

Property Auction Sale



EHSAN
Online
AUCTION

DATE: WEDNESDAY
15-04-2026
TIME: 11.00 A.M.



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at www.ehsanauctioneers.com
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3. Click "View Details"
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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 WEDNESDAY, THE 15TH APRIL 2026, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



BANTING		1
Type	: A Unit Of Serviced Apartment	
Area	: 495.49 sq. ft.	
Assignor(s)	: Lim Poh Cheng	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: LIYANA/HLBB0692	
No. A3-7-39 (No. 3755), Blok A3, Morib Gold Coast, Morib, 42700 Banting, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 54,000.00	

CALLED
OFF



CYBERJAYA		3
Type	: A Service Apartment Unit	
Area	: 935 sq. ft.	
Assignor(s)	: Leong Poh Seng	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: LIYANA/HLBB2121	
Unit No. J-12-13, Block J, Mutiara Ville, Cyber 11, 63000 Cyberjaya, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 288,000.00	



DENGKIL		4
Type	: A Unit Of Apartment	
Area	: 1,022 sq. ft.	
Assignor(s)	: Nazman Ramadan Bin Nazy	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB2001	
No. B-18-17, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan		
BUMI LOT		
RESERVE PRICE	RM 243,000.00	



IPOH		5
Type	: A 3-Bedroom Apartment	
Area	: 958 sq. ft.	
Assignor(s)	: Mohd Asmario Bin Ahmad	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: WAWA/HLBB0705	
No. 8-1, Pangsapuri Prima Kepadang, Persiaran Galeri Kepadang 2, 31400 Ipoh, Perak		
BUMI LOT		
RESERVE PRICE	RM 252,000.00	




KAJANG		6
Type	: An Apartment Unit	
Area	: 1,045sq. ft.	
Assignor(s)	: Mohamad Afiq Bin Munir	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB0703	
Unit No. B-13-06, Block B, Residensi Adelia 4, Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor		
BUMI LOT		
RESERVE PRICE	RM 297,000.00	



KLANG		7
Type	: A Unit Of Low Cost Apartment	
Area	: 653 sq. ft.	
Assignor(s)	: Saw Kian Peu	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: WAWA/HLBB2050	
No. L-5-2A, Pangsapuri Palma, Jalan Palma Raja 3/KS6, Bandar Botanik, 41200 Klang, Selangor Darul Ehsan		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 94,800.00	



KLANG		8
Type	: A Service Apartment	
Area	: 1,044 sq. ft.	
Assignor(s)	: Tong Zhou Logistics Sdn Bhd	
Solicitor	: Farhan Taher & M.A Taher	
Our Ref	: WAWA/HLBB2116	
Unit No. A-18-03, 18th Floor, Block A, Impiria Residensi, Lorong Batu Nilam 16A/KS06, Bandar Bukit Tinggi 2, 41200 Klang, Selangor Darul Ehsan		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 495,000.00	



KOTA KINABALU		9
Type	: A Residential Apartment Unit (Intermediate Unit)	
Area	: 791 sq. ft.	
Assignor(s)	: Yong Shaw Jian & Ling Su Lay	
Solicitor	: M/S Shelley Yap	
Our Ref	: LIYANA/HLBB2124	
Unit No. D2, Block LM8, Third Floor, Ramin Apartments (DBKK No. 3-3-2, Block Ramin 8, Lorong Putera 27), Putera Jaya, Telipok, Off Km 21, Jalan Tuaran, 88450 Kota Kinabalu		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 129,600.00	



KOTA KINABALU		10
Type	: Eight Floor Condominium (Corner)	
Area	: 1,382 sq. ft.	
Assignor(s)	: Wong Lee Ping @ Wong Chlun Lee	
Solicitor	: M/S Alex Pang & Co	
Our Ref	: WAWA/HLBB2119	
Lot No. 13A (DBKK No. 8-13A), 8th Floor, Type B1a (Corner), Kondominium Satu Jesselton, Jalan Banjaran, Kepayan, 88200 Kota Kinabalu.		
BUMI LOT		
RESERVE PRICE	RM 801,000.00	



KUALA LUMPUR		11
Type	: A Serviced Apartment Unit	
Area	: 650 sq. ft.	
Assignor(s)	: Farhan Taher & M.A Taher	
Solicitor	: M/S Jeff Leong, Poon & Wong	
Our Ref	: LIYANA/HLBB2078	
Unit No. N-21-03, North Tower, Swiss Garden Residences, No. 2A, Jalan Galloway, 50150 Kuala Lumpur		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 405,000.00	



KUCHING		12
Type	: An Apartment Unit	
Area	: 495 sq. ft.	
Assignor(s)	: Jong Kian Boo	
Solicitor	: M/S Kadir Wong Lin & Co Advocates	
Our Ref	: LIYANA/HLBB2125	
Unit No. A12-04-02, Third Floor, Block A12, RPR Matang Malihah III, Off Jalan Matang-Batu Kawa, 93050 Kuching		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 46,000.00	

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



KUCHING 13

Type : **A 3-Bedroom Apartment**
 Area : 703 sq. ft.
 Assignor(s) : Wong Bing Kieng
 Solicitor : M/S David Allan St Advocates
 Our Ref : LIYANA/HLBB0704
 Unit No. J-1460-4-188, Level 4, Block J3, Samajaya Apartment, Off Jalan Usahajaya, 93350 Kuching, Sarawak

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 189,600.00**



PELABUHAN KILANG 14

Type : **A Double-Storey Intermediate Terrace House**
 Area : 1,540 sq. ft.
 Assignor(s) : Muniandy A/L Subramaniam Sugumary A/P Muniandy & Aranthanayagi A/P Muniandy
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : WAWA/HLBB2122
 No. 41, Jalan Sungai Sama Gagah 21, Taman Telok Gedong Indah, 42000 Pelabuhan Klang, Selangor Darul Ehsan.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 364,500.00**



PETALING JAYA 15

Type : **A Shop Office Unit**
 Area : 1,776 sq. ft.
 Assignor(s) : Panirselvam A/L Raman @ Ramasamy
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : LIYANA/HLBB1779
 Unit No. PS-G-9, Block Pelangi Sentral, Pelangi Damansara, Persiaran Surian, 47800 Petaling Jaya, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 801,900.00**




PETALING JAYA 16

Type : **A Unit Of Apartment**
 Area : 600 sq. ft.
 Assignor(s) : Ardi Bakhtiar Bin Yahaya
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB2120
 No. 3A07, Blok B, (Damai Apartment), No. 1A, Jalan PJS 8/9, 46000 Petaling Jaya Selatan, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 129,600.00**



PETALING JAYA 17

Type : **A Flat Unit**
 Area : 657 sq. ft.
 Assignor(s) : Abdullah Bin Che Hashim
 Solicitor : M/S YH Teh & Quek
 Our Ref : WAWA/HLBB2118
 Unit No. B-10-15-30, Block 10, Desa Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 116,700.00**



PUCHONG 18

Type : **A Low Cost Flat**
 Area : 678 sq. ft.
 Assignor(s) : Ambalavanan A/L Ramasamy
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB2103
 Unit No. A-10-20, Block A, Pangsapuri Erogang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 144,000.00**



PUCHONG 19

Type : **A Service Apartment Unit**
 Area : 1,098 sq. ft.
 Assignor(s) : Hasmarul Hazizi Bin Abu Hasan
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB0689
 Unit No. C-13-07, Block C, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor Darul Ehsan.

BUMI LOT
 HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 333,000.00**



PUCHONG 20

Type : **A Serviced Apartment Unit**
 Area : 786 sq. ft.
 Assignor(s) : Nurfaizah Binti Che' Amran Aslinda Binti Mat Saman
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB0699
 Unit No. A-18-03, Block A, Mira At Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor Darul Ehsan.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 324,000.00**

CALLLED OFF



PUCHONG 22

Type : **A Unit Of Low Cost Flat**
 Area : 720 sq. ft.
 Assignor(s) : Hasliza Binti Jusoh
 Solicitor : M/S YH Teh & Quek
 Our Ref : WAWA/HLBB2117
 No. A5-13, Jalan TK 5/26, Taman Mawar, 13KM, 47190 Puchong, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 135,000.00**



SERI KEMBANGAN 23

Type : **A Unit Of Serviced Apartment**
 Area : 850 sq. ft.
 Assignor(s) : Zazila Binti Zamaludin & Mohd Adino Bin Komarudin
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB0688
 Unit No. A-20-17, Blok A, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 306,000.00**



SERI KEMBANGAN 24

Type : **A Unit Od Serviced Apartment**
 Area : 800 sq. ft.
 Assignor(s) : Mohd Syazali Bin Mokhtar & Anisah Binti Abdul Talib
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB0687
 Unit No. A-7-10, Blok A, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 288,000.00**



SERI KEMBANGAN 25

Type : **A Stratified Three (3) Storey Terraced Shop-Office**
 Area : 1,400sq. ft.
 Assignor(s) : Siti Noorul Ainee Binti Mohd Yusoff
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : LIYANA/HLBB0702
 No(s). B-6-G, B-6-1 & B-6-2, Blok B, Putra Walk, Jalan PP 25, Taman Pinggiran Putra, Seksyen 2, Bandar Pinggiran Putra, 43300 Seri Kembangan Selangor Darul Ehsan

BUMI LOT
 HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 1,170,000.00**



SERI KEMBANGAN 26

Type : **A Service Apartment Unit**
 Area : 800 sq. ft.
 Assignor(s) : Herlina Binti Herman
 Solicitor : M/S Azhar & Wong
 Our Ref : LIANA/HLBB0701
 Unit No. A-5-11, Blok A, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 288,000.00**



SHAH ALAM 27

Type : **A Unit Of Stratified Office**
 Area : 367 sq. ft.
 Assignor(s) : Effendi Bin Abdullah
 Solicitor : M/S Mimirahayu Haniff Heng & Partners
 Our Ref : WAWA/HLBB2072
 No. 52A, Tingkat 1, Blok 4, Pusat Perniagaan Worldwide, Jalan Karate 13/47, Seksyen 13, 40100 Shah Alam, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 64,800.00**



WANGSA MAJU 28

Type : **An Apartment Unit**
 Area : 1,518 sq. ft.
 Assignor(s) : Muhammad Moniruzzaman & Rezwana Karim Khan
 Solicitor : M/S Zailan & Co
 Our Ref : WAWA/HLBB0706
 Unit No. B-15-3, Residensi Infinity 3, Jalan Seri Wangsa 2, Wangsa Maju, 53300 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 657,000.00**



KUALA LUMPUR 29

Type : **A Serviced Apartment Unit**
 Area : 950 sq. ft.
 Assignor(s) : Priya A/P Ramachandran
 Solicitor : M/S Zahrin Emrad & Sujaiyah
 Our Ref : WAWA/HLBB2128
 Unit No. E1-28-3, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 380,000.00**



BATU CAVES 30

Type : **A Shop Unit**
 Area : 695.46 sq. ft.
 Assignor(s) : Wong Mee Lan & Yap Wai Sam
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : WAWA/HLBB2127
 Unit No. B/21 (B-G-21), Selayang Centre Point, Jalan 19A, Selayang Baru, 68100 Batu Caves, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 280,000.00**



SERI KEMBANGAN 31

Type : A Unit Of Serviced Apartment
 Area : 800.00 sq. ft.
 Assignor(s) : Nur Hidayat Bin Salehuddin
 Solicitor : M/S Azhar & Wong
 Our Ref : WAWA/HLBB0707
 No. B-4-09, Blok B, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 320,000.00**



KUALA LUMPUR 32

Type : A Single Storey Mid Terraced House.
 Area : 1,499 sq. ft.
 Assignor(s) : Lee King Heng
 Solicitor : M/S Azhar & Wong
 Our Ref : WAWA/HLBB2126
 Premises No. 323, Jalan E4, Taman Melawati, 53100 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 500,000.00**



SETAPAK 33

Type : An Intermediate 2-Bedroom Low-Cost Flat
 Area : 560 sq. ft.
 Assignor(s) : Chong Son Chai & Lee Kwee Lin
 Solicitor : M/S Zailan & Co
 Our Ref : LIYANA/HLBB2129
 No. 2-4-26, Jalan Prima Setapak 7, Prima Setapak, Off Jalan Genting Klang, Setapak, 53300 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 150,000.00**



SETAPAK 34

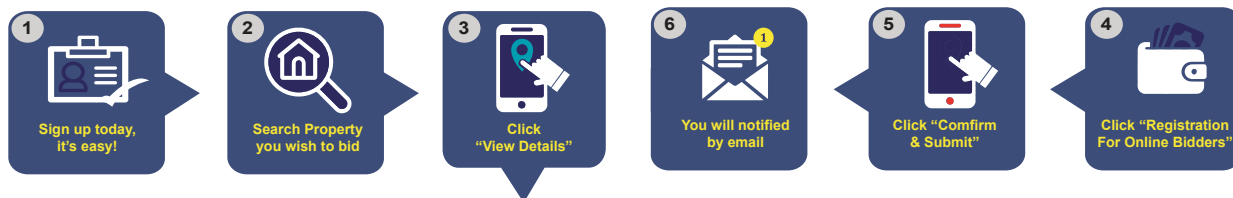
Type : A Serviced Apartment Unit
 Area : 657 sq. ft.
 Assignor(s) : Adib Nafie Bin Ahmad Yunus
 Solicitor : M/S Zailan & Co
 Our Ref : LIYANA/HLBB0708
 Unit No. A-13-03A, Residensi M Centura, No. 17, Jalan Sentul Perdana, Setapak, 51000 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 340,000.00**

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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5. Click “Confirm & Submit” and you are done!

You will be notified once your registration has been approved.

