

Property Auction Sale



 **EHSAN**
Online
AUCTION

DATE:
FRIDAY
13-6-2025
TIME: 11.00 A.M.



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.



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

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

HQ OFFICE SUITE C-20-3A, LEVEL 20, BLOCK C, MEGAN AVENUE II, NO.12,
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

TEL NO. 03-2161 6649 / 03-2162 6649
HP NO. 016-2161 047 / 010-2161 147
(CALL, WHATSAPP & SMS)

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

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon HONG LEONG BANK BERHAD (CO.NO.97141-X) & HONG LEONG ISLAMIC BANK BERHAD (CO.NO.686191-W) and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION
ON FRIDAY, THE 13RD JUNE 2025, AT 11.00 A.M. IN THE MORNING,
VIA ONLINE BIDDING AT www.ehsanauctioneers.com
("AUCTIONEER'S WEBSITE")**



(Bidder registration must be made at least one (1) working day before the auction date and bidders are advised to log in to the Auctioneer's Website provided above and be on standby before the auction time. Bidders are further subject to the Auctioneer's Online Terms and Conditions)

NOTE: Prior to the auction sale, all intending bidders are advised to :-

(i) inspect the subject property (ii) obtain a copy of Proclamation of Sale and seek independent legal advice on the Condition of Sale (iii) conduct official Titles search (iv) make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale and to check whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only. All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.



AMPANG		1
Type	: AN INTERMEDIATE 3-BEDROOM APARTMENT	
Area	: 926 sq. ft.	
Assignor(s)	: Tharmarajah A/L Salvadurai & S.Thevinthiran A/L Salvadurai	
Solicitor	: M/S Thomas Ong Leong & Associates	
Our Ref	: LIYANA/HLBB1950	
Unit No. 2C-05-03, Blok Cempaka, Pangsapuri Merdeka Villa, Jalan Merdeka Permai 1, 68000 Ampang, Selangor		
RESERVE PRICE	RM 300,000.00	



AMPANG		2
Type	: A SERVICE APARTMENT UNIT	
Area	: 728 sq. ft.	
Assignor(s)	: Maznah Binti Zainol	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: LIYANA/HLBB1951	
Unit No. C-10-18, Block C, Pangsapuri Servis Spring Villa, Jalan UP 1/1D, Taman Ukay Perdana, 68000 Ampang, Selangor		
RESERVE PRICE	RM 220,000.00	



BANDAR PUNCAK ALAM		3
Type	: A CORNER STRATIFIED DOUBLE (2) STOREY TERRACED HOUSE	
Area	: 1,087 sq. ft.	
Assignor(s)	: Ras Azlina Binti Rezduan Regunathan & Mohammad Zulkifli Bin Abd Baser	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: UMI/HLBB0602	
No. 2 (Developer's Parcel No. Rt-1437), Jalan Rentak 1/6, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor		
RESERVE PRICE	RM 570,000.00	



BANDAR PUNCAK ALAM		4
Type	: A UNIT OF TOWNHOUSE	
Area	: 1,104 sq. ft.	
Assignor(s)	: Wan Hazizi Bin Ab Haziz	
Solicitor	: M/S Seow & Megat	
Our Ref	: UMI/HLBB0608	
No. 16B (Developer's Parcel No. RB-543B), Jalan Ritma 1/1, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor		
RESERVE PRICE	RM 310,000.00	



BANTING		5
Type	: ONE BEDROOM APARTMENT	
Area	: 480.75 sq. ft.	
Assignor(s)	: Chan Pooi Kuan	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB0597	
Unit No. A3-5-54, (Also Known As Unit 3562 As Show At Site), Blok A3, Morib Gold Coast, Morib, 42700 Banting, Selangor Darul Ehsan		
RESERVE PRICE	RM 51,000.00	



BATU CAVES		6
Type	: AN APARTMENT UNIT	
Area	: 800 sq. ft.	
Assignor(s)	: Rozlina Binti Abu Bakar & Ahmad Fauzi Bin Abu Bakar	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: ALIN/HLBB0606	
Unit No. E-1-11, Pangsapuri Laksamana, Jalan Laksamana, Kampung Laksamana, 68100 Batu Caves, Selangor Darul Ehsan		
RESERVE PRICE	RM 230,000.00	



KAJANG		7
Type	: AN APARTMENT	
Area	: 797 sq. ft.	
Assignor(s)	: Muhammad Fiqrie Al-Iznur Bini Adnan	
Solicitor	: M/S Seow & Megat	
Our Ref	: UMI/HLBB0607	
Unit No. 09-31, Pangsapuri Selangorku Sena, Jalan Kiara, Sungai Long, 43000 Kajang, Selangor Darul Ehsan		
RESERVE PRICE	RM 200,000.00	



KLANG		8
Type	: A TOWNHOUSE	
Area	: 904 sq. ft.	
Assignor(s)	: Ahmad Yuhafidzun Bin Ahmad Kamilluddin & Melissa Ann Binti Kamaruzaman	
Solicitor	: S.N.Yap & Associates	
Our Ref	: UMI/HLBB0601	
Unit No. G-2-13, Level 2, Block G, Laman Impian, Jalan Impian 11B/KS 07, 41200 Klang, Selangor Darul Ehsan		
RESERVE PRICE	RM 330,000.00	



KUALA LUMPUR		9
Type	: A SERVICED APARTMENT UNIT	
Area	: 1,059 sq. ft.	
Assignor(s)	: Low Lai Hup & Ng Leong San	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: WAWA/HLBB0432	
Unit No. C-13-09, KI Traders Square, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur		
RESERVE PRICE	RM 477,000.00	



KUALA LUMPUR		10
Type	: A SERVICE APARTMENT	
Area	: 1,238 sq. ft.	
Assignor(s)	: Ong Pei Ping	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: WAWA/HLBB0481	
Unit No. B-15-03, Residensi VIVO, 9 Seputeh, No. 29, Jalan Telok Datok, Off Jalan Kelang Lama, 58000 Kuala Lumpur		
RESERVE PRICE	RM 570,900.00	



KUALA LUMPUR		11
Type	: A CONDOMINIUM UNIT	
Area	: 624 sq. ft.	
Assignor(s)	: Hao, Miao	
Solicitor	: M/S Zailan & Co	
Our Ref	: LIYANA/HLBB1945	
Unit No. 1-07-6, Residensi Star 1, Jalan Yap Kwan Seng, 50450 Kuala Lumpur		
RESERVE PRICE	RM 1,000,000.00	



KUALA LUMPUR		12
Type	: AN APARTMENT UNIT	
Area	: 1,142 sq. ft.	
Assignor(s)	: Nor Hanim Binti Abd Rahman & Nor Hana Binti Abd Rahman	
Solicitor	: M/S Zahrah Emrad & Sujaihah	
Our Ref	: LIYANA/HLBB0605	
Unit No. 2-10-3, Zamrud Apartment, Batu 5, Jalan Klang Lama, Taman Pasir Permatia, 58200 Kuala Lumpur		
RESERVE PRICE	RM 330,000.00	



KUALA LUMPUR		13
Type	: A LOW COST APARTMENT UNIT	
Area	: 657 sq. ft.	
Assignor(s)	: Abdul Halim Bin Bahar & Hani Binti Zainuddin Azhar	
Solicitor	: M/S Simon Hue & Associate	
Our Ref	: LIYANA/HLBB1949	
Unit No. 2-05-16, Pangsapuri Suci, Jalan Sri Jati 3, Taman Sri Jati, 58200 Kuala Lumpur		
RESERVE PRICE	RM 160,000.00	



KUALA LUMPUR		14
Type	: A SERVICE APARTMENT UNIT	
Area	: 1,138 sq. ft.	
Assignor(s)	: Peer Muhammad Hussain Bin Kuppai Pichai	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: ALIN/HLBB1947	
Unit No. J-10-10, Blok J, Pusat Komersial Jalan Kuching, No. 115, Jalan Kepingang, Off Jalan Kuching, 51200 Kuala Lumpur		
RESERVE PRICE	RM 510,000.00	



KUALA LUMPUR		15
Type	: A SERVICE APARTMENT	
Area	: 620 sq. ft.	
Assignor(s)	: Ko Chun Lok	
Solicitor	: M/S Ho, Loke & Koh	
Our Ref	: LIYANA/HLBB0600	
Unit No. 37-01, Royce Residence (Also Known As Menara 8), Jalan Yap Kwan Seng, 50450 Kuala Lumpur		
RESERVE PRICE	RM 1,050,000.00	

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

**www.ehsanauctioneers.com
03 2161 6649 / 010 2161 147**

FOR MORE INFORMATION PLEASE CONTACT: HONG LEONG BANK BERHAD AUCTION SALE HOTLINE

**Daniel Ng : 012-264 0446
Jerrick Ong: 011-7276 2243**



KUALA LUMPUR 16

Type : **AN INTERMEDIATE 3-BEDROOM APARTMENT**
 Area : 829 sq. ft.
 Assignor(s) : Rabie Bin Hashim & Norsalina Binti Abd Aziz
 Solicitor : M/S Ch Yeap Maluda Cheh
 Our Ref : ALIN/HLBB1948
 Unit No. B-03-19, Block B, Lumayan Apartment, No. 12, Jalan Tasik Permaisuri 2, Bandar Tun Razak, 56000 Kuala Lumpur

RESERVE PRICE RM 350,000.00



KUALA LUMPUR 17

Type : **A 3-BEDROOM CONDOMINIUM UNIT**
 Area : 1,066 sq. ft.
 Assignor(s) : Faizul Rizal Bin Abd Aziz & Fatim Delaila Binti Mohd Zafin
 Solicitor : M/S Ch Yeap Maluda Cheh
 Our Ref : UMI/HLBB0609
 No. C-17-22, Block C, Residensi Semarak Platinum (Platinum Splendor Residensi Semarak), No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 500,000.00



KUALA LUMPUR 18

Type : **A SERVICE APARTMENT UNIT**
 Area : 859 sq. ft.
 Assignor(s) : Bhaskaran A/L A Sackthi Dasan
 Solicitor : M/S Amin-Tan & Co
 Our Ref : ALIN/HLBB1946
 Unit No. 30-7, Residensi 28, Jalan Kasipillay, Off Jalan Ipoh, 51200 Kuala Lumpur

RESERVE PRICE RM 510,000.00



KUALA LUMPUR 19

Type : **A CONDOMINIUM UNIT**
 Area : 904 sq. ft.
 Assignor(s) : Muhammad Shukri Bin Kamarudin
 Solicitor : M/S Zailan & Co
 Our Ref : LIYANA/HLBB0603
 Unit No. B-12-11, Residensi M Arisa, No. 6, Jalan Sentul Pelangi, 51000 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 460,000.00



PETALING JAYA 20

Type : **A ONE-BEDROOM SERVICED APARTMENT UNIT**
 Area : 603 sq. ft.
 Assignor(s) : Chen Farn Tian
 Solicitor : M/S Seow & Megat
 Our Ref : UMI/HLBB1952
 No. B3-35-06, Residensi C, Tropicana Gardens, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor

RESERVE PRICE RM 640,000.00



PUCHONG 21

Type : **A SHOP APARTMENT**
 Area : 624 sq. ft.
 Assignor(s) : Shahrizan Bin Md Yusop & Nur Atiqah Binti Abd Rahman Millie
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : UMI/HLBB1943
 Unit No. 89-02-G1, Lingkaran Dagang Mas, Taman Mas, 47130 Puchong, Selangor

RESERVE PRICE RM 130,000.00



RASA 22

Type : **AN INTERMEDIATE DOUBLE (2) STOREY TERRACED HOUSE**
 Area : 1,399 sq. ft.
 Assignor(s) : Mohd Aruldin Bin Suadi & Roswati Binti Ibrahim
 Solicitor : M/S Azhar & Wong
 Our Ref : WAWA/HLBB1895
 No. 4, Jalan Keruing 4A/4, Taman Keruing, 44200 Rasa, Selangor

BUMI LOT

RESERVE PRICE RM 194,400.00



RAWANG 23

Type : **A DOUBLE STOREY MID TERRACED HOUSE**
 Area : 1,345sq. ft.
 Assignor(s) : Nanthini A/P Thaikai & Muthu Kumaran A/L Panjavarnam & Saravanan A/L Panjavarnam
 Solicitor : M/S Seow & Megat
 Our Ref : WAWA/HLBB1939
 Unit No. 6, Jalan 5/2B, BTP 5, Bandar Tasik Puteri, 48020 Rawang, Selangor

RESERVE PRICE RM 328,000.00



SEPANG 24

Type : **A STRATIFIED DOUBLE STOREY CORNER TERRACE HOUSE**
 Area : 3,182 sq. ft.
 Assignor(s) : Lew Yee Lin
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : ALIN/HLBB1940
 Premises No. 1, Jalan Sunsuria 3B/8, Monet Springtime, Bandar Sunsuria, 43900 Sepang, Selangor

RESERVE PRICE RM 900,000.00



SEPANG 25

Type : **A 3-STOREY END TERRACED SHOPOFFICE**
 Area : 1,539 sq. ft.
 Assignor(s) : Peer Muhammad Hussain Bin Kuppai Pichai
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : ALIN/HLBB1941
 "Premises No. 25, Jalan Kenanga 1/1, Salak Perdana, 43900 Sepang, Selangor

RESERVE PRICE RM 750,000.00



SEPANG 26

Type : **A UNIT OF SERVICED APARTMENT**
 Area : 807 sq. ft.
 Assignor(s) : Ratih Perwasi Binti Amin & Nurika Mastura Binti Amin
 Solicitor : M/S Simon Hue & Associate
 Our Ref : LIYANA/HLBB0604
 Unit No. ALD-30-06, Alanis Residence, Persiaran Warisan, Warisan Puteri, Kota Warisan, 43900 Sepang, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 300,000.00



SETAPAK 27

Type : **A CONDOMINIUM UNIT**
 Area : 1,096 sq. ft.
 Assignor(s) : Cheryl Phang Yen Szy
 Solicitor : M/S Amin-Tan & Co
 Our Ref : ALIN/HLBB1944
 Unit No. B-18-06, 18th Floor, Block B, Edgewood Residences, (Residensi Skysanctuary 1), No. 2, Jalan Santuari 1, Setapak, 53200 Kuala Lumpur

RESERVE PRICE RM 520,000.00



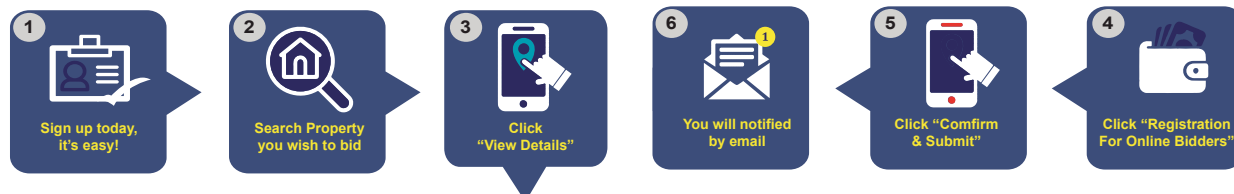
SHAH ALAM 28

Type : **A UNIT OF APARTMENT**
 Area : 947 sq. ft.
 Assignor(s) : Goo Siew Pei
 Solicitor : M/S Wan Chin & Co
 Our Ref : LIYANA/HLBB1942
 Blok 06-07-12, (Developer's Parcel No. M06-07-12), Pangsapuri Seri Mutiara, Jalan Setia Gemilang U13/45B, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor

RESERVE PRICE RM 350,000.00

All intending bidders are required to deposit with Ehsan Auctioneers Sdn. Bhd. ("the Auctioneer") a sum equivalent to 10% of the fixed reserve price ("the initial deposit") by way of bank draft or cashier's order crossed "A/C PAYEE ONLY" made payable to HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD (FOR ASSIGNOR(S) NAME) or remit the same through online banking transfer to the bank account designated by the Auctioneer, ONE (1) WORKING DAY BEFORE THE AUCTION DATE and pay the difference between the initial deposit and the sum equivalent to 10% of the successful bid price ("differential sum") either via bank draft or cashier's order crossed "A/C PAYEE ONLY" made payable to HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD (FOR ASSIGNOR(S) NAME) or remit the same through online banking transfer within THREE (3) WORKING DAYS after the fall of the hammer by the Auctioneer is made. The initial deposit and the differential sum shall be collectively known as "the deposit" and. Working Day means a day (excluding Saturdays, Sundays and Public Holidays) on which the Assignee is open for business in Kuala Lumpur. The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale to HONG LEONG ISLAMIC BANK BERHAD. Please refer to the Auctioneer's Online Terms and Conditions on the www.ehsanauctioneers.com on the manner of payment of the deposit.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



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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.
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.

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

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03 2161 6649 / 010 2161 147

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Jerrick Ong: 011-7276 2243