpadli & Edham  
 Bank Ref : 12040003258754000  
 Our Ref : ALIN/BMMB1249

Address : **TANAH SIMPANAN MELAYU**  
 Unit No.8 (Lot 3376), Jalan Tembusu, Kampung Melayu Subang, Seksyen U5, 40150 Shah Alam, Selangor.

**Reserve Price : RM 486,000.00**

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](http://www.ehsanauctioneers.com) in the manner of payment of the deposit.

# LOOK OUT FOR OTHER AVAILABLE PROPERTIES

**LOT 1 MELAKA**  
**Reserve Price : RM 180,000.00**  
Type : Single Storey Terrace House  
Area : Approx 102 sq mtr  
Chargor(s) : Mohd Nazir Bin Hasim & Kamellia B.R. Ketaren Binti Yasin  
Solicitor : M/S Abdul Aziz Rahim & Co. (06-2826781)  
Bank Ref : 1110005512754000  
**Address :**  
Jb 6294, Jalan Desa Kesang 6, Taman Desa Kesang, 77000 Jasin, Melaka.  
**Auction Date : 21 FEBRUARY 2024**  
**Venue : E-LELONG**

**LOT 2 PENANG**  
**Reserve Price : RM 342,000.00**  
Type : Double Storey Terrace House  
Area : Approx 364 sq mtr  
Chargor(s) : Aziz Shafiq Bin Ahmad Khaber & Zahara Binti K.P Ahamed  
Solicitor : M/S Suhaimi, Yahya & Co (Butterworth) (04-3332625)  
Bank Ref : 7020005332752000  
**Address :**  
No. 43, Jalan Bertam Permai 1, Taman Bertam Permai, 13200 Kepala Batas, Pulau Pinang.  
**Auction Date : 22 FEBRUARY 2024**  
**Venue : E-LELONG**

**LOT 3 NEGERI SEMBILAN**  
**Reserve Price : RM 270,000.00**  
Type : Single Storey Terrace House  
Area : Approx 130 sq mtr  
Chargor(s) : Rozana Binti Abd Karim & Maarez Bin Damsik  
Solicitor : M/S Nassir Hafiz Nazri & Rahim (Seremban) (06-7640414)  
Bank Ref : 4020014724759000  
**Address :**  
No. 97, Jalan Jasper Jaya 4, Taman Jasper Jaya, 70200, Seremban, Negeri Sembilan  
**Auction Date : 27 FEBRUARY 2024**  
**Venue : E-LELONG**

**LOT 4 PERAK**  
**Reserve Price : RM 170,000.00**  
Type : Single Storey Terrace House  
Area : Approx 102 sq mtr  
Chargor(s) : Abdul Jalin Bin Shaari & Rosiah Binti Harun  
Solicitor : M/S Mad Diah Das & Co (05-5250001)  
Bank Ref : 8040001388753000  
**Address :**  
No.18, Lengkok Perpaduan, Taman Perpaduan, 31150 Ulu Kinta, Perak  
**Auction Date : 28 FEBRUARY 2024**  
**Venue : E-LELONG**

**LOT 5 NEGERI SEMBILAN**  
**Reserve Price : RM 405,000.00**  
Type : Double Storey Terrace House  
Area : Approx 135 sq mtr  
Chargor(s) : Mohd Naim Bin Ismail & Nadhirah Binti Abdol Rauh  
Solicitor : M/S Nassir Hafiz Nazri & Rahim (06-7640414/7646414)  
Bank Ref : 14010007709757000  
**Address :**  
No. 51, Jalan Laman Orkid 3/2, Nilai Impian, 71800 Seremban, Negeri Sembilan.  
**Auction Date : 05 MARCH 2024**  
**Venue : SEREMBAN HIGH COURT**

**LOT 6 PENANG**  
**Reserve Price : RM 300,000.00**  
Type : Flat  
Area : Approx 66 sq mtr  
Chargor(s) : zulkhairi Bin Zulkifli & Fatim Aliaa Binti Anwar  
Solicitor : M/S Suhaimi, Yahya & Co (Butterworth) (04-3332625)  
Bank Ref : 7020004656755000  
**Address :**  
No. 1A-07-02, Desa Bayan Apartment, Jalan Merbah, 11900 Bayan Lepas, Pulau Pinang.  
**Auction Date : 05 MARCH 2024**  
**Venue : PENANG HIGH COURT**

**LOT 7 MELAKA**  
**Reserve Price : RM 297,000.00**  
Type : Double Storey Terrace House  
Area : Approx 156 sq mtr  
Chargor(s) : Shuhaiza Binti Mokhtar & Asrul Fezrin Bin Jani  
Solicitor : M/S Abdul Aziz Rahim & Co (Melaka) (06-2826781)  
Bank Ref : 14020005820758000  
**Address :**  
No. 271, Jalan Belia 15, Taman Belia Antarabangsa, 75450 Bukit Katil, Melaka.  
**Auction Date : 06 MARCH 2024**  
**Venue : E-LELONG**

**LOT 8 JOHOR**  
**Reserve Price : RM 300,000.00**  
Type : Single Storey Terrace House  
Area : Approx 143 sq mtr  
Chargor(s) : Mohd Faridz Bin Jamil  
Solicitor : M/S Mimirahayu Haniff Heng & Partners (07-4352997)  
Bank Ref : 1070001052750000  
**Address :**  
No.11, Jalan Limau 3, Taman Bintang, 86400 Parit Raja, Johor.  
**Auction Date : 13 MARCH 2024**  
**Venue : LAND OFFICE BATU PAHAT**

**LOT 9 SHAH ALAM**  
**Reserve Price : RM 1,861,200.00**  
Type : Two And Half Storey Semi Detached House  
Area : Approx 364 sq mtr  
Chargor(s) : Mohd Tamizi Bin Abdullah & Azizah Binti Hamid  
Solicitor : M/S Suhaimi Yahya & Co.(KL) (03-41438961)  
Bank Ref : 12060002833751000  
**Address :**  
No 3, Jalan Kota U8/102D, Jelutong Heights, Jelutong Heights, Seksyen U8, Bukit Jelutong 40150 Shah Alam, Selangor.  
**Auction Date : 15 MARCH 2024**  
**Venue : E-LELONG**

**LOT 10 KEDAH**  
**Reserve Price : RM 500,000.00**  
Type : Double Storey Semi-detached House  
Area : Approx 236 sq mtr  
Chargor(s) : Mohafizam Bin Mohamed  
Solicitor : M/S Suhaimi, Yahya & Co (Alor Setar) (04-771 4160)  
Bank Ref : 2060001391758000  
**Address :**  
**PENGISYTIHARAN REZAB MELAYU**  
No. B-4, Jalan Vistana 2a/1, Taman Vistana, 05460 Alor Setar, Kedah.  
**Auction Date : 27 MARCH 2024**  
**Venue : LAND OFFICE ALOR SETAR**

**LOT 11 MELAKA**  
**Reserve Price : RM 150,000.00**  
Type : Apartment  
Area : Approx 92 sq mtr  
Chargor(s) : Mohammad Nor Dzulkarnain Bin Mansor & Nurhalila'ain Binti Alshafiee  
Solicitor : M/S Abdul Aziz Rahim & Co (Melaka) (06-2826781)  
Bank Ref : 4020004809759000  
**Address :**  
No. A-2-20 (Parsel Pemaju No.A10-3-B), Blok A, Pangsapuri Bunga Raya, Bukit Beruang, 75450 Han Tuah Jaya, Melaka.  
**Auction Date : 03 APRIL 2024**  
**Venue : E-LELONG**

**LOT 12 MELAKA**  
**Reserve Price : RM 270,000.00**  
Type : Single Storey Terrace House  
Area : Approx 121 sq mtr  
Chargor(s) : Amir Hafiz Bin Nikmat  
Solicitor : M/S Abdul Aziz Rahim & Co (Melaka) (06-2826781)  
Bank Ref : 4020013233755000  
**Address :**  
No.40, Jalan KJ 45, Taman Krubong Jaya, Krubong , 75250 Melaka.  
**Auction Date : 24 APRIL 2024**  
**Venue : E-LELONG**

**LOT 13 TELOK PANGLIMA GARANG**  
**Reserve Price : RM 395,000.00**  
Type : Single Storey Semi Detached House  
Area : Approx 297 sq mtr  
Chargor(s) : Riszuan Bin Abdul Rahman  
Solicitor : M/S Suhaimi Yahya & Co.(KL) (03-4143 8961)  
Bank Ref : 12030003325751000  
**Address :**  
**PENGISYTIHARAN REZAB MELAYU**  
No.31, Jalan Puyuh 8/5, Taman Bentara, 42500 Telok Panglima Garang, Selangor.  
**Auction Date : 23 MAY 2024**  
**Venue : LAND OFFICE KUALA LANGAT**

## 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](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.



### HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com).
2. Login using registered email with registered password.
3. Click "Profile" and slide right to find "View Bid Screen" button, and click it.
4. "Standby" will appear on the screen & bidders are advised to enable the sound.
5. "Next Bid" button will enable once auction has started, user is to click "Next Bid" button in order to bid.
6. Bidders can make their bid on 1st, 2nd & final calling. No bids taken at the "No More Bids"
7. An auto pop-up message will be displayed to successful & unsuccessful bidders.

### "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)

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