

Property Auction Sale



 **EHSAN**
Online
AUCTION

DATE:
TUESDAY
19-8-2025
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 TUESDAY, THE 19TH AUGUST 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 : **A LOW COST FLAT UNIT**
Area : 657 sq. ft.
Assignor(s) : Mohd Talib Bin Mat Piah
Solicitor : Noorlela Binti Idris
Our Ref : M/S Thomas Ong Leong & Associates
Unit No. B2-11-28, Block 2, Pangsapuri Desa Lembah Permai, Jalan Permai 10, Desa Lembah Permai, Lembah Jaya Utara, 68000 Ampang, Selangor

RESERVE PRICE RM 170,000.00



BANDAR PUNCAK ALAM **2**

Type : **A UNIT OF APARTMENT**
Area : 901 sq. ft.
Assignor(s) : Amir Khairuddin Shah Bin Abd Mutalib & Masnumaija Binti Basir
Solicitor : M/S Wan Chin & Co
Our Ref : WAWA/HLBB0577
No. MPC-06-12, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 260,000.00



BATU CAVES **3**

Type : **A UNIT OF APARTMENT**
Area : 650 sq. ft.
Assignor(s) : Low Wai Choon
Solicitor : M/S Azhar & Wong
Our Ref : WAWA/HLBB1990
No. B-G-4, Blok B, (Pangsapuri Laksamana), (Jalan Laksamana), Villa Laksamana, 68100 Batu Caves, Selangor

RESERVE PRICE RM 160,000.00



BUKIT JALIL **4**

Type : **A CONDOMINIUM UNIT**
Area : 1,513 sq. ft.
Assignor(s) : Ahmad Za'im Bin Ibrahim
Solicitor : M/S Ch Yeap Maluda Cheh
Our Ref : WAWA/HLBB0629
Unit No. B-23-3A, Residensi Renai Jalil @ The Rainz, Jalan Jalil Perwira 2, Bukit Jalil, 58200 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 860,000.00



BUKIT JALIL **5**

Type : **AN APARTMENT UNIT**
Area : 850 sq. ft.
Assignor(s) : Noor Ainie Halawati Binti Mohamad Rejab
Solicitor : M/S Zailan & Co
Our Ref : WAWA/HLBB0631
Unit No. 25-03, Residensi Impian Awan, No. 3, Jalan Jalil Indah, Bukit Jalil, 57000 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 300,000.00



CHERAS **6**

Type : **A SERVICE APARTMENT UNIT**
Area : 893 sq. ft.
Assignor(s) : Muhamad Rafiq Bin Mohd Rakmi
Solicitor : M/S S.N.Yap & Associates
Our Ref : WAWA/HLBB0627
No. A-22-2, 22nd Floor, Block A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 520,000.00



KUALA LUMPUR **7**

Type : **A CONDOMINIUM UNIT**
Area : 1,195 sq. ft.
Assignor(s) : Muhammad Faizal Bin Ahmad Paruti & Siti Zulaiqha Binti Ismail
Solicitor : M/S Amin-Tan & Co
Our Ref : LIYANA/HLBB0633
No. A-08-12, Block A, Residensi Emerald Damai (Emerald Hills), No. 2, Jalan 6/154d, Taman Desa Cheras, 56000 Kuala Lumpur

BUMIPUTRA LOT
HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 710,000.00



CHERAS **8**

Type : **A SERVICED APARTMENT**
Area : 850 sq. ft.
Assignor(s) : Muhammad Anas Bin Jais
Solicitor : M/S Wan Chin & Co
Our Ref : WAWA/HLBB0632
No. A-23-7 (Developer's Parcel No. A-23-7), Block A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor

BUMIPUTRA LOT
HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 470,000.00



JENJAROM **9**

Type : **A UNIT OF SERVICED APARTMENT**
Area : 1,048 sq. ft.
Assignor(s) : Mohamad Rizuan Bin Zahar & Mohamed Nazell Bin Zahar & Rosniza Binti Zahar & Ros Anita Binti Zahar
Solicitor : M/S Wan Chin & Co
Our Ref : LIYANA/HLBB0636
No. G-06-11, Bsp 21, Persiaran Saujana Putra Utama, 42610 Bandar Saujana Putra, Jenjarom, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 370,000.00



KAJANG **10**

Type : **AN APARTMENT UNIT**
Area : 1,432 sq. ft.
Assignor(s) : Wong Chee Hwang & Puah Lay Hsia
Solicitor : M/S Thomas Ong Leong & Associates
Our Ref : LIYANA/HLBB1984
No. B-16-1, Block B, Residensi Alstonia, Jalan Kiara, Bandar Sungai Long, 43000 Kajang, Selangor

RESERVE PRICE RM 570,000.00



KERLING **11**

Type : **AN INTERMEDIATE DOUBLE STOREY LINKED HOUSE**
Area : 990 sq. ft.
Assignor(s) : Marhaizam Binti Che Hussain
Solicitor : M/S S.N.Yap & Associates
Our Ref : WAWA/HLBB1677
Unit No. 19, Jalan Kemudi 2B/3, Bernam Jaya, Hulu Bernam, 44100 Kerling, Selangor

BUMIPUTRA LOT

RESERVE PRICE RM 170,000.00



KLANG **12**

Type : **A SINGLE STOREY MID TERRACED HOUSE.**
Area : 1,399 sq. ft.
Assignor(s) : Norhanizam Bin Mohamed Nor
Solicitor : M/S S.N.Yap & Associates
Our Ref : WAWA/HLBB0628
Premises No. 9, Jalan Kebun Nenas 4P/KS8, Bandar Putera 2, 41200 Klang, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 380,000.00



KUALA LUMPUR **13**

Type : **A SERVICE APARTMENT UNIT**
Area : 950 sq. ft.
Assignor(s) : Jey Anand A/L Arumugam
Solicitor : M/S Zahrin Emrad & Sujannah
Our Ref : WAWA/HLBB1980
Unit No. B1-6-10, Block C1, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

RESERVE PRICE RM 360,000.00



KUALA LUMPUR **14**

Type : **A SERVICE APARTMENT UNIT**
Area : 827 sq. ft.
Assignor(s) : Tan Chia Siew & Chua Su Chiew
Solicitor : M/S Zahrin Emrad & Sujannah
Our Ref : WAWA/HLBB1982
No. 3-35-03, M-City, No. 326, Jalan Ampang, 50450 Kuala Lumpur

RESERVE PRICE RM 510,000.00



KUALA LUMPUR **15**

Type : **AN APARTMENT UNIT**
Area : 750 sq. ft.
Assignor(s) : Subramaniam A/L S Lingayah & Suppammal A/P Raman
Solicitor : M/S Zailan & Co
Our Ref : LIYANA/HLBB1986
No. 88-01-35, Apartment Abdullah Hukum 1, Kg Haji Abdullah Hukum, Off Jalan Bangsar, 59200 Kuala Lumpur

RESERVE PRICE RM 320,000.00

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



PETALING JAYA 16

Type : **A LOW COST FLAT UNIT**
 Area : 656.60 sq. ft.
 Assignor(s) : Rosniah Binti Hamzah
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : WAWA/HLBB1210
 Unit No. B10-11-07, Blok 10, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor .

RESERVE PRICE RM 116,700.00



PETALING JAYA 17

Type : **A UNIT OF CONDOMINIUM**
 Area : 1,135 sq. ft.
 Assignor(s) : Lee Loy Kim & Pang Len Sim
 Solicitor : M/S Wan Chin & Co
 Our Ref : WAWA/HLBB1964
 No. E-1-3, Kondo Sri Manja Court, Jalan PJS 3/40, Taman Sri Manja, 46000 Petaling Jaya, Selangor

RESERVE PRICE RM 306,200.00



PETALING JAYA 18

Type : **A UNIT OF LOW COST APARTMENT**
 Area : 650 sq. ft.
 Assignor(s) : Daniel A/L Samikanu
 Solicitor : M/S Seow & Megat
 Our Ref : WAWA/HLBB1978
 No. B-06-9, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor

RESERVE PRICE RM 150,000.00



PETALING JAYA 19

Type : **A UNIT OF CONDOMINIUM**
 Area : 1,020 sq. ft.
 Assignor(s) : Mogana A/P Sivaraman
 Solicitor : M/S YH Teh & Quek
 Our Ref : LIYANA/HLBB0634
 No. B9-01-09, 1120 Park Avenue, No. 2A, Jalan PJS 1/52, Taman Petaling Utama, 46150 Petaling Jaya, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 430,000.00



PETALING JAYA 20

Type : **A 3-BEDROOM APARTMENT**
 Area : 947 sq. ft.
 Assignor(s) : Hafis Bin Abdul Karim & Nurul Azwa Binti Osman
 Solicitor : M/S Seow & Megat
 Our Ref : LIYANA/HLBB1987
 No. K1-15-07, Kasturi Idaman, Jalan Pekaka 8/6, Kota Damansara, PJU 5, 47810 Petaling Jaya, Selangor

BUMIPUTRA LOT

RESERVE PRICE RM 340,000.00



PUCHONG 21

Type : **A 3-BEDROOM MEDIUM-COST APARTMENT**
 Area : 852 sq. ft.
 Assignor(s) : Sasitharan A/L Muniandy & Thyagarajan A/L Ponnusamy & Samiah Devi A/P Asanthambiy
 Solicitor : M/S YH Teh & Quek
 Our Ref : LIYANA/HLBB1985
 Unit No. F-07-04, Pangsapuri Vista Lavender, Persiaran Kinrara, Seksyen 3, 47190 Puchong, Selangor

RESERVE PRICE RM 200,000.00



RAWANG 22

Type : **A LOW MEDIUM COST APARTMENT UNIT**
 Area : 850 sq. ft.
 Assignor(s) : Mohd Azrin Bin Napiah & Jawa Neyah Binti Aziz
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : LIYANA/HLBB0387
 Unit No. D-15-5, Blok D, Pangsapuri Laguna Biru, Jalan Tasik Biru 17, Taman Tasik Biru, 48050 Rawang, Selangor

BUMIPUTRA LOT

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 200,000.00



RAWANG 23

Type : **A STRATIFIED END DOUBLE (2) STOREY TERRACED HOUSE**
 Area : 1,744 sq. ft.
 Assignor(s) : Muhammad Ngah Bin Md Yusof
 Solicitor : M/S Wan Chin & Co
 Our Ref : LIYANA/HLBB0562
 No. 45, Jalan MG 4 (Developer's Plot No. 164), Taman Myra Gardens, 48050 Rawang, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 610,000.00



RAWANG 24

Type : **A UNIT OF TOWNHOUSE**
 Area : 109 sq.m
 Assignor(s) : Erni Binti Akiruddin
 Solicitor : M/S Seow & Megat
 Our Ref : LIYANA/HLBB1988
 No. 20A (Developer's Parcel No. 23A, First Floor), Persiaran Desa Puteri 10, Taman Desa Puteri, 48020 Rawang Selangor

RESERVE PRICE RM 250,000.00



RAWANG 25

Type : **A UNIT OF APARTMENT**
 Area : 721 sq. ft.
 Assignor(s) : Tamil Chelevam A/L Wonnampalam
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : LIYANA/HLBB1992
 Unit No. 3-G-9, Pinewood Court Apartment, Pinggiran Lembah Hijau 8, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan

RESERVE PRICE RM 130,000.00



SEMENYIH 26

Type : **A 3-BEDROOM SERVICE APARTMENT**
 Area : 1,076 sq. ft.
 Assignor(s) : Nabila Sheari Bin Nahrowi & Nur Aisyah Bte Abdul Aziz
 Solicitor : M/S Seow & Megat
 Our Ref : WAWA/HLBB0624
 No. 17-13A, Simfoni 1, Jalan 3/20, Taman Anggerik Perdana, 43500 Semenyih, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 240,600.00



SEMENYIH 27

Type : **AN INTERMEDIATE STRATIFIED DOUBLE (2) STOREY TERRACED HOUSE**
 Area : 1,862 sq. ft.
 Assignor(s) : Muhammad Yusri Adib Bin Samsudin & Syairah Diyana Binti Samat
 Solicitor : M/S Mimirahayu Haniff Heng & Partners
 Our Ref : LIYANA/HLBB1989
 No. 22A (Developer's Parcel No. F1540), Jalan Eco Forest 1/2D, Eco Forest, 43500 Semenyih, Selangor

RESERVE PRICE RM 700,000.00



SEMENYIH 28

Type : **AN INTERMEDIATE 3-BEDROOM APARTMENT**
 Area : 797 sq. ft.
 Assignor(s) : Rajasegaran Naidu A/L Ragu
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : LIYANA/HLBB1993
 No. K02-05-21, Block D'kristal 2, Pangsapuri Kristal, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor

RESERVE PRICE RM 230,000.00



SEPANG 29

Type : **A UNIT OF TOWNHOUSE**
 Area : 1,560 sq. ft.
 Assignor(s) : Abdul Hakim Bin Abdul Rahman
 Solicitor : M/S Simon Hue & Associate
 Our Ref : LIYANA/HLBB0635
 No. 15-2, Jalan Seraya 2, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 430,000.00



SERI KEMBANGAN 30

Type : **A CORNER 3 BEDROOM SERVICED APARTMENT**
 Area : 111.3 sq. ft.
 Assignor(s) : Phoon Kok Keong & Hoh Lai Sim
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : WAWA/HLBB1979
 Unit No. 20-02, Silk Sky, Jalan KB 2/15, Kampung Baru Balakong, 43300 Seri Kembangan, Selangor .

RESERVE PRICE RM 460,000.00

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CALLLED OFF



SHAH ALAM 32

Type : **A UNIT OF LOW-COST APARTMENT**
 Area : 678 sq. ft.
 Assignor(s) : Nor Kamala Binti Bahari
 Solicitor : M/S Simon Hue & Associate
 Our Ref : WAWA/HLBB1702
 Unit No. S3-211, Pangsapuri Sunway Sinar, Jalan Ungu U9/33, Sunway Kayangan, Seksyen U9, 40150 Shah Alam, Selangor

RESERVE PRICE RM 120,000.00



SHAH ALAM 33

Type : **A SERVICE APARTMENT UNIT**
 Area : 1,111 sq. ft.
 Assignor(s) : Saw Chon Wing
 Solicitor : M/S Seow & Megat
 Our Ref : LIYANA/HLBB1971
 Unit No. 11-02, Pangsapuri Metia, Persiaran Sukan, Seksyen 13, 40100 Shah Alam, Selangor

RESERVE PRICE RM 313,500.00



SHAH ALAM		34
Type	: A SERVICE APARTMENT UNIT	
Area	: 502 sq. ft.	
Assignor(s)	: Abdul Kadir Bin Ismail	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: WAWA/HLBB1981	
No. C-11-01, Edusentral @ Setia Alam – Phase 3, No.1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor		
RESERVE PRICE		RM 250,000.00



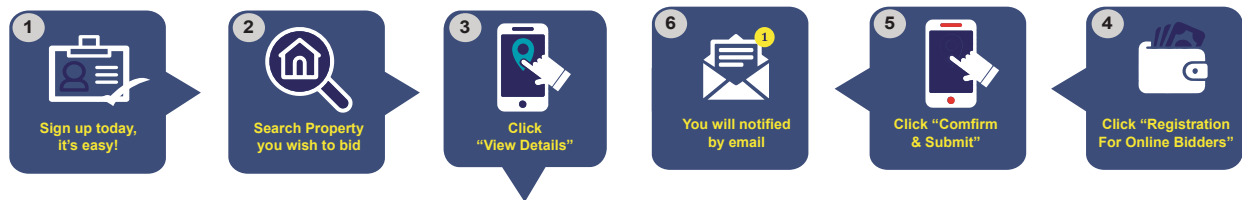
SHAH ALAM		35
Type	: A UNIT OF LOW COST APARTMENT	
Area	: 650 sq. ft.	
Assignor(s)	: Ahmad Zam Bin Abdullah	
Solicitor	: M/S Thomas Ong Leong & Associates	
Our Ref	: LIYANA/HLBB1983	
No. A-03-15, Pangsapuri Rimba, Jalan Lengkuas 16/19, Seksyen 16, Shah Alam, 40200 Shah Alam, Selangor		
RESERVE PRICE		RM 160,000.00



SUNGAI BESI		36
Type	: A SERVICE APARTMENT UNIT	
Area	: 800 sq. ft.	
Assignor(s)	: Mohd Azawan Bin Atan	
Solicitor	: M/S Zailan & Co	
Our Ref	: WAWA/HLBB0630	
No. C2-42-06, Level 42, Block C2, RC Residences (Also Known As Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur		
RESERVE PRICE		RM 370,000.00

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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1. Register / Login as member at www.ehsanauctioneers.com
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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:

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

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