

# Property Auction Sale



 **EHSAN**  
**Online**  
**AUCTION**

**DATE:**  
**FRIDAY**  
**29-8-2025**  
**TIME: 11.00 A.M.**



#### HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at [www.ehsanauctioneers.com](http://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](mailto:coordinator@ehsanauctioneers.com)  
 [www.ehsanauctioneers.com](http://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 29TH AUGUST 2025, AT 11.00 A.M. IN THE MORNING,  
VIA ONLINE BIDDING AT [www.ehsanauctioneers.com](http://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)

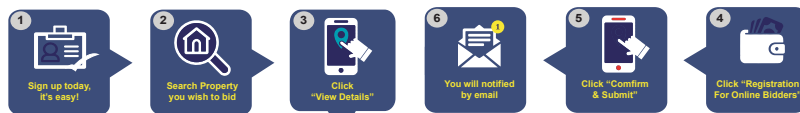
**NOTE:** Prior to the auction sale, all intending bidders are advised to :-

(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.

|  |                                                                                                                                                                                                                                                                                                                                                                                                    |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>CYBERJAYA 1</b><br>Type : <b>A Service Apartment Unit</b><br>Area : 975 sq. ft.<br>Assignor(s) : Priya A/P Selvaraj & Magendaran A/L Balakrishnan<br>Solicitor : M/S Wan Chin & Co<br>Our Ref : UMI/HLBB1933<br>Unit No. G-08-03, Block G, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor<br><b>RESERVE PRICE RM 288,000.00</b>                                           |
|  | <b>DENGKIL 2</b><br>Type : <b>A Unit Of Serviced Apartment</b><br>Area : 915 sq. ft.<br>Assignor(s) : Nur Syuhada Binti Mohamad Salleh<br>Solicitor : M/S YH Teh & Quek<br>Our Ref : WAWA/HLBB0552<br>No. B-20-01, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor<br><b>RESERVE PRICE RM 218,700.00</b>                                                           |
|  | <b>DENGKIL 3</b><br>Type : <b>An Apartment Unit</b><br>Area : 1,022 sq. ft.<br>Assignor(s) : John Paul A/L Francis<br>Solicitor : M/S Seow & Megat<br>Our Ref : LIYANA/HLBB1995<br>Unit No. B-11-31, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor<br><b>RESERVE PRICE RM 280,000.00</b>                                                                       |
|  | <b>KAJANG 4</b><br>Type : <b>A Medium Cost Apartment Unit</b><br>Area : 955 sq. ft.<br>Assignor(s) : Sufha Hafiana Binti Esa<br>Solicitor : M/S Azhar & Wong<br>Our Ref : WAWA/HLBB0640<br>Unit No. C-5-11, Blok C, Pangsapuri Putra, Jalan Putra Impian, Taman Putra Impian, 43000 Kajang, Selangor<br><b>RESERVE PRICE RM 270,000.00</b>                                                         |
|  | <b>KLANG 5</b><br>Type : <b>A Service Apartment</b><br>Area : 947 sq. ft.<br>Assignor(s) : Mok Chun Huat<br>Solicitor : M/S Wan Chin & Co<br>Our Ref : LIYANA/HLBB1994<br>Unit No. C-16-07, The Tresor @ Gravit8, Jalan Bayu Laut/KS9, Kota Bayuemas, 41200 Klang, Selangor<br><b>RESERVE PRICE RM 450,000.00</b>                                                                                  |
|  | <b>RAWANG 6</b><br>Type : <b>A Low Cost Apartment Unit</b><br>Area : 650 sq. ft.<br>Assignor(s) : Ishak Bin Azizian & Rahana Binti Asaari<br>Solicitor : M/S YH Teh & Quek<br>Our Ref : WAWA/HLBB0639<br>Unit No. B-2-12, Blok B, Pangsapuri Bayu, Jalan Desa Ria, Bandar Country Homes, 48000 Rawang, Selangor<br><b>RESERVE PRICE RM 110,000.00</b>                                              |
|  | <b>SUBANG JAYA 7</b><br>Type : <b>An Apartment Unit</b><br>Area : 800 sq. ft.<br>Assignor(s) : Mohd Hazraai Bin Zulkifli<br>Solicitor : M/S Wan Chin & Co<br>Our Ref : LIYANA/HLBB0637<br>Unit No. D-04-20, Blok D, Pangsapuri Harmoni 1, Persiaran Putra Megah, Seksyen 10, Putra Heights, 47650 Subang Jaya, Selangor<br><b>RESERVE PRICE RM 300,000.00</b>                                      |
|  | <b>SUNGAI BESI 8</b><br>Type : <b>A Serviced Apartment Unit</b><br>Area : 1,045 sq. ft.<br>Assignor(s) : Chai Kiat Keong<br>Solicitor : M/S Amin-Tan & Co<br>Our Ref : WAWA/HLBB1996<br>Unit No. Blok A3-15-05, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur<br><b>RESERVE PRICE RM 460,000.00</b>                                                          |
|  | <b>SUNGAI BESI 9</b><br>Type : <b>An Intermediate 2-Bedroom Serviced Apartment</b><br>Area : 807 sq. ft.<br>Assignor(s) : Nurul Imaniah Binti Ibrahim<br>Solicitor : M/S Zahrin Emrad & Sujaijah<br>Our Ref : LIYANA/HLBB0638<br>No. A1-41-10, Block A1, RC Residences (Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur<br><b>RESERVE PRICE RM 400,000.00</b> |

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](http://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](http://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](http://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**