

Property Auction Sale



EHSAN
Online
AUCTION

DATE:
FRIDAY
14-2-2025
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 14TH FEBRUARY 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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) : Karthian A/P Raman Solicitor : M/S Seow & Megat Our Ref : FIFAH/HLBB1686 Unit No. B4-01-08, Block 4, Desa Lembah Permai, 68000 Ampang, Selangor	
RESERVE PRICE RM 150,000.00	



CHERAS	2
Type : AN APARTMENT UNIT Area : 597 sq. ft. Assignor(s) : Arivindran A/L Chandran Solicitor : M/S Seow & Megat Our Ref : FIFAH/HLBB1561 Unit No. 10-1A, Jalan Orkid 8, Taman Orkid, 43200 Cheras, Selangor	
RESERVE PRICE RM 140,000.00	



CHERAS	3
Type : A UNIT OF SERVICED APARTMENT Area : 1,677 sq. ft. Assignor(s) : Ooi Kim Kooi Solicitor : Eng Kok Wah Our Ref : LIYANA/HLBB1880 No. 7-15, (Developer's Unit No. L1-15 (7th Floor)), Silk Residence, Jalan Sutera, 43200 Cheras, Selangor	
RESERVE PRICE RM 500,000.00	



JELATEK	4
Type : A CONDOMINIUM UNIT Area : 3,423 sq. ft. Assignor(s) : Md Kamal Bin Bilal Solicitor : M/S Shui Tai Our Ref : LIYANA/HLBB1881 Unit No. C-21-03, Havanna, Seri Maya Condominium, Jalan Jelatek, 54200 Kuala Lumpur	
RESERVE PRICE RM 1,370,000.00	



JENJAROM	5
Type : A SERVICE RESIDENCE Area : 1,044 sq. ft. Assignor(s) : Barry Ngau & Elliyan'na Puyang Was Solicitor : M/S Yh Teh, & Quek Our Ref : FIFAH/HLBB0485 Unit No. H-03-03, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor	
RESERVE PRICE RM 420,000.00	

BUMI LOT
HONG LEONG ISLAMIC BANK BERHAD



KAJANG	6
Type : A UNIT OF APARTMENT Area : 1,001 sq. ft. Assignor(s) : C.Rethnam A/L Covilan & Paremswary A/P Periasamy Solicitor : M/S Azhar & Wong Our Ref : UMI/HLBB1877 No. P11-B-02-05, Sri Lavender Apartments, Taman Sepakat Indah, Sungai Chua (R/P), 43000 Kajang, Selangor	
RESERVE PRICE RM 280,000.00	



KUALA LUMPUR	7
Type : A SERVICE APARTMENT UNIT Area : 1,604 sq. ft. Assignor(s) : Bai Daijuan Solicitor : M/S CH Yeap Maluda Cheh Our Ref : UMI/HLBB0558 Unit No. C-50-02, Tower C, MET 1 Residences, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur	
RESERVE PRICE RM 1,550,000.00	

HONG LEONG ISLAMIC BANK BERHAD



KUALA LUMPUR	8
Type : A CORNER 3-BEDROOM SERVICED APARTMENT Area : 1,001 sq. ft. Assignor(s) : Asri Bin Mat Isa Solicitor : M/S Amin Tan & Co Our Ref : UMI/HLBB0560 No. 18-06, Vue Residences (Seri Pahang Residen), No. 102, Jalan Pahang, 53000 Kuala Lumpur	
RESERVE PRICE RM 700,000.00	

HONG LEONG ISLAMIC BANK BERHAD



KUALA LUMPUR	9
Type : A CORNER SERVICE APARTMENT UNIT Area : 1,313 sq. ft. Assignor(s) : Li Qun Solicitor : M/S Zahrin Emrad & Sujatih Our Ref : LIYANA/HLBB0554 Unit No. C-28-10, Met 1 Residences, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur	
RESERVE PRICE RM 1,300,000.00	

HONG LEONG ISLAMIC BANK BERHAD



PETALING JAYA	10
Type : A CONDOMINIUM UNIT Area : 1,259 sq. ft. Assignor(s) : Hamidah Binti Abd Ralib Solicitor : M/S YH Teh & Quek Our Ref : FIFAH/HLBB1670 Unit No. D-2016, Block D, Palm Spring @ Damansara, No. 1, Jalan PJU 3/29, Kota Damansara, 47810 Petaling Jaya, Selangor	
RESERVE PRICE RM 430,000.00	



PETALING JAYA	11
Type : A UNIT OF CONDOMINIUM Area : 961 sq. ft. Assignor(s) : Surenthiran A/L Krishnamoorthy Solicitor : M/S Mimirahayu Haniff Heng & Partners Our Ref : LIYANA/HLBB1879 No. B-27-15 (Developer's Parcel No. B-27-15), Verando Residence, Jalan PJS 5/27, PJ Selatan Sentral, 46000 Petaling Jaya, Selangor	
RESERVE PRICE RM 550,000.00	



PETALING JAYA	12
Type : A STUDIO SERVICED APARTMENT Area : 301 sq. ft. Assignor(s) : Yow Wei Sian & Pang Puai Hong Solicitor : M/S Seow & Megat Our Ref : ALIN/HLBB1876 No. A-16-16, Menara A, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor	
RESERVE PRICE RM 200,000.00	



PUCHONG	13
Type : A UNIT OF SERVICED APARTMENT Area : 1,050 sq. ft. Assignor(s) : Lee Guat Leng Solicitor : M/S YH Teh & Quek Our Ref : FIFAH/HLBB0513 Unit No. A-17-13A, SkyLake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor	
RESERVE PRICE RM 320,000.00	

HONG LEONG ISLAMIC BANK BERHAD



PUCHONG	14
Type : A SERVICED APARTMENT UNIT Area : 549 sq. ft. Assignor(s) : Mohd Kamarulzaman Bin Mohd Rosli Solicitor : M/S S.N.Yap & Associates Our Ref : LIYANA/HLBB0557 Unit No. B-14-04, Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor	
RESERVE PRICE RM 250,000.00	

BUMI LOT
HONG LEONG ISLAMIC BANK BERHAD



PUCHONG	15
Type : AN APARTMENT UNIT Area : 787 sq. ft. Assignor(s) : Lu Yap Kam Solicitor : Lai Chay Yeng Our Ref : ALIN/HLBB0556 Unit No. N-02-05, Block N, Pangsapuri Kenanga, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan	
RESERVE PRICE RM 150,000.00	

HONG LEONG ISLAMIC BANK BERHAD

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**www.ehsanauctioneers.com
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**Daniel Ng : 012-264 0446
Jerrick Ong: 011-7276 2243**



SERI KEMBANGAN 16

Type : **A CONDOMINIUM UNIT**
 Area : 998 sq. ft.
 Assignor(s) : Wong Kok Leong
 Solicitor : M/S Mimirahayu Haniff Heng & Partners
 Our Ref : UMI/HLIBB0555
 Unit No. E-12-3A, 12th Floor, Block E, Cloudtree Residence, Jalan Juara, 43300 Seri Kembangan, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 460,000.00**




SETAPAK 17

Type : **AN APARTMENT UNIT**
 Area : 1,184 sq. ft.
 Assignor(s) : Nor Hafiz Bin Ahmad Helimi
 Solicitor : M/S Zailan & Co
 Our Ref : LIYANA/HLIBB0559
 Unit No. A-16-03, Residensi Danau, No. 3, Jalan 5/23E, Taman Danau Kota, Setapak, 53300 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 500,000.00**



SHAH ALAM 18

Type : **A UNIT OF SERVICE APARTMENT**
 Area : 912 sq. ft.
 Assignor(s) : Tham Fong Soon
 Solicitor : M/S Azhar & Wong
 Our Ref : UMI/HLBB1878
 No. B-21-10, Alam Sanjung, Jalan Budiman 22/3, 40300 Shah Alam, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 390,000.00**




SHAH ALAM 19

Type : **A LOW COST APARTMENT UNIT**
 Area : 683.80 sq. ft.
 Assignor(s) : Suresh Kumar A/L Samba Sivam
 Solicitor : M/S Mazlifah & Partners
 Our Ref : ALIN/HLBB1882
 Unit No. 09-01-B3, Blok 3, Pangsapuri Seri Era, Jalan Nagasari 36/2, Desa Latania, Seksyen 36, 40470 Shah Alam, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 140,000.00**




SHAH ALAM 20

Type : **A LOW-COST APARTMENT UNIT**
 Area : 657 sq. ft.
 Assignor(s) : Mohd Shahinie Bin Nahar
 Solicitor : M/S Seow & Megat
 Our Ref : ALIN/HLBB1875
 No. 15-4-19, Blok 15, Pangsapuri Sri Nervillia, No. 4, Jalan Anggerik Nervilla 31/166, Kota Kemuning, Seksyen 31, 40460 Shah Alam, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 175,000.00**



SUBANG JAYA 21

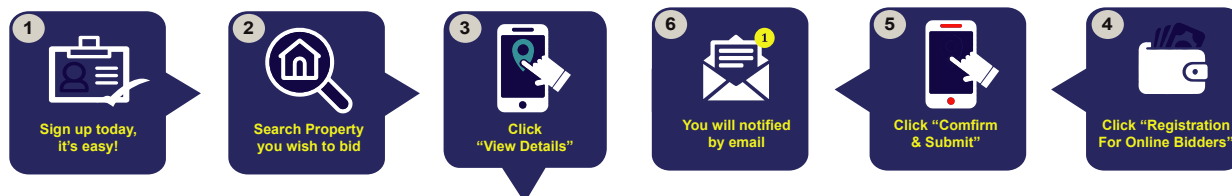
Type : **A STRATIFIED THREE STOREY SEMI DETACHED HOUSE**
 Area : 3,200 sq. ft.
 Assignor(s) : Muhammad Zarif Munir
 Solicitor : M/S YH Teh & Quek
 Our Ref : ALIN/HLIBB0561
 Premises No. 8, Jalan MH 2, Marvelane Homes By The Lake, Putra Heights, 47650 Subang Jaya, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 2,250,000.00**

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.

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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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