

Property Auction Sale



EHSAN Online AUCTION

DATE:
TUESDAY
07-05-2024
TIME: 12.00 P.M.






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. 010-2161 147 (CALL, WHATSAPP & SMS)
FAX NO. 03-21616648

 Ehsan Auctioneers Sdn Bhd
 munira@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 TUESDAY, THE 7TH MAY 2024, AT 12.00 P.M. IN THE AFTERNOON,
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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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	: LOW COST FLAT UNIT	
Area	: 650.00 sq. ft.	
Assignor(s)	: Fong Siew Hiong & Chin Ka Hong	
Solicitor	: M/S Seow & Megat	
Our Ref	: UMI/HLBB1715	
Unit No. 20-18, Blok A, Pangsapuri Taman Industri Lembah Jaya, Off Jalan Lembah Jaya, 68000 Ampang, Selangor.		
RESERVE PRICE	RM 153,000.00	



AMPANG		2
Type	: LOW COST APARTMENT UNIT	
Area	: 657 sq. ft.	
Assignor(s)	: Vijayalechimi A/P Duraikanoo & Periasamy A/L Arumugam	
Solicitor	: M/S Yh Teh, & Quek Our	
Our Ref	: ALIN/HLBB1718	
Unit No. B2-10-16, Block B2, Desa Lembah Permai, 68000 Ampang, Selangor.		
RESERVE PRICE	RM 170,000.00	



BATANG KALI		3
Type	: DOUBLE-STOREY INTERMEDIATE TERRACE HOUSE	
Area	: 1,540.00 sq. ft.	
Assignor(s)	: Mogan A/L Arwananthan	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: UMI/HLBB1720	
Unit No. 5, Jalan Mahagoni 6A/4, Bandar Utama Batang Kali, 44300 Batang Kali, Selangor.		
RESERVE PRICE	RM 500,000.00	



CHERAS		4
Type	: STUDIO UNIT OF SERVICED-APARTMENT	
Area	: 646 sq. ft.	
Assignor(s)	: Intan Chempaka Binti Abu Bakar	
Solicitor	: M/S Shui Tai	
Our Ref	: UMI/HLBB0471	
Unit No. B-9-3A, Blok B, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor.		
BUMIPUTRA LOT HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 283,500.00	




CHERAS		5
Type	: CONDOMINIUM UNIT	
Area	: 1,557 sq. ft.	
Assignor(s)	: Yong Chee Kong & Lee Yoke Yen	
Solicitor	: M/S Yh Teh, & Quek	
Our Ref	: ALIN/HLBB1711	
Unit No. B-21-2, Level 21, Block B, Green Residence, Jalan Sayang 1, Taman Rasa Sayang, 43200 Cheras, Selangor.		
RESERVE PRICE	RM 540,000.00	



CYBERJAYA		6
Type	: SERVICE APARTMENT UNIT	
Area	: 450 sq. ft.	
Assignor(s)	: Ng Hock Chai	
Solicitor	: M/S Yh Teh & Quek	
Our Ref	: ALIN/HLBB1367	
Unit No. ST1-32-09, Menara Solstice 1, Persiaran Bestari, Cyber 11, 63000 Cyberjaya, Selangor.		
RESERVE PRICE	RM 200,000.00	



KAJANG		7
Type	: SERVICED APARTMENT UNIT	
Area	: 1,217 sq. ft.	
Assignor(s)	: Saadiah Binti Zainon	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: ALIN/HLBB0361	
Unit No. AR4-19-01, Almera Residensi, Laman Puteri 3, Bandar Puteri Bangi, 43000 Kajang, Selangor.		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 400,000.00	



KAJANG		8
Type	: UNIT OF SERVICED APARTMENT	
Area	: 77 sq.m.	
Assignor(s)	: Amutha A/P M. Krishnan & Kumaran A/L M. Krishnan	
Solicitor	: M/S Shui Tai	
Our Ref	: ALIN/HLBB0482	
Unit No. B-31-09, Vista Bangi, Jalan Reko, 43000 Kajang, Selangor.		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 340,000.00	



KLANG		9
Type	: AN OFFICE UNIT	
Area	: 1,580 sq. ft.	
Assignor(s)	: Hari @ Hari Rao & Jagjit Singh A/L Karata Singh	
Solicitor	: M/S Thomas Ong Leong & Associates	
Our Ref	: ALIN/HLBB1710	
Unit No. 2-1, Lorong Tiara 3/KU 1, Pusat Perniagaan Bandar Baru Klang, 41150 Klang, Selangor.		
RESERVE PRICE	RM 378,000.00	



KUALA LUMPUR		10
Type	: CONDOMINIUM UNIT	
Area	: 1,060 sq. ft.	
Assignor(s)	: Tham Yoon Sian & Yap Lee Ping	
Solicitor	: M/S Goh & Partners	
Our Ref	: NADIA/HLBB1493	
Unit No. J-11-08, 11th Floor, Block J, Ketumbar Hill Condominium, Jalan Ketumbar, Taman Cheras Utama, 56100 Kuala Lumpur.		
RESERVE PRICE	RM 380,000.00	



KUALA LUMPUR		11
Type	: 3-BEDROOM CONDOMINIUM	
Area	: 1,448 sq. ft.	
Assignor(s)	: Gunasegaran A/L Ramu	
Solicitor	: M/S CH Yeap Maluda Cheh	
Our Ref	: UMI/HLBB1554	
Unit No. 5-15-2, Block 5, Bukit OUG Condominium, Jalan 3A/155, 58200 Kuala Lumpur.		
RESERVE PRICE	RM 380,000.00	



KUALA LUMPUR		12
Type	: LOW-COST APARTMENT	
Area	: 650.00 sq. ft.	
Assignor(s)	: Muhammad Faudzi Bin Abdul Aziz & Fauziah Binti Mohamed Dakim	
Solicitor	: M/S Jeff Leong, Poon & Wong	
Our Ref	: ALIN/HLBB0401	
Unit No. E-8-9, Blok E, Pangsapuri Kos Rendah, No. 1 Jalan 30/146, Bandar Tasik Selatan, 57000 Kuala Lumpur.		
BUMIPUTRA LOT HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 118,200.00	

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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KUALA LUMPUR 13

Type : SERVICE APARTMENT UNIT
 Area : 954.00 sq. ft.
 Assignor(s) : Wong Teck Chien & Chong Siew Yan
 Solicitor : M/S Goh & Partners
 Our Ref : UMI/HLBB0467
Unit No. B-7-17, Central Residence @ Suria Sungai Besi, Jalan Sungai Besi, 57100 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 354,400.00**



KUALA LUMPUR 14

Type : CONDOMINIUM UNIT
 Area : 1,195 sq. ft.
 Assignor(s) : Lim Chung Fatt
 Solicitor : M/S Amin-Tan & Co
 Our Ref : ALIN/HLBB1696
Unit No. A-27-03, Ascenda Residence, No. 3, Jalan Arena 1, Setapak, 53200 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 486,000.00**



KUALA LUMPUR 15

Type : SERVICE APARTMENT UNIT
 Area : 74.32 sq.m.
 Assignor(s) : Tan Pey Fen & Soh Kong Hock
 Solicitor : M/S Zahrin Emrad & Sujaihah
 Our Ref : UMI/HLBB1707
Unit No. B2-16-05, Level 16, Block B2, RC Residences (Also Known as Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 307,800.00**



KUALA LUMPUR 16

Type : SERVED APARTMENT UNIT
 Area : 500 sq. ft.
 Assignor(s) : Amy Ng Suat Bee
 Solicitor : M/S Zahrin Emrad & Sujaihah
 Our Ref : ALIN/HLBB1708
Unit No. A-3A-6, Block A, Plaza Damas 3, No. 63, Jalan Sri Hartamas 1, Taman Sri Hartamas, 50480 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 288,000.00**



KUALA LUMPUR 17

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

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 870,000.00**



KUALA LUMPUR 18

Type : AN APARTMENT UNIT
 Area : 2,271 sq. ft.
 Assignor(s) : Rozalin Binti Anowar & Mohd Zaiful Bin Mui
 Solicitor : M/S Amin-Tan & Co
 Our Ref : UMI/HLBB1722
Unit No. 25-05, Casa Prima Condominium, No. 25, Jalan Metro 2, Off Jalan Kepong, Metro Prima, Kepong, 52100 Kuala Lumpur.

BUMIPUTRA LOT

RESERVE PRICE **RM 680,000.00**



KUALA LUMPUR 19

Type : SERVICE APARTMENT UNIT
 Area : 775 sq. ft.
 Assignor(s) : Alwin Rajasurya A/L G Anthony
 Solicitor : M/S Amin-Tan & Co
 Our Ref : UMI/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 570,000.00**



KUALA LUMPUR 20

Type : FLAT UNIT
 Area : 650 sq. ft.
 Assignor(s) : Mohamad Zambri Bin Hashim
 Solicitor : M/S Yh Teh, & Quek Our Ref : ALIN/HLBB1717
Unit No. B-05-28, 5th Floor, Block B, Pangsapuri Sri Penara, Jalan Sri Permaisuri 1, Bandar Sri Permaisuri, 56000 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 200,000.00**



KUALA LUMPUR 21

Type : CORNER 3-BEDROOM CONDOMINIUM
 Area : 1,152 sq. ft.
 Assignor(s) : Yap Wen Yee & Yap Foo Shing
 Solicitor : M/S Zailan & Co.
 Our Ref : UMI/HLBB1721
Unit No. T2-27-11, South Brooks, No. 7, Jalan Residen Utama, Desa Parkcity, 52200 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 1,100,000.00**



PETALING JAYA 22

Type : SHOP UNIT
 Area : 142.00 sq. ft.
 Assignor(s) : Ahmad Raffie Bin Jamaludin
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : ALIN/HLBB1553
Unit No. C-G-G13, Blok C, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 36,500.00**



PUCHONG 23

Type : CONDOMINIUM UNIT
 Area : 1,373 sq. ft.
 Assignor(s) : Yiu Keong Jie
 Solicitor : M/S Azhar & Wong
 Our Ref : ALIN/HLBB0464
Unit No. B-21-02, Block B, Vision Residence, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 236,300.00**




PUCHONG 24

Type : SERVICE APARTMENT
 Area : 883 sq. ft.
 Assignor(s) : Siti Nor Akmar Binti Aziz & Mohammad Ikhwan Bin Aziz
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : ALIN/HLBB0470
Unit No. A-09-07, Block A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor.

BUMIPUTRA LOT
 HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 299,700.00**




PUCHONG 25

Type : AN INTERMEDIATE 3-BEDROOM SERVICED APARTMENT
 Area : 1,130 sq. ft.
 Assignor(s) : Nur Aishah Binti Mohd Idris & Abdul Mun'im Bin Adrus
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : UMI/HLBB0477
Unit No. 11-06, Saville @ D'Lake, Jalan Saville, 47130 Puchong, Selangor.

BUMIPUTRA LOT
 HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 405,000.00**



PUCHONG 26

Type : AN INTERMEDIATE 3-BEDROOM APARTMENT
 Area : 818 sq. ft.
 Assignor(s) : Wan Firdaus Bin Wan Shahrudin & Nor Rosidayu Bin Razak
 Solicitor : M/S Wan Chin & Co
 Our Ref : ALIN/HLBB1719
Unit No. E-8-6, Elite Apartment, Jalan Pingiran Mas 2, Taman Mas Sepang, 47130 Puchong, Selangor.

BUMIPUTRA LOT

RESERVE PRICE **RM 210,000.00**



SERI KEMBANGAN 27

Type : LOW COST APARTMENT UNIT
 Area : 657 sq. ft.
 Assignor(s) : Ravi A/L Krishnan
 Solicitor : M/S Yh Teh, & Quek Our Ref : UMI/HLBB1614
Unit No. A-09-24, Pangsapuri Anggerik, Taman Suria, Pekan Serdang Lama, 43300 Seri Kembangan, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 59,200.00**



SERI KEMBANGAN 28

Type : UNIT OF SERVICED APARTMENT
 Area : 951.00 sq. ft.
 Assignor(s) : Tan Ling Huat
 Solicitor : M/S Mazlifah & Partners
 Our Ref : ALIN/HLBB1643
Unit No. A-35-13, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 306,200.00**



SERI KEMBANGAN 29

Type : CONDOMINIUM UNIT
 Area : 1,269 sq. ft.
 Assignor(s) : Lim Chung Fatt
 Solicitor : M/S Wan Chin & Co
 Our Ref : ALIN/HLBB1697
Unit No. B-22-1, 22nd Floor, Block B, Cloudfree Residence, Jalan Juara, 43300 Seri Kembangan, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 461,700.00**



SERI KEMBANGAN 30

Type : CONDOMINIUM UNIT
 Area : 1,269 sq. ft.
 Assignor(s) : Lim Chung Fatt
 Solicitor : M/S Wan Chin & Co
 Our Ref : ALIN/HLBB1698
Unit No. B-23A-3A, 24th Floor, Block B, Cloudfree Residence, Jalan Juara, 43300 Seri Kembangan, Selangor.

HONG LEONG ISLAMIC BANK BERHAD


RESERVE PRICE **RM 461,700.00**



SHAH ALAM		31
Type	: LOW COST FLAT	
Area	: 683.80 sq. ft.	
Assignor(s)	: Asoriah a/l Subramaniam	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: ALIN/HLBB1704	
Unit No. 01-05, 5th Floor, Block 4, Pangsapuri Seri Era, Jalan Nagasari 36/2, Section 36, 40470 Shah Alam, Selangor.		
RESERVE PRICE	RM 97,200.00	



SHAH ALAM		32
Type	: UNIT OF SOHO (SMALL OFFICE HOME OFFICE)	
Area	: 452 sq. ft.	
Assignor(s)	: Dania Amalin Binti Yusri	
Solicitor	: M/S Seow & Megat	
Our Ref	: ALIN/HLIBB0475	
Unit No. SS-12-06, Sunsuria Forum, SOHO, Jalan Setia Dagang AL U13/AL, Seksyen U13, Setia Alam, 40170 Shah Alam, Selangor.		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 216,000.00	



SHAH ALAM		33
Type	: UNIT OF LOW COST APARTMENT	
Area	: 61.824 sq.m.	
Assignor(s)	: Mohamad Zawawi Bin Jusoh	
Solicitor	: M/S Yh teh & Quek	
Our Ref	: UMI/HLIBB0480	
Unit No. 9-5-19, Pangsapuri Utarid Subang 1, Jalan Utarid U5/2, Seksyen U5, 40150 Shah Alam, Selangor.		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 120,000.00	



SHAH ALAM		34
Type	: UNIT OF SERVICED APARTMENT	
Area	: 1,521 sq. ft.	
Assignor(s)	: Sheikh Mazlan Bin Sheikh Hassan & Siti 'Alyaa Nadhira Binti Sheikh Mazlan	
Solicitor	: M/S Shui Tai	
Our Ref	: ALIN/HLIBB0483	
Unit No. E-07-11, Residensi Radia, No. 3, Persiaran Singgahsana, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 750,000.00	

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?

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.



"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.

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

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