

Property Auction Sale



EHSAN Online AUCTION

DATE: TUESDAY 27-09-2022

TIME: 11.00 A.M.

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.






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)

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

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 Ehsan Auctioneers Sdn Bhd
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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 TUESDAY, THE 27TH DAY OF SEPTEMBER, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



CYBERJAYA 1

Type : STRATIFIED VILLA TYPE THREE STOREY MID TERRACED HOUSE

Area : 3,699 sq. ft.


Assignor(s) : Low Mun Wei

Solicitor : M/S Amin-Tan & Co

Our Ref : ALIN/HLBB1508

Premises No. 23, Villa Diamond B, Jalan CSR 3, Cristal Serin Residence, Jalan Fauna 1, Cyber 9, 63000 Cyberjaya, Selangor.

RESERVE PRICE RM 1,053,000.00



JOHOR BAHRU 2

Type : LOW-COST WALK-UP FLAT

Area : 678.1 sq. ft.

Assignor(s) : Zulkifli Bin Mustafa

Solicitor : M/S Lim & Hooi

Our Ref : NADIA/HLBB0383

Unit No #03-06, Block A, Pangsa Laman Tasik, Jalan Harmoni Utama, Taman Redang, 81100 Johor Bahru, Johor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 90,000.00



JOHOR BAHRU 3

Type : SERVICE APARTMENT UNIT

Area : 516.7 sq. ft.

Assignor(s) : Lam Chung Fatt

Solicitor : M/S Clarence Edwin

Our Ref : NADIA/HLBB1530

Unit No A21-05, Block A, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor.

RESERVE PRICE RM 220,000.00



KAJANG 4

Type : AN INTERMEDIATE 3-BEDROOM LOW-COST WALK-UP APARTMENT

Area : 646 sq. ft.

Assignor(s) : Raymond Siva A/L Samsundaram

Solicitor : M/S Azhar & Wong

Our Ref : ALIN/HLBB1526

No. C-3A-9, Block C, Pangsapuri Nuri, Jalan BM 4/3, Seksyen 4, Bandar Bukit Mahkota, Bangi, 43000 Kajang, Selangor.

RESERVE PRICE RM 120,000.00



PETALING JAYA 5

Type : UNIT OF APARTMENT

Area : 820 sq. ft.

Assignor(s) : Asraf Bin Abdul Rahman & Nurul Izza Binti Jamil

Solicitor : M/S Mazlifah & Partners

Our Ref : NADIA/HLBB1522

Unit No. I-2-02, Block I, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor.

RESERVE PRICE RM 216,000.00



PUCHONG 6

Type : AN INTERMEDIATE DOUBLE-STOREY TERRACED HOUSE

Area : 990 sq. ft.

Assignor(s) : Kumaran a/l Munusamy & Indrani a/p Dayalan

Solicitor : M/S Mazlifah & Partners

Our Ref : ALIN/HLBB1360

No. 12, Jalan Intan 2/8A, Taman Puchong Intan, 47100 Puchong, Selangor.

RESERVE PRICE RM 420,000.00



SERI KEMBANGAN 7

Type : UNIT OF LOW-COST APARTMENT

Area : 657 sq. ft.

Assignor(s) : Jayapandian A/L Thurasingam

Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners

Our Ref : NADIA/HLBB1529

Unit No. A-05-06, Pangsapuri Anggerik, Taman Suria, Pekan Serdang Lama, 43300 Seri Kembangan, Selangor.

RESERVE PRICE RM 90,000.00



SHAH ALAM 8

Type : AN APARTMENT UNIT

Area : 850 sq. ft.

Assignor(s) : Mohd Firuz Azlan Bin Ayob

Solicitor : M/S S.N. Yap & Associates

Our Ref : NADIA/HLBB0382

Unit B8-2-8, Pangsapuri Alam Budiman, Persiaran Pulau Lumut, Alam Budiman, Seksyen U10, 40170 Shah Alam, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 261,000.00



SUBANG JAYA 9

Type : 3-BEDROOM SERVICED APARTMENT UNIT

Area : 1,517 sq. ft.

Assignor(s) : Muhammad Sani Lim Abdullah & Rabiatal Bt Nordin

Solicitor : M/S Azhar & Wong

Our Ref : ALIN/HLBB1527

Unit No. BT-1-7, Bayu Tower, Saujana Residence, Jalan SS16/1, 47500 Subang Jaya, Selangor.

RESERVE PRICE RM 900,000.00



KLANG 10

Type : 3 ROOM LOW-COST APARTMENT UNIT

Area : 657 sq. ft.

Assignor(s) : Rabiah Binti Jamaludin, Fauziah Binti Yusof & Raja Azlan Bin Yusof

Solicitor : M/S YH Teh & Quek

Our Ref : ALIN/HLBB1528

Unit No. L-2-10, Pangsapuri Palma, Jalan Palma Raja 3/KS6, Bandar Botanik, 41200 Klang, Selangor.

RESERVE PRICE RM 180,000.00



JENJAROM 11

Type : 3 ROOM LOW-COST APARTMENT UNIT

Area : 635 sq. ft.

Assignor(s) : Zawiah Binti Che Husain

Solicitor : M/S Thomas Ong Leong & Associates

Our Ref : ALIN/HLBB1531

Unit No. 6-2-08, Jalan SP 4/3, Rumah Pangsa Impian, 42610 Bandar Saujana Putra, Jenjarom, Selangor.

BUMI LOT

RESERVE PRICE RM 145,000.00



KUALA LUMPUR 12

Type : CONDOMINIUM UNIT

Area : 1,260 sq. ft.


Assignor(s) : Ramesh Sekhon A/L Ranjit Singh

Solicitor : M/S Shui Tai

Our Ref : ALIN/HLBB1532

Unit No. B-11-3A, Residensi Vyne Sungai Besi, No. 8, Jalan 1/108D, Sungai Besi, 57100 Kuala Lumpur.

RESERVE PRICE RM 610,000.00



SUBANG JAYA 13

Type : UNIT OF LOW COST FLAT

Area : 650 sq. ft.

Assignor(s) : Sawali Bin Kharuddin


Solicitor : M/S Zailan & Co

Our Ref : ALIN/HLBB0384

Unit No. B-3-22, Block B, Pangsapuri Seri Mutiara, Jalan Putra Indah 9/1C, Putra Heights, 47650 Subang Jaya, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 165,000.00



KLANG 14

Type : AN APARTMENT UNIT

Area : 860 sq. ft.

Assignor(s) : Haslina Binti Mohd Hashim & Mohd Hashim Bin Hassan

Solicitor : M/S Jeff Leong, Poon & Wong

Our Ref : ALIN/HLBB1533

Unit No. B5-7, 5th Floor, Block B, Pangsapuri Amazing Heights, Jalan Udang Kara 20B/KS3, Sungai Udang, 41250 Klang, Selangor.

RESERVE PRICE RM 240,000.00

PROSPECTIVE BIDDERS MAY BID ONLINE AT

www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP

016 216 1047

FOR ASSISTANCE

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.