

# Property Auction Sale



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

**DATE:**  
**TUESDAY**  
**5-8-2025**  
**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 TUESDAY, THE 5TH 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>PETALING JAYA 1</b> Type : <b>A Low Cost Flat Unit</b> Area : 656.60 sq. ft. Assignor(s) : Rosniah Binti Hamzah Solicitor : M/S SN Yap & Associates Our Ref : LIYANA/HLBB1210 Unit No. B10-11-07, Blok 10, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor <b>RESERVE PRICE RM 129,600.00</b>
	<b>SEMENYIH 2</b> Type : <b>An Apartment Unit</b> Area : 818 sq. ft. Assignor(s) : Aina Mardiyah@Siti Balkis Binti Mohamad Solicitor : M/S Manjit Singh Sachdev, Mohamad Radzi & Partners Our Ref : LIYANA/HLBB0398 Unit No. 12-03, Resideni Aman, Jalan Dana Permai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 234,000.00</b>
	<b>PETALING JAYA 3</b> Type : <b>A Unit Of Condominium</b> 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 <b>RESERVE PRICE RM 340,200.00</b>
	<b>PUCHONG 4</b> Type : <b>An Apartment</b> 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 : WAWA/HLBB0622 No. A-16-12, Pangsapuri Idaman BSP, Jalan SP 11/1, Bandar Saujana Putra, 47130 Puchong, Selangor <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 218,700.00</b>
	<b>SEMENYIH 5</b> Type : <b>A 3-Bedroom Service Apartment</b> Area : 1,076 sq. ft. Assignor(s) : Nabilal Shaari Bin Nahrowi & Nur Aisyah Bte Abdul Aziz Solicitor : M/S Seow & Megat Our Ref : WAWA/HLBB0624 No. 17-13A, Simfoni 1, Jalan 3/20, Taman Anggerik Perdana, 43500 Semenyih, Selangor <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 267,300.00</b>
	<b>SHAH ALAM 6</b> Type : <b>A Service Apartment Unit</b> 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 <b>RESERVE PRICE RM 348,300.00</b>
	<b>KUALA LUMPUR 7</b> Type : <b>An Intermediate 1-Bedroom Service Apartment</b> Area : 657 sq. ft. Assignor(s) : Chua Guat Hong & Kwong Wah Sing Solicitor : M/S Ch Yeap Maluda Cheh Our Ref : LIYANA/HLBB1975 No. 8-05, Amaya Maluri, No. 2, Jalan Jejaka 2, Taman Maluri, 55100 Kuala Lumpur <b>RESERVE PRICE RM 348,300.00</b>

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

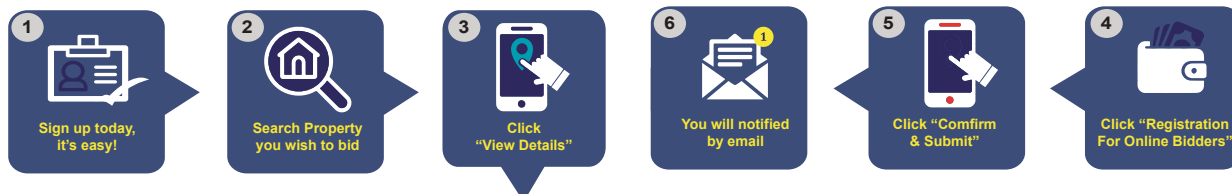
**[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**  
**03 2161 6649 / 010 2161 147**

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

**Daniel Ng : 012-264 0446**  
**Jerrick Ong: 011-7276 2243**

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.

## 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](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.



## 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.

## "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](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**