

Property Auction Sale



EHSAN
Online
AUCTION

DATE:
THURSDAY
26-6-2025
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 THURSDAY, THE 28TH JUNE 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 | : AN INTERMEDIATE 3-BEDROOM APARTMENT | |
| Area | : 926 sq. ft. | |
| Assignor(s) | : Tharmarajah A/L Salvadurai & S. Thevinthiran A/L Salvadurai | |
| Solicitor | : M/S Thomas Ong Leong & Associates | |
| Our Ref | : WAWA/HLBB1950 | |
| Unit No. | : 2C-05-03, Blok Cempaka Pangsapuri Merdeka Villa, Jalan Merdeka Permai 1, 68000 Ampang, Selangor | |
| RESERVE PRICE | RM 270,000.00 | |



| AMPANG | | 2 |
|---------------|---|---|
| Type | : A SERVICE APARTMENT UNIT | |
| Area | : 728 sq. ft. | |
| Assignor(s) | : Maznah Binti Zainol | |
| Solicitor | : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners | |
| Our Ref | : WAWA/HLBB1951 | |
| Unit No. | : C-10-18, Block C, Pangsapuri Servis Spring Villa, Jalan UP 1/1D, Taman Ukay Perdana, 68000 Ampang, Selangor | |
| RESERVE PRICE | RM 198,000.00 | |



| BANDAR PUNCAK ALAM | | 3 |
|--------------------------------|--|---|
| Type | : A UNIT OF TWHOUSE | |
| Area | : 1,104 sq. ft. | |
| Assignor(s) | : Wan Hazizi Bin Ab Haziz | |
| Solicitor | : M/S Seow & Megat | |
| Our Ref | : WAWA/HLBB0608 | |
| Unit No. | : 16B (Developer's Parcel No. RB-543B), Jalan Ritma 1/1, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 250,000.00 | |



| BANDAR PUNCAK ALAM | | 4 |
|--------------------------------|--|---|
| Type | : AN APARTMENT | |
| Area | : 901 sq. ft. | |
| Assignor(s) | : Soffian Bin Anuar | |
| Solicitor | : M/S Wan Chin & Co | |
| Our Ref | : LIYANA/HLBB0610 | |
| Unit No. | : MPD-02-11, Block D, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 270,000.00 | |

CALLED OFF



| KAJANG | | 6 |
|--------------------------------|---|---|
| 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 | |
| MALAY RESERVED | | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 180,000.00 | |



| KUALA LUMPUR | | 7 |
|--------------------------------|---|---|
| Type | : A SERVICED APARTMENT UNIT | |
| Area | : 1,059 sq. ft. | |
| Assignor(s) | : Low Lai Hup & Ng Leong San | |
| Solicitor | : M/S Amin-Tan & Co | |
| Our Ref | : WAWA/HLBB0432 | |
| Unit No. | : C-13-09, KI Traders Square, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 429,300.00 | |



| KUALA LUMPUR | | 8 |
|--------------------------------|--|---|
| 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 945,000.00 | |



| KUALA LUMPUR | | 9 |
|--------------------------------|---|---|
| Type | : A 3-BEDROOM CONDOMINIUM UNIT | |
| Area | : 1,066 sq. ft. | |
| Assignor(s) | : Faizul Rizal Bin Abd Aziz & Fatm Delaila Binti Mohd Zafri | |
| Solicitor | : M/S Ch Yeap Maluda Cheh | |
| Our Ref | : WAWA/HLBB0609 | |
| Unit No. | : C-17-22, Block C, Residensi Semarak Platinum (Platinum Splendor Residensi Semarak), No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 450,000.00 | |



| KUALA LUMPUR | | 10 |
|--------------------------------|---|----|
| Type | : A CONDOMINIUM UNIT | |
| Area | : 904 sq. ft. | |
| Assignor(s) | : Muhammad Shukri Bin Kamarudin | |
| Solicitor | : M/S Zailan & Co | |
| Our Ref | : WAWA/HLBB0603 | |
| Unit No. | : B-12-11, Residensi M Arisa, No. 6, Jalan Sentul Pelangi, 51000 Kuala Lumpur | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 414,000.00 | |



| PETALING JAYA | | 11 |
|--------------------------------|--|----|
| Type | : A ONE-BEDROOM SERVICED APARTMENT UNIT | |
| Area | : 603 sq. ft. | |
| Assignor(s) | : Chen Farn Tian | |
| Solicitor | : M/S Seow & Megat | |
| Our Ref | : WAWA/HLBB1952 | |
| Unit No. | : B3-35-06, Residensi C, Tropicana Gardens, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 576,000.00 | |



| PUCHONG | | 12 |
|--------------------------------|--|----|
| Type | : A SHOP APARTMENT | |
| Area | : 624 sq. ft. | |
| Assignor(s) | : Shahrizan Bin Md Yusop & Nur Atiqah Binti Abd Rahman Millie | |
| Solicitor | : M/S S.N.Yap & Associates | |
| Our Ref | : WAWA/HLBB1943-islamic | |
| Unit No. | : 89-02-G1, Lingkaran Dagang Mas, Taman Mas, 47130 Puchong, Selangor | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 117,000.00 | |



| RASA | | 13 |
|---------------|--|----|
| Type | : AN INTERMEDIATE DOUBLE (2) STOREY TERRACED HOUSE | |
| Area | : 1,399 sq. ft. | |
| Assignor(s) | : Mohd Aruldin Bin Suadi & Roswati Binti Ibrahim | |
| Solicitor | : M/S Azhar & Wong | |
| Our Ref | : WAWA/HLBB1895 | |
| Unit No. | : 4, Jalan Keruing 4A/4, Taman Keruing, 44200 Rasa, Selangor | |
| BUMI LOT | | |
| RESERVE PRICE | RM 175,000.00 | |



| SETAPAK | | 14 |
|--------------------------------|---|----|
| Type | : A CONDOMINIUM UNIT | |
| Area | : 1,096 sq. ft. | |
| Assignor(s) | : Cheryl Phang Yen Szy | |
| Solicitor | : M/S Amin-Tan & Co | |
| Our Ref | : WAWA/HLBB1944 | |
| Unit No. | : B-18-06, 18th Floor, Block B, Edgewood Residences, (Residensi Skysanctuary 1), No. 2, Jalan Santuari 1, Setapak, 53200 Kuala Lumpur | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 468,000.00 | |

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

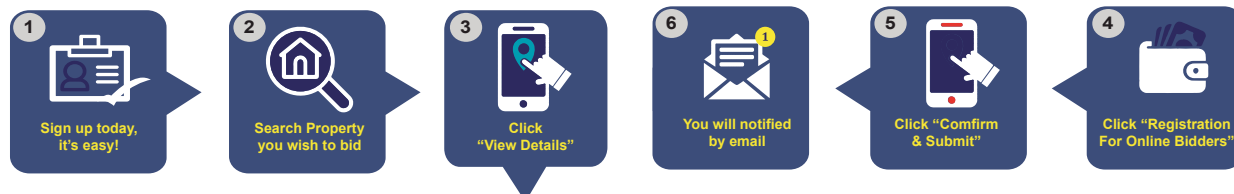
**www.ehsanauctioneers.com
03 2161 6649 / 010 2161 147**

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

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

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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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.

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