

Property Auction Sale



 **EHSAN
Online
AUCTION**

**DATE: THURSDAY
18-12-2025
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
 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 THURSDAY, THE 18TH DECEMBER 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 Apartment	
Area	: 650 sq. ft.	
Assignor(s)	: Mogana Vaney A/P Naraju @ Nadaraja & Krishnan Veney A/P Ramiah	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: NINA/HLBB2048	
No. 07-18, Mesra Ria, Jalan Ikan Emas, Taman Pandan Mesra, 68000 Ampang, Selangor Darul Ehsan		
RESERVE PRICE	RM 180,000.00	



AMPANG		2
Type	: A Low Cost Flat Unit	
Area	: 650 sq. ft.	
Assignor(s)	: Borhan @ Othman Bin Ismail & Mohamad Shah Rizan Bin Shaharudin	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: UMI/HLBB2057	
Unit No. 15-21, Blok A, Pangsapuri Taman Industri Lembah Jaya, Off Jalan Lembah Jaya, 68000 Ampang, Selangor		
RESERVE PRICE	RM 170,000.00	



BATU CAVES		3
Type	: A Corner 3-Bedroom Low-Cost Walk-Up Apartment	
Area	: 657 sq. ft.	
Assignor(s)	: Saipul Bin Maddae & Marwiyah Binti Marhom	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: NINA/HLBB2051	
No. B-4-1, Block B, Jalan Sejai 2C, Taman Selayang Sejai, 68100 Batu Caves,		
RESERVE PRICE	RM 140,000.00	



BATU CAVES		4
Type	: An Apartment Unit	
Area	: 870 sq. ft.	
Assignor(s)	: Arivalagan A/L Nagaraja & Nagaraja A/L Gopal	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: UMI/HLBB0662	
Unit No. A-13A-07, Lakeview Apartment, Taman Jasa Perwira, Off Jalan Sungai Tua 9 1/2, 68100 Batu Caves, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 280,000.00	



JOHOR BAHRU		5
Type	: A Low-Cost Walk -Up Flat	
Area	: 601.18 sq. ft.	
Assignor(s)	: Ravi A/L Suppiah	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: NINA/HLBB2047	
No. #02-02, Block 7, Jalan Desa Kempas 2, Taman Desa Kempas, 81200 Johor Bahru, Johor Darul Takzim		
RESERVE PRICE	RM 85,400.00	



JOHOR BAHRU		6
Type	: A Low-Cost Walk Up Flat	
Area	: 601.18 sq. ft.	
Assignor(s)	: Yeh Heng Seng	
Solicitor	: M/S Mimirahayu Haniff Heng & Partners	
Our Ref	: NINA/HLBB2046	
No. #04-03, Block 3, Jalan Desa Kempas 2, Taman Desa Kempas 81200 Johor Bahru, Johor Darul Takzim		
RESERVE PRICE	RM 78,800.00	



KAJANG		7
Type	: A Low Medium Cost Apartment Unit	
Area	: 1,053 sq. ft.	
Assignor(s)	: Nursyafiqah Binti Shahfary & Kenneth Kery Anak Bugi	
Solicitor	: M/S Azhar & Wong	
Our Ref	: NINA/HLBB0660	
Unit No. B4-3-1, Pangsapuri Goodview Heights 2, Jalan Goodview 1, Goodview Heights, 43000 Kajang, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 279,000.00	



KAJANG		8
Type	: A Unit Of Apartment	
Area	: 1,045 sq. ft.	
Assignor(s)	: Zawani Binti Md Johari	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: WAWA/HLBB2044	
Unit No. B-25-2, Blok B, Residensi Adelia 4, Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor		
RESERVE PRICE	RM 279,000.00	



KAJANG		9
Type	: An Apartment Unit	
Area	: 796 sq. ft.	
Assignor(s)	: Nuraishah Binti Izhar	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: NINA/HLBB0661	
Unit No. 09-20, Pangsapuri Selangorku Sena, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 200,000.00	



KLANG		10
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	: NINA/HLBB2050	
No. L-5-2A, Pangsapuri Palma, Jalan Palma Raja 3/KS6, Bandar Botanik, 41200 Klang, Selangor Darul Ehsan		
RESERVE PRICE	RM 130,000.00	



KUALA LUMPUR		11
Type	: A Serviced Apartment Unit	
Area	: 950 sq. ft.	
Assignor(s)	: Koi Hong Lee & Sam Chooi Hoong	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: UMI/HLBB2055	
Unit No. C-12-3A, Blok C, Connaught Avenue, Jalan 9, Taman Bukit Cheras, 56000 Kuala Lumpur		
RESERVE PRICE	RM 315,000.00	



KUALA LUMPUR		12
Type	: A Serviced Apartment Unit	
Area	: 977 sq. ft.	
Assignor(s)	: Ahmad Rafik Bin Yahaya	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: UMI/HLBB2053	
Unit No. C-39-07, Residensi Lakeville, Jalan Sibul, Taman Wahyu, 68100 Kuala Lumpur.		
RESERVE PRICE	RM 540,000.00	



KUANTAN		13
Type	: A Service Apartment Unit	
Area	: 810 sq. ft.	
Assignor(s)	: Mohamad Kamsani Bin Jamadi & Norizan Binti Mohd Nasir	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB2060	
Unit No. N1-01-06, Caribbean Bay Resort, Bukit Gambang Resort City, Kuantan Pahang		
RESERVE PRICE	RM 47,400.00	



PERAK		14
Type	: A Apartment Unit	
Area	: 999 sq. ft.	
Assignor(s)	: Cheong Kong Yang	
Solicitor	: M/S CA	
Our Ref	: WAWA/HLBB2061	
B-5-10, Persiaran Klebang Restu, Pangsapuri Klebang Elegan, 31200 Chemor, Perak		
RESERVE PRICE	RM 117,000.00	



PETALING JAYA		15
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	: UMI/HLBB0663	
No. 113, Block B, Pangsapuri Palma Perak, No. 11, Jalan Cecawi 6/6, Seksyen 6, Kota Damansara, 47810 Petaling Jaya, Selangor		
BUMIPUTRA LOT		
RESERVE PRICE	RM 310,000.00	

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

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

**www.ehsanauctioneers.com
03 21616649 / 010 2161 147**

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

CALLED OFF

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PUCHONG

17

Type : **A Unit Of Serviced Apartment**
Area : 915 sq. ft.
Assignor(s) : Nazry Bin Moksin,
Noor Shahira Binti Mohd
Ridzuan & Mazlan Bin
Moksin
Solicitor : M/S Azhar & Wong
Our Ref : NINA/HLBB2059
No. B-07-05, Shorea Park Residence 2,
Jalan SP 1, Shorea Park, 47120 Puchong,
Selangor Darul Ehsan

RESERVE PRICE **RM 390,000.00**



PUCHONG

18

Type : **A Serviced Apartment Unit**
Area : 992 sq. ft.
Assignor(s) : Low Kay Wooi &
Choo Kim Foong
Solicitor : M/S S.N. Yap & Associates
Our Ref : UMI/HLBB2058
Unit No. B-07-08, Block B (Ogon), Koi
Tropika Condominium, Jalan Puchong Batu
13 1/2, 47100 Puchong, Selangor

RESERVE PRICE **RM 300,000.00**

SEPANG

19

Type : **A Townhouse Unit**
Area : 1,744 sq. ft.
Assignor(s) : Chuah Chong Yen
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi &
Partners
Our Ref : UMI/HLBB2054
Unit No. 6-2, Jalan Sunsuria 3C/1A, Monet
Garden, Bandar Sunsuria, 43900 Sepang,
Selangor Darul Ehsan

RESERVE PRICE **RM 550,000.00**



SERI KEMBANGAN

20

Type : **A 3+1 Bedroom Condominium**
Area : 1,268 sq. ft.
Assignor(s) : Sim Li Lian
Solicitor : M/S Manjit Singh Sachdev,
Mohammad Radzi &
Partners
Our Ref : NINA/HLBB2052
No. B-G-09, Block B, Pangsapuri Aman
Heights, Jalan Bersatu, Taman Serdang
Heights Seksyen 5, 43300 Seri Kembangan,
Selangor Darul Ehsan

RESERVE PRICE **RM 360,000.00**



SHAH ALAM

21

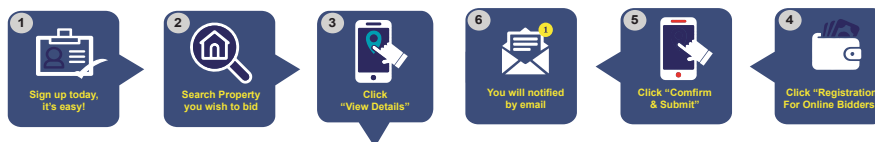
Type : **A Low Cost Flat Unit**
Area : 517 sq. ft.
Assignor(s) : Kunalan A/L Sivaraman
Solicitor : M/S Mazlifah & Partners
Our Ref : UMI/HLBB2056
Unit No. 504, 4th Floor, Block 4, Rumah
Pangsa (Kos Rendah) Seksyen 19, Jalan
Cangkul 19/3, Seksyen 19, 40300 Shah
Alam, Selangor Darul Ehsan

RESERVE PRICE **RM 130,000.00**



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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You will be notified once your registration has been approved.



"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:

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