

Property Auction Sale



EHSAN
Online
AUCTION

DATE: THURSDAY
09-10-2025
TIME: 3.00 P.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
 coordinator1@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 THURSDAY, THE 9TH OCTOBER 2025, AT 3.00 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



CHERAS		1
Type	: A Serviced Apartment	
Area	: 850 sq. ft.	
Assignor(s)	: Muhammad Anas Bin Jais	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: HLBB0632/WAWA	
No. A-23-7 (Developer's Parcel No. A-23-7), Block A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor Darul Ehsan		
BUMI LOT		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 342,700.00	



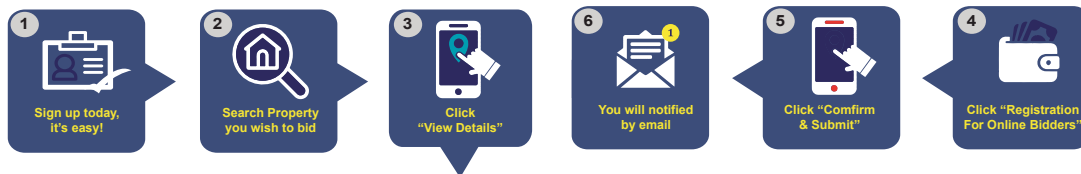
KUALA LUMPUR		2
Type	: A Condominium Unit	
Area	: 1,195 sq. ft.	
Assignor(s)	: Muhammad Faizal Bin Ahmad Paruti & Siti Zulaqha Binti Ismail	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: HLBB0633/LIYANA	
No. A-08-12, Block A, Residensi Emerald Damai (Emerald Hills), No. 2, Jalan 6/154d, Taman Desa Cheras, 56000 Kuala Lumpur		
BUMI LOT		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 517,600.00	



RAWANG		3
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	: HLBB0562/LIYANA	
No. 45, Jalan MG 4 (Developer's Plot No. 164), Taman Myra Gardens, 48050 Rawang, Selangor Darul Ehsan		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 444,700.00	

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.

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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.

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

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