

Property Auction Sale



EHSAN Online AUCTION

DATE: THURSDAY 11-08-2022

TIME: 11.00 A.M.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

-  Sign up today, it's easy!
-  Search Property you wish to bid
-  Click "View Details"
-  Click "Registration For Online Bidders"
-  Click "Confirm & Submit"
-  You will notified by email

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.



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 THURSDAY, THE 11TH DAY OF AUGUST, 2022, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



BATU CAVES		1
Type	: A WALK-UP APARTMENT UNIT	
Area	: 887 sq. ft.	
Assignor(s)	: Johari Bin Wagiman & Hanifah Binti Abd Hamid	
Solicitor	: M/S Azhar & Wong	
Our Ref	: ALIN/HLBB1516	
Unit No. D-2-12, Casmaria Apartment, Taman Samudra, 68100 Batu Caves, Selangor.		
RESERVE PRICE	RM 335,000.00	



CHERAS		2
Type	: AN APARTMENT UNIT	
Area	: 739 sq. ft.	
Assignor(s)	: Ahmad Bin Kassim & Maimunah Bt Abd Rahman	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: HANA/HLBB1517	
Unit No. 62-02B, Blok 6, Jalan Juara 1/6, Taman Juara Jaya, 43200 Cheras, Selangor.		
RESERVE PRICE	RM 50,000.00	



CYBERJAYA		3
Type	: A CONDOMINIUM UNIT	
Area	: 1,292 sq. ft.	
Assignor(s)	: Mohd Noor Azli Bin Abu Bakar	
Solicitor	: M/S Mazlifah & Partners	
Our Ref	: ALIN/HLBB1487	
Unit No. T3-13-02, Tower 3, Lakefront Residence, Persiaran Semarak Api, Cyber 11, 63000 Cyberjaya, Selangor.		
RESERVE PRICE	RM 396,900.00	



GELANG PATAH		4
Type	: A 3-BEDROOM APARTMENT UNIT	
Area	: 950 sq. ft.	
Assignor(s)	: Chai Li Hsia	
Solicitor	: M/S Clarence Edwin	
Our Ref	: ALIN/HLBB1496	
Unit No. B3-03-13, Blok B3, Pangsapuri Seri Mengkuang 2, Desa Paya Mengkuang, 81560 Gelang Patah, Johor.		
RESERVE PRICE	RM 194,400.00	



ISKANDAR PUTERI		5
Type	: AN APARTMENT UNIT	
Area	: 810.0 sq. ft.	
Assignor(s)	: Viji A/L Ramasamy	
Solicitor	: M/S Azhar & Wong	
Our Ref	: HANA/HLBB1505	
Unit No B-02-06, Pangsapuri Bayu Angkasa, Jalan Persiaran Bayu, Taman Nusa Bayu, 79200 Iskandar Puteri, Johor.		
RESERVE PRICE	RM 279,000.00	



KUALA LUMPUR		6
Type	: A SERVICED APARTMENT UNIT	
Area	: 861.1 sq. ft.	
Assignor(s)	: Tan Choy Wan	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: HANA/HLBB1506	
Unit No. A-31-07, Pinnacle Sri Petaling, No. 1, Jalan Radin Anum 1, Bandar Baru Sri Petaling, 57000 Kuala Lumpur.		
RESERVE PRICE	RM 495,000.00	



PUCHONG		7
Type	: A CONDOMINIUM UNIT	
Area	: 1,647 sq. ft.	
Assignor(s)	: Ong Meow Kok	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: NADIA/HLBB1503	
Unit No. B-3-1, 3rd Floor, Block B, Vision Residence, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor.		
RESERVE PRICE	RM 432,000.00	




SERI KEMBANGAN		8
Type	: AN END (2 1/2) STOREY TERRACED HOUSE WITH EXTRA LAND	
Area	: 2,100 sq. ft.	
Assignor(s)	: Porgodi A/P A Ramasamy & Manonmani AL K Muthusamy	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: HANA/HLBB1518	
Unit No. 38, Jalan KP 2/7, Kota Perdana, Bandar Putra Permai, 43300 Seri Kembangan Selangor.		
RESERVE PRICE	RM 610,000.00	



KUALA LUMPUR		9
Type	: A CORNER 3-BEDROOM SERVICED APARTMENT	
Area	: 936 sq. ft.	
Assignor(s)	: Gursharanjeet Singh Gill	
Solicitor	: M/S Thomas Ong Leong & Associates	
Our Ref	: NADIA/HLBB1519	
Unit No. 12-12, Residensi 28, No. 33, Jalan Kasipillay, Off Jalan Ipoh, 51200 Kuala Lumpur.		
RESERVE PRICE	RM 490,000.00	



KUALA LUMPUR		10
Type	: AN INTERMEDIATE 3-BEDROOM LOW-COST APARTMENT	
Area	: 657 sq. ft.	
Assignor(s)	: Shamsol Anuar Bin Mohd Salleh & Hayati Binti Hamzah	
Solicitor	: M/S Mazlifah & Partners	
Our Ref	: NADIA/HLBB1520	
Unit No. 07-39, Pangsapuri Seri Malaysia, No. 6, Jalan 3/141, Kampung Sri Malaysia, 57100 Kuala Lumpur. BUMI LOT		
RESERVE PRICE	RM 180,000.00	



JOHOR BAHRU		11
Type	: A 3-BEDROOM LOW COST FLAT	
Area	: 688.83 sq. ft.	
Assignor(s)	: Fariduddin Hani Bin Hasan	
Solicitor	: M/S Clarence Edwin	
Our Ref	: HANA/HLBB0289	
Unit No #01-06, Block H, Pangsa Laman Tasik, Jalan Harmoni Utama, Taman Redang, 81100 Johor Bahru, Johor.		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 110,000.00	



PETALING JAYA		12
Type	: A LOW COST FLAT UNIT	
Area	: 652 sq. ft.	
Assignor(s)	: Noor Azimah Binti Abdul Aziz	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: HANA/HLBB1463	
Unit No. B5-2-22, Block 5, Jalan PJS 6/5B, Desa Mentari, 46000 Petaling Jaya, Selangor. BUMI LOT		
RESERVE PRICE	RM 140,000.00	

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.



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

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

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