

Property Auction Sale



 **EHSAN**
Online
AUCTION

DATE:
TUESDAY
15-7-2025
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 15TH JULY 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

AMPANG1

Type : **A LOW COST FLAT**
Area : 657 sq. ft.
Assignor(s) : Zahid Bin Mat Yasin
Solicitor : M/S Seow & Megat
Our Ref : UMI/HLBB1974
Unit No. B2-05-5, Block 2, Desa Lembah Permai, 68000 Ampang, Selangor

RESERVE PRICE RM 160,000.00

BANTING2

Type : **A UNIT OF SERVICE APARTMENT**
Area : 818 sq. ft.
Assignor(s) : Masliana Binti Ramli
Solicitor : M/S Wan Chin & Co
Our Ref : WAWA/HLBB0617
No. C-19-08, Tower C, Maya Bay Residences, Jalan Cove Sentral 1, Bandar Gamuda Cove, 42700 Banting, Selangor

RESERVE PRICE RM 330,000.00

BALAKONG3

Type : **A 3-BEDROOM APARTMENT UNIT**
Area : 838 sq. ft.
Assignor(s) : Ani Atuz Sahra Binti Abdu Sjakur
Solicitor : M/S S.N.YAP & Associates
Our Ref : LIYANA/HLBB1782
Unit No. A-1-13, Block A, Apartment Desa Ria, Jalan Persiaran Impian, 43300 Balakong, Selangor

RESERVE PRICE RM 290,000.00

BATU CAVES4

Type : **AN APARTMENT UNIT**
Area : 1,107 sq. ft.
Assignor(s) : Jagan Rao A/L Subramaniam
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our Ref : ALIN/HLBB1958
Unit No. A1-G-02, Block A1, Andari Townvillia, Jalan SH 2/1, Selayang Heights, 68100 Batu Caves, Selangor

RESERVE PRICE RM 300,000.00

CYBERJAYA5

Type : **A UNIT OF CONDOMINIUM**
Area : 1,302 sq. ft.
Assignor(s) : Ong Hock Nian & Ong Hock Hwa
Solicitor : M/S Seow & Megat
Our Ref : ALIN/HLBB1972
No. B-03-01, Blok Beryl, Jalan CSR 1, Cristal Serin Residence, Jalan Fauna 1, Cyber 9, 63000 Cyberjaya, Selangor

RESERVE PRICE RM 420,000.00

CHERAS6

Type : **A UNIT OF SERVICE APARTMENT**
Area : 850 sq. ft.
Assignor(s) : Siti Joanni Binti Matlan
Solicitor : M/S S.N.YAP & Associates
Our Ref : WAWA/HLBB0613
No. A-14-7 (Developer's Parcel No. A-13a-7), Blok A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor

RESERVE PRICE RM 420,000.00

CHERAS7

Type : **A SERVICE APARTMENT UNIT**
Area : 1,020 sq. ft.
Assignor(s) : Lim Mei Feng
Solicitor : M/S Zahrin Emrad & Sujaihan
Our Ref : LIYANA/HLBB1969
Unit No. A-18-8, 18th Floor, Block A, Damai Hillpark, Jalan Damai Perdana 6/1f, Bandar Damai Perdana, 56000 Cheras, Selangor

RESERVE PRICE RM 430,000.00

CYBERJAYA8

Type : **AN APARTMENT**
Area : 1,010 sq. ft.
Assignor(s) : Pathiammah @ Fatima Valentina A/P Veeran
Solicitor : M/S Yh Teh & Quek
Our Ref : UMI/HLBB1953
No. 11-24-09, Tower 1, Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor

RESERVE PRICE RM 390,000.00

DENGKIL9

Type : **A SERVICE APARTMENT**
Area : 893 sq. ft.
Assignor(s) : Abdul Malek Bin Kamaruddin
Solicitor : M/S Wan Chin & Co
Our Ref : WAWA/HLBB0616
Unit No. A-33-11, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor

RESERVE PRICE RM 350,000.00

DENGKIL10

Type : **A UNIT OF SERVICE APARTMENT**
Area : 893 sq. ft.
Assignor(s) : Nur Dina Syafiqah Binti Abd Aziz & Mohamad Zaki Bin Sharom
Solicitor : M/S Mimirahayu Haniff Heng & Partners
Our Ref : WAWA/HLBB0626
No. B-13-09, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor

RESERVE PRICE RM 360,000.00

JENJAROM11

Type : **A TOWNHOUSE UNIT**
Area : 927 sq. ft.
Assignor(s) : Tan Wee Lung
Solicitor : M/S Seow & Megat
Our Ref : WAWA/HLBB0625
No. 39B, Jalan SP 4/23, Bandar Saujana Putra, 42610 Jenjarom, Selangor

RESERVE PRICE RM 310,000.00

KAJANG12

Type : **A UNIT OF 3-STOREY TOWNHOUSE**
Area : 2,422 sq. ft.
Assignor(s) : Teh Khai Loon & Lee Jia Xin
Solicitor : M/S Wan Chin & Co
Our Ref : ALIN/HLBB1965
No. 19-2 (Developer's Parcel No. Th3-10-2), Jalan Tropicana Heights 3/3, Tropicana Heights, 43000 Kajang, Selangor

RESERVE PRICE RM 740,000.00

KAJANG13

Type : **A SERVICE APARTMENT UNIT**
Area : 551 sq. ft.
Assignor(s) : Nora Binti Abdul Rahim
Solicitor : M/S Wan Chin & Co
Our Ref : ALIN/HLBB0623
No. C-6-12, Blok C, Mirai Residences (Residensi Meriah), Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor

RESERVE PRICE RM 204,200.00

KAJANG14

Type : **AN APARTMENT**
Area : 797 sq. ft.
Assignor(s) : Muhammad Fiqrie Al-Iznur Bin Adnan
Solicitor : M/S Seow & Megat
Our Ref : WAWA/HLBB0607
Unit No. 09-31, Pangsapuri Selangorku Sena, Jalan Kiara, Sungai Long, 43000 Kajang, Selangor

RESERVE PRICE RM 162,000.00

KAJANG15

Type : **AN APARTMENT UNIT**
Area : 1,045 sq. ft.
Assignor(s) : Muhammad Frizal Bin Abdul Razak @ Saidun
Solicitor : M/S Wan Chin & Co
Our Ref : ALIN/HLBB0620
Unit No. B-10-14, Block B, Residensi Adelia 2, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor

RESERVE PRICE RM 310,000.00

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**



KEPONG 16

Type : **A CONDOMINIUM UNIT**
 Area : 1,300 sq. ft.
 Assignor(s) : Yap Chin Hock & Phun Yoon Hoon
 Solicitor : M/S Amin-Tan & Co
 Our Ref : WAWA/HLBB1859
 Unit No. F-20-01, Residensi Henge, No. 9, Jalan Metro Perdana Barat, Taman Metropolitan, Kepong, 52100 Kuala Lumpur

RESERVE PRICE RM 630,000.00



KUALA LUMPUR 17

Type : **A 3-BEDROOM CONDOMINIUM**
 Area : 1,448 sq. ft.
 Assignor(s) : Gunasegaran A/L Ramu & Loganathan A/L Muniandy
 Solicitor : M/S Amin-Tan & Co
 Our Ref : WAWA/HLBB1554
 Unit No. 5-15-2, Block 5, Bukit OUG Condominium, Jalan 3A/155, 58200 Kuala Lumpur

RESERVE PRICE RM 390,000.00



KUALA LUMPUR 18

Type : **A SERVICE APARTMENT**
 Area : 744 sq. ft.
 Assignor(s) : Chan Kam Sang
 Solicitor : M/S Amin-Tan & Co
 Our Ref : LIYANA/HLBB1957
 Unit No. 27-5, Residensi Sultan Ismail (On Site Known As Vortex Suite & Residences @ Klcc), No. 12, Jalan Sultan Ismail, 50250 Kuala Lumpur

RESERVE PRICE RM 700,000.00



KUALA LUMPUR 19

Type : **A SERVICED APARTMENT UNIT**
 Area : 862 sq. ft.
 Assignor(s) : Shoban A/L Sasanggun & Letchumy Dewi A/P Perumal
 Solicitor : M/S Amin-Tan & Co
 Our Ref : LIYANA/HLBB1807
 Unit No. 19-13, Residensi Legasi, No. 26, Jalan 1/142, Off Jalan Kuching, 51200 Kuala Lumpur

RESERVE PRICE RM 460,000.00



SALAK SELATAN 20

Type : **A SERVICE APARTMENT**
 Area : 657 sq. ft.
 Assignor(s) : Chong Hon Pun
 Solicitor : M/S Amin-Tan & Co
 Our Ref : LIYANA/HLBB1962
 Unit No. A-26-05, Block A, Residensi Kenwingston Petaling, No. 368, Lebuhraya Besraya, Salak Selatan, 57000 Kuala Lumpur.

RESERVE PRICE RM 410,000.00



KUALA LUMPUR 21

Type : **A CONDOMINIUM UNIT**
 Area : 1,912 sq. ft.
 Assignor(s) : Liow Wei Siong
 Solicitor : M/S Zailan & Co
 Our Ref : ALIN/HLBB1959
 No. A-12-6, The Park Residence 1, No. 2A, Jalan 1/112h, Bangsar South, Off Jalan Kerinchi, 59200 Kuala Lumpur

RESERVE PRICE RM 1,150,000.00



KUALA LUMPUR 22

Type : **A 3+1 CONDOMINIUM UNIT**
 Area : 1,711 sq. ft.
 Assignor(s) : Jerome Chou Chin Ming
 Solicitor : M/S Gregory, Yusran & Associates
 Our Ref : LIYANA/HLBB1956
 No. B-17-03, Tower B, 28 Dutamas Condominium, Jalan Dutamas Raya, 51200 Kuala Lumpur

RESERVE PRICE RM 890,000.00



CHERAS 23

Type : **A SERVICE APARTMENT**
 Area : 850 sq. ft.
 Assignor(s) : Chal Wai Kin
 Solicitor : M/S Zailan & Co
 Our Ref : ALIN/HLBB1960
 No. B-39-12, Residensi M Vertika, No. 555, Batu 2 1/2, Jalan Cheras, 56000 Kuala Lumpur

RESERVE PRICE RM 460,000.00



KUALA LUMPUR 24

Type : **A SERVICE APARTMENT**
 Area : 1,184 sq. ft.
 Assignor(s) : Law Chin Fee
 Solicitor : M/S Zailan & Co
 Our Ref : LIYANA/HLBB1968
 No. C-42-09, 42nd Floor, Block C, 28 Boulevard, Jalan Perdana 3/10, Pandan Perdana, 55300 Kuala Lumpur

RESERVE PRICE RM 670,000.00



KUALA LUMPUR 25

Type : **A SERVICE APARTMENT**
 Area : 620 sq. ft.
 Assignor(s) : Ko Chun Lok
 Solicitor : M/S Ho, Loke & Koh
 Our Ref : WAWA/HLBB0600
 Unit No. 37-01, Royce Residence (Also Known As Menara 8), Jalan Yap Kwan Seng, 50450 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 850,500.00



KUALA LUMPUR 26

Type : **AN INTERMEDIATE 1-BEDROOM SERVICE APARTMENT**
 Area : 657 sq. ft.
 Assignor(s) : Chua Guat Hong & Kwong Wah Sing
 Solicitor : M/S CH Yeap Maluda
 Our Ref : WAWA/HLBB1975
 No. 8-05, Amaya Maluri, No. 2, Jalan Jejaka 2, Taman Maluri, 55100 Kuala Lumpur

RESERVE PRICE RM 430,000.00



PETALING JAYA 27

Type : **AN APARTMENT UNIT**
 Area : 859.29 sq. ft.
 Assignor(s) : Idasumyati Binti Sama'in & Faizul Rizal Bin Ahmad
 Solicitor : M/S S.N.YAP & Associates
 Our Ref : ALIN/HLBB0618
 Unit No. 113, Block B, Pangsapuri Palma Perak, No. 11, Jalan Cecawi 6/6, Seksyen 6, Kota Damansara, 47810 Petaling Jaya, Selangor

BUMI LOT

HONG LEONG ISLAMIC BANK BERHAD

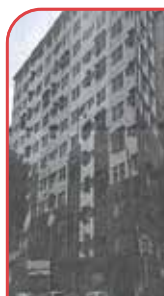
RESERVE PRICE RM 310,000.00



PETALING JAYA 28

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

RESERVE PRICE RM 160,000.00



PETALING JAYA 29

Type : **A LOW COST FLAT**
 Area : 652 sq. ft.
 Assignor(s) : Azmin Bin Mohamad & Zawiah Binti Ibrahim
 Solicitor : M/S Seow & Megat Ghazali
 Our Ref : UMI/HLBB1973
 Unit No. B8-03-22, Block 8, Desa Mentari, Jalan PJS 5/4A, 46000 Petaling Jaya, Selangor

BUMI LOT

RESERVE PRICE RM 170,000.00



PETALING JAYA 30

Type : **A CONDOMINIUM UNIT**
 Area : 106.19 sq. ft.
 Assignor(s) : Thanaletchumy A/P Arumugam & Tiba Rao A/L Latchimanan
 Solicitor : M/S S.N.YAP & Associates
 Our Ref : WAWA/HLBB1766
 Unit No. B-18-5, Residency @ Park 51, Jalan 51A/241, Seksyen 51A, 46100 Petaling Jaya, Selangor

RESERVE PRICE RM 480,000.00



PETALING JAYA 31

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 420,000.00



KUALA LUMPUR 32

Type : **A SERVICED APARTMENT UNIT**
 Area : 732 sq. ft.
 Assignor(s) : Noor Ismardiana Binti Ghazali
 Solicitor : M/S Wan Chin & Co
 Our Ref : ALIN/HLBB0619
 No. A-16-09, Menara Vista Petaling, No. 137, Jalan Puchong, 58200 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 520,000.00



PUCHONG 33

Type : **AN APARTMENT**
 Area : 1,022 sq. ft.
 Assignor(s) : Mohamad Fadzli Bin Kamarulzaman & Siti Sri Azreen Binti Abdul Hamid
 Solicitor : M/S S.N.YAP & Associates
 Our Ref : UMI/HLBB0622
 No. A-16-12, Pangsapuri Idaman BSP, Jalan SP 11/1, Bandar Saujana Putra, 47130 Puchong, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 270,000.00



PUCHONG 34

Type : **AN INTERMEDIATE STRATIFIED 2-STOREY TERRACED HOUSE**
 Area : 1,808 sq. ft.
 Assignor(s) : Melvin Lim Weng Choon & Yap Ellee See
 Solicitor : M/S S.N.YAP & Associates
 Our Ref : WAWA/HLBB1963
 No. 16, Andana Villa (Andana @ D'alpinia), Jalan D'Alpinia Utama, Taman D'Alpinia, 47120 Puchong, Selangor

RESERVE PRICE RM 1,000,000.00



SEGAMPUT 35

Type : **A SERVICE APARTMENT**
 Area : 911 sq. ft.
 Assignor(s) : Lee Yong Sheng
 Solicitor : M/S Amin-Tan & Co
 Our Ref : LIYANA/HLBB1961
 Unit No. B-26-12, Tower B, Residensi Riana Dutamas 2, No. 352, Jalan Segambut, Segambut, 51200 Kuala Lumpur

RESERVE PRICE RM 550,000.00



KUALA LUMPUR 36

Type : **A SERVICED APARTMENT UNIT**
 Area : 975 sq. ft.
 Assignor(s) : Ng Xiong Yik
 Solicitor : M/S Seow & Megat
 Our Ref : ALIN/HLBB1786
 Unit No. A-09-05, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, Selayang, 68100 Kuala Lumpur

RESERVE PRICE RM 450,000.00



SEMENYIH 37

Type : **AN APARTMENT UNIT**
 Area : 818 sq. ft.
 Assignor(s) : Aina Mardiyah@Siti Balkis Binti Mohamad
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : UMI/HLBB0398
 Unit No. 12-03, Residensi Aman, Jalan Dana Permai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 320,000.00



SEMENYIH 38

Type : **AN INTERMEDIATE 3-BEDROOM APARTMENT**
 Area : 1,022 sq. ft.
 Assignor(s) : Noor Fatim Amirah Binti Abd Rahman
 Solicitor : M/S Wan Chin & Co
 Our Ref : WAWA/HLBB0615
 No. G-13-12, Pangsapuri Idaman Abadi 2, Persiaran Tropicana Heights 3a, Tropicana Height, 43500 Semenyih, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 290,000.00



SEMENYIH 39

Type : **A STRATIFIED DOUBLE-STOREY CORNER TERRACED HOUSE**
 Area : 2,917 sq. ft.
 Assignor(s) : Ang Geak Lin
 Solicitor : M/S Yh Teh, & Quek
 Our Ref : UMI/HLBB1955
 Unit No. 47, Jalan ECO Majestic 8/1A, ECO Majestic, 43500 Semenyih, Selangor

RESERVE PRICE RM 1,100,000.00



SEMENYIH 40

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

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 330,000.00



SEPANG 41

Type : **AN APARTMENT UNIT**
 Area : 893 sq. ft.
 Assignor(s) : Muhammad Anawang Bin Che Ismail
 Solicitor : M/S Wan Chin & Co
 Our Ref : ALIN/HLBB0621
 No. A-07-02, Blok A, Seri Warisan @ Selangorku, Jalan Wb 7/1, Taman Warisan Bestari, 43900 Sepang, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 270,000.00



SERI KEMBANGAN 42

Type : **A UNIT OF SERVICED APARTMENT**
 Area : 893 sq. ft.
 Assignor(s) : Ang Boon Fong
 Solicitor : M/S S.N.YAP & Associates
 Our Ref : UMI/HLBB1966
 No. C-25-08, Tower C, Residensi Equine, Jalan Equine, Taman Equine, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

RESERVE PRICE RM 500,000.00



SERI KEMBANGAN 43

Type : **A UNIT APARTMENT**
 Area : 915 sq. ft.
 Assignor(s) : Rizahudin Bin Amiruddin & Azizah Binti Abd Aziz
 Solicitor : M/S Yh Teh, & Quek
 Our Ref : UMI/HLBB1954
 Unit No. A-02-02, Pangsapuri Villa Pavillion, (Jalan PBS 14/2), Taman Bukit Serdang, Seksyen 13, 43300 Seri Kembangan, Selangor

RESERVE PRICE RM 270,000.00



SHAH ALAM 44

Type : **A UNIT OF LOW COST APARTMENT**
 Area : 665 sq. ft.
 Assignor(s) : Mohamad Zawawi Bin Jusoh
 Solicitor : M/S S.N.YAP & Associates
 Our Ref : UMI/HLBB0480
 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 45

Type : **AN APARTMENT UNIT**
 Area : 830 sq. ft.
 Assignor(s) : Nor Afidah Binti Aziz & Khairulnani Bin Mat Zin
 Solicitor : M/S Yh Teh, & Quek
 Our Ref : UMI/HLBB0611
 Unit No. 05-10-10, Pangsapuri Seri Intan, Jalan Setia Gemilang U13/45C, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 300,000.00



SHAH ALAM 46

Type : **A UNIT OF CONDOMINIUM**
 Area : 94.11 sq. m.
 Assignor(s) : Ganesan A/L Appachi & Vasantha Valli A/P Vamban
 Solicitor : M/S S.N.YAP & Associates
 Our Ref : LIYANA/HLBB1967
 No. 3A-5-01 (Developer's Parcel No. 3a-5-01), Pangsapuri Puri Ayu, No. 50, Jalan Jubli Perak 22/1, Seksyen 22, 40300 Shah Alam, Selangor

RESERVE PRICE RM 340,000.00



SHAH ALAM 47

Type : **A UNIT OF APARTMENT**
 Area : 750 sq. ft.
 Assignor(s) : Halim Bin Alwi
 Solicitor : M/S S.N.YAP & Associates
 Our Ref : WAWA/HLBB0614
 No. 27-04-02 (2-4-27) (Developer's Parcel No. 02), Pangsapuri Kembangan, Jalan Metarasa U16/3, Taman Bukit Subang, Seksyen U16, Shah Alam, 40160 Shah Alam, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 270,000.00



SHAH ALAM 48

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 430,000.00



SUBANG JAYA 49

Type : **A 1-BEDROOM SERVICED APARTMENT**
 Area : 678 sq. ft.
 Assignor(s) : Lee Meng Yok
 Solicitor : M/S S.N.YAP & Associates
 Our Ref : LIYANA/HLBB1970
 No. A19-01, USJ One, Jalan Persiaran Subang Permai, USJ 1, 47500 Subang Jaya, Selangor

RESERVE PRICE RM 410,000.00



SUNGAI BESI 50

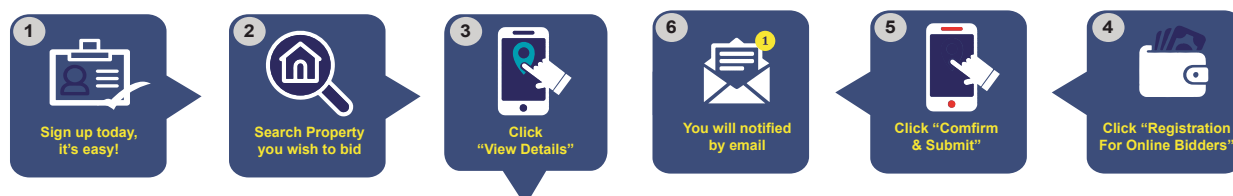
Type : **A 3-STORY MID TERRACED HOUSE**
 Area : 1,501sq. ft.
 Assignor(s) : K Thanasekharan A/L Korakki Chettiar & Thanasekaran Kumarasuri
 Solicitor : M/S Amin-Tan & Co
 Our Ref : UMI/HLBB1709
 Unit No. 12, Jalan Tasik 5, Lake Fields, Taman Tasik Damai, Sungai Besi, 57000 Kuala Lumpur

RESERVE PRICE RM 1,000,000.00

CALLLED OFF

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?



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.



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

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

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