

Property Auction Sale



EHSAN
Online
AUCTION

DATE:
FRIDAY
23-5-2025
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 23RD MAY 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



BANDAR PUNCAK ALAM		1
Type	: AN APARTMENT UNIT	
Area	: 901 sq. ft.	
Assignor(s)	: Gunaseelan A/L Ramachandran & Nithiahkanni A/P Santharakes	
Solicitor	: M/S Seow & Megat	
Our Ref	: WAWA/HLBB1755	
Unit No.	: MPA-11-09, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor	
RESERVE PRICE	RM 224,000.00	



BANTING		2
Type	: ONE BEDROOM APARTMENT	
Area	: 480.75 sq. ft.	
Assignor(s)	: Chan Pooi Kuan	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: UMI/HLBB0597	
Unit No.	: A3-5-54, (Also Known As Unit 3562 As Show At Site), Blok A3, Morib Gold Coast, Morib, 42700 Banting, Selangor	
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 60,000.00	



CHERAS		3
Type	: AN APARTMENT UNIT	
Area	: 769 sq. ft.	
Assignor(s)	: Mina A/P Munusamy & Muniamah A/P Sinniah	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: UMI/HLBB1937	
Unit No.	: 16-2A, Jalan Orkid 2, Taman Orkid, 43200 Cheras, Selangor	
RESERVE PRICE	RM 160,000.00	



CYBERJAYA		4
Type	: A SERVICE APARTMENT UNIT	
Area	: 450 sq. ft.	
Assignor(s)	: Ng Hock Chai	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: WAWA/HLBB1367	
Unit No.	: ST1-32-09, Menara Solstice 1, Persiaran Bestari, Cyber 11, 63000 Cyberjaya, Selangor	
RESERVE PRICE	RM 160,000.00	



CYBERJAYA		5
Type	: A SERVICE APARTMENT UNIT	
Area	: 975 sq. ft.	
Assignor(s)	: Priya A/P Selvaraj & Magendran A/L Balakrishnan	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: UMI/HLBB1933	
Unit No.	: G-08-03, Block G, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor	
RESERVE PRICE	RM 360,000.00	



HULU LANGAT		6
Type	: AN INTERMEDIATE 3-BEDROOM APARTMENT	
Area	: 1,055 sq. ft.	
Assignor(s)	: Edwin Vijay A/L Chokalingam	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: ALIN/HLBB1935	
Unit No.	: 11-07, Residensi Anggerik Wira, Jalan Sungai Tekali, 43100 Hulu Langat, Selangor	
RESERVE PRICE	RM 350,000.00	



KAJANG		7
Type	: AN APARTMENT UNIT	
Area	: 733 sq. ft.	
Assignor(s)	: Mohd Hairulazwan Bin Ramani	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB0363	
Unit No.	: E-01, Pangsapuri Suasana Idaman, Jalan Sungai Merab Luar, Sungai Merab, 43000 Kajang, Selangor	
MALAY RESERVED LAND	HONG LEONG ISLAMIC BANK BERHAD	
RESERVE PRICE	RM 150,000.00	



KAJANG		8
Type	: A UNIT OF SERVICED APARTMENT	
Area	: 689 sq. ft.	
Assignor(s)	: Clement A/L Ambrose & Ezekiel Simon A/L Clement	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: WAWA/HLBB1927	
Unit No.	: A-17-05, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor	
RESERVE PRICE	RM 243,000.00	



KAJANG		9
Type	: A CONDOMINIUM UNIT	
Area	: 850 sq. ft.	
Assignor(s)	: Mohamad Zolkefli Bin Shamsuddin Rohaizat Bt Mohd Nazir	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: LIYANA/HLBB1934	
Unit No.	: K-07-12, Kenaria Condominium, Jalan Sri Kenari 10, Taman Sri Kenari, 43000 Kajang, Selangor	
RESERVE PRICE	RM 220,000.00	



KLANG		10
Type	: AN APARTMENT UNIT	
Area	: 904 sq. ft.	
Assignor(s)	: Sivakumar A/L Damodaran & Jeyainti A/P Lokithasan	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: LIYANA/HLBB1936	
Unit No.	: B-1-12, Level 1, Block B, Pangsapuri Kasuarina, Persiaran Kasuarina /KS06, Bandar Botanic, 41200 Klang, Selangor	
RESERVE PRICE	RM 330,000.00	



SETAPAK		11
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	
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 530,000.00	



KUALA LUMPUR		12
Type	: A SERVICE APARTMENT UNIT	
Area	: 775 sq. ft.	
Assignor(s)	: Alwin Rajasurya A/L G Anthony & Pushpam A/L Sinnakaundan	
Solicitor	: M/S Zailan & Co	
Our Ref	: WAWA/HLBB0479	
Unit No.	: A-17-01, Residensi VIVO, 9 Seputeh, No. 29, Jalan Telok Datok, Off Jalan Kelang Lama, 58000 Kuala Lumpur	
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 513,000.00	



KUALA LUMPUR		13
Type	: A SERVICED APARTMENT UNIT	
Area	: 878 sq. ft.	
Assignor(s)	: Leong Foon Ling	
Solicitor	: M/S Zailan & Co	
Our Ref	: WAWA/HLBB1899	
Unit No.	: B-08-09, Nadayu 63, Jalan Melawati 8, Taman Nadayu, 53100 Kuala Lumpur	
RESERVE PRICE	RM 324,000.00	



KUALA LUMPUR		14
Type	: A 2+1 BEDROOM SERVICED APARTMENT UNIT	
Area	: 1,152 sq. ft.	
Assignor(s)	: Choi Sung Ho	
Solicitor	: M/S Zailan & Co	
Our Ref	: WAWA/HLBB1920	
Unit No.	: G-31-08, Residensi Premium 1, KI Gateway Premium Residences, No. 2, Jalan Kerinchi, Gerbang Kerinchi Lestari, 59200 Kuala Lumpur	
RESERVE PRICE	RM 810,000.00	



KUALA LUMPUR		15
Type	: A LOW COST FLAT	
Area	: 650 sq. ft.	
Assignor(s)	: Wan Yusof Bin Wan Omar	
Solicitor	: M/S Zahrin Emrad & Sujaihah	
Our Ref	: ALIN/HLBB0599	
Unit No.	: C-17-26, Block C, Sri Penara, Jalan Sri Permaisuri 1, Bandar Sri Permaisuri, 56000 Kuala Lumpur	
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 210,000.00	

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 : **A CONDOMINIUM UNIT**
 Area : 893 sq. ft.
 Assignor(s) : Lai Leong Ann & Chin Mee Yoong
 Solicitor : M/S Zailan & Co
 Our Ref : UMI/HLBB1932
 Unit No. D-11-10, Block D, Residensi Emerald Damai (Emerald Hill), No. 2, Jalan 6/154D, Taman Desa Cheras, 56000 Kuala Lumpur

RESERVE PRICE RM 520,000.00



PETALING JAYA 17

Type : **A SERVICE APARTMENT UNIT**
 Area : 549 sq. ft.
 Assignor(s) : Muhammad Nazrin Bin Raman
 Solicitor : M/S YH Teh & Quek
 Our Ref : WAWA/HLBB0595
 Unit No. 30-22, Residensi Rimbun Perkasa, No. 8, Jalan PJU 8/8B, Sentral Damansara, PJU 8, 47820 Petaling Jaya, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 243,000.00



PETALING JAYA 18

Type : **A SERVICE APARTMENT UNIT**
 Area : 549 sq. ft.
 Assignor(s) : Chin Chee Keong
 Solicitor : M/S Wan Chin & Co
 Our Ref : WAWA/HLBB1926
 Unit No. 43-29, Residensi Rimbun Perkasa, No. 8, Jalan PJU 8/8B, Sentral Damansara, Jalan PJU 8, 47820 Petaling Jaya, Selangor

RESERVE PRICE RM 270,000.00



PUCHONG 19

Type : **A UNIT OF APARTMENT**
 Area : 795 sq. ft.
 Assignor(s) : Mohamad Ra'ayim Bin Jemakir
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : WAWA/HLBB1923
 Unit No. 6-4-1, Pangsapuri Kekwa, Taman Putra Perdana, 47100 Puchong, Selangor

RESERVE PRICE RM 153,000.00



RASA 20

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

BUMIPUTRA LOT

RESERVE PRICE RM 216,000.00



RAWANG 21

Type : **A DOUBLE STOREY MID TERRACED HOUSE**
 Area : 1,346 sq. ft.
 Assignor(s) : Nanthini A/P Thaikai & Muthu Kumaran A/L Panjavarnam & Saravanan A/L Panjavarnam
 Solicitor : M/S Seow & Megat
 Our Ref : LIYANA/HLBB1939
 Unit No. 6, Jalan 5/2B, BTP 5, Bandar Tasik Puteri, 48020 Rawang, Selangor

RESERVE PRICE RM 410,000.00



KUALA LUMPUR 22

Type : **AN INTERMEDIATE 3-BEDROOM APARTMENT**
 Area : 818 sq. ft.
 Assignor(s) : Rukumani Devi A/P Tharamarasa
 Solicitor : M/S Zahrin Emrad & Sujaihah
 Our Ref : ALIN/HLBB1938
 Unit No. 6-5, Mandy Court Apartment, No. 2, Jalan Kelapa, Segambut Bahagia, 51200 Kuala Lumpur

RESERVE PRICE RM 270,000.00



SEMENYIH 23

Type : **A UNIT OF APARTMENT**
 Area : 750 sq. ft.
 Assignor(s) : Raja Shafazeera Binti Raja Sulaiman & Kamarul Arif Bin Ariffin
 Solicitor : M/S S.N. Yap & Associates
 Our Ref : LIYANA/HLBB0598
 Unit No. Y02-15-13A, Blok Y02, Pangsapuri Selangorku Kayangan, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 180,000.00



SETAPAK 24

Type : **A SERVICE APARTMENT UNIT**
 Area : 842 sq. ft.
 Assignor(s) : Neo Huey Lan
 Solicitor : M/S Ch Yeap Maluda Cheh
 Our Ref : WAWA/HLBB1928
 Unit No. A-16-07, KI Traders Square, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur

RESERVE PRICE RM 351,000.00



SHAH ALAM 25

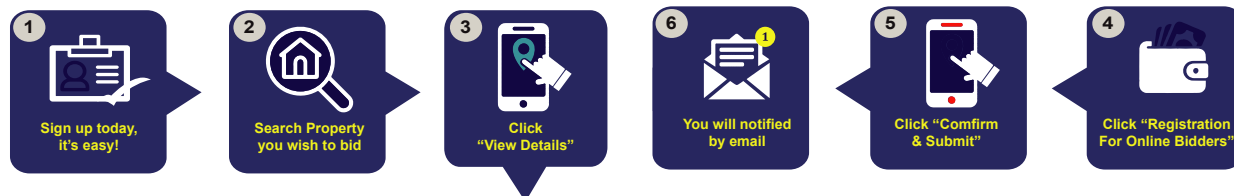
Type : **A SERVICE APARTMENT UNIT**
 Area : 1,141 sq. ft.
 Assignor(s) : Mohd Shakir Bin Shaari
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : WAWA/HLBB1902
 Pangsapuri Perkhidmatan Residensi Alami No. 3-14-4, Blok 3, Jalan Tinju 13/50, Seksyen 13, 40100 Shah Alam, Selangor

BUMIPUTRA LOT

RESERVE PRICE RM 364,500.00

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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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.

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