

Property Auction Sale



 **EHSAN**
Online
AUCTION

DATE: TUESDAY
9-12-2025
TIME: 11.30 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

 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 TUESDAY, THE 9TH DECEMBER 2025, AT 11.30 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



CYBERJAYA **1**

Type : **A Corner Office Unit**
Area : 1,760 sq. ft.
Assignor(s) : Kontrek Mesra Holding Sdn Bhd
Solicitor : M/S Wan Chin & Co
Our Ref : UMI/HLBB1809
Unit No. T5-16-10, Tower 5, Sky Park @ Cyberjaya, Jalan Teknokrat 1, Cyber 3, 63000 Cyberjaya, Selangor Darul Ehsan


RESERVE PRICE RM 502,000.00



KAJANG **2**

Type : **An Apartment Unit**
Area : 1,082 sq. ft.
Assignor(s) : Mohamad Amin Bin Abd Aziz
Solicitor : M/S Wan Chin & Co
Our Ref : UMI/HLBB0651
Unit No. A-15-10, Block A, Residensi Adelia, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor

RESERVE PRICE RM 259,200.00



RAWANG **3**

Type : **A Service Apartment Unit**
Area : 694 sq. ft.
Assignor(s) : Loga Raja A/L Raveendran & Saravanah Devee A/P Sohodivo
Solicitor : M/S Azhar & Wong
Our Ref : UMI/HLBB2021
Unit No. 1-2-7-B, Block 1, Jalan Rawang Mutiara 1, Taman Rawang Mutiara, 48000 Rawang, Selangor Darul Ehsan

RESERVE PRICE RM 113,400.00



SHAH ALAM **4**

Type : **An End-Unit Retail Lot**
Area : 1,607 sq. ft.
Assignor(s) : Platimage Properties Sdn Bhd
Solicitor : M/S S.N. Yap & Associates
Our Ref : UMI/HLBB1082
Unit No. L3-08, Pusat Komersial Arena Bintang, Jalan No. 3, Zuhail U5/179, Seksyen U5, 40150 Shah Alam, Selangor

RESERVE PRICE RM 114,700.00



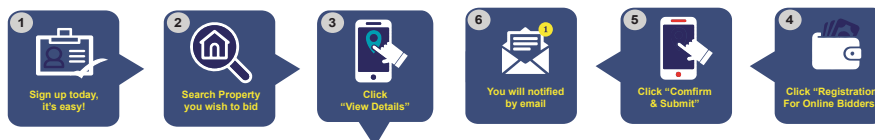
ALOR GAJAH **4**

Type : **A 3-Bedroom Apartment**
Area : 1,050 sq. ft.
Assignor(s) : Nur Hana Falisha Tan Abdullah
Solicitor : M/S Thomas Ong Leong & Associates
Our Ref : UMI/HLBB2045
B-3-13A, Pangsapuri Blok B, Residensi Pr1Ma A' Famosa, 78000 Alor Gajah, Melaka

RESERVE PRICE RM 129,600.00

All intending bidders are required to deposit with Ehsan Auctioneers Sdn. Bhd. ("the Auctioneer") a sum equivalent to 5% 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 5% 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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"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.

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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