

Property Auction Sale



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29-06-2026
TIME: 11.00 A.M.

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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 29TH JUNE 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



AMPANG		1
Type	: An Apartment Unit	
Area	: 960 sq. ft.	
Assignor(s)	: Liang Wai Jack	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB2155	
Unit No. B-8-10, Pandan Utama Apartment, Lorong Pandan Pertama 2, Pandan Pertama, 68000 Ampang, Selangor		
RESERVE PRICE		RM 279,000.00



BANTING		2
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/HLIBB0692	
No. A3-7-39 (No. 3755), Blok A3, Morib Gold Coast, Morib, 42700 Banting, Selangor		
RESERVE PRICE		RM 43,800.00



DENGKIL		3
Type	: A Service Apartment Unit	
Area	: 956 sq. ft.	
Assignor(s)	: Khairul Ashraf Bin Kammed	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: FINA/HLIBB0594	
Unit No. D2-26-13, 26th Floor, Block D2, Savanna Executive Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor		
RESERVE PRICE		RM 240,600.00



DENGKIL		4
Type	: A Unit Of Apartment	
Area	: 1,022 sq. ft.	
Assignor(s)	: Nazman Ramadan Bin Nazly	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: FINA/HLBB2001	
No. B-18-17, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan		
RESERVE PRICE		RM 218,700.00



KAJANG		5
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/HLIBB0660	
Unit No. B4-3-1, Pangsapuri Goodview Heights 2, Jalan Goodview 1, Goodview Heights, 43000 Kajang, Selangor		
RESERVE PRICE		RM 183,100.00



KAJANG		6
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/HLIBB0661	
Unit No. 09-20, Pangsapuri Selangorku Sena, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor		
RESERVE PRICE		RM 106,400.00



KAJANG		7
Type	: A 2+1 Bedroom Serviced Apartment Unit	
Area	: 700 sq. ft.	
Assignor(s)	: Wan Nor Hafizah Binti Wan Hassan	
Solicitor	: M/S Azhar & Wong	
Our Ref	: UM/HLIBB0676	
No. B-24-05, Block B, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan		
RESERVE PRICE		RM 159,600.00



KAJANG		8
Type	: A Unit Of Low-Cost Apartment	
Area	: 656 sq. ft.	
Assignor(s)	: Muhamad Azrin Bin Mokhtar & Norazren Binti Mat Rohani	
Solicitor	: M/S Thomas Ong Leong & Associates	
Our Ref	: FINA/HLBB2136	
Unit No. B4-11, Blok B, Pangsapuri Seri Pulai, Taman Balakong Jaya, 43000 Kajang, Selangor Darul Ehsan		
RESERVE PRICE		RM 72,900.00



KAJANG		9
Type	: An Intermediate 3-Bedroom Serviced Apartment Unit	
Area	: 829 sq. ft.	
Assignor(s)	: Mohamad Burhanuddin Bin Mohd Mashkor & Mohd Mashkor Bin Muradi	
Solicitor	: M/S Azhar & Wong	
Our Ref	: FINA/HLIBB0709	
No. A-36-06, Block A, Vista Bangi, Jalan Reko, 43000 Kajang, Selangor Darul Ehsan		
RESERVE PRICE		RM 291,600.00



KAJANG		10
Type	: An Apartment Unit	
Area	: 1,045 sq. ft.	
Assignor(s)	: Devan Nair A/L Krishnan Nair	
Solicitor	: M/S Azhar & Wong	
Our Ref	: LIYANA/HLIBB0715	
Unit No. A-28-12, Block A, Residensi Adelia 4, Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor		
RESERVE PRICE		RM 210,000.00



KAJANG		11
Type	: A Unit Of Serviced Apartment	
Area	: 689 sq. ft.	
Assignor(s)	: Nuraishah Binti Abdul Karim & Nur Rahimi Bin Jawalani	
Solicitor	: M/S Azhar & Wong	
Our Ref	: WAWA/HLIBB0719	
No. A-27-32, Residensi Emas, Jalan Zamrud 2, 43000 Kajang, Selangor		
RESERVE PRICE		RM 189,000.00



KAJANG		12
Type	: A Unit Of Apartment	
Area	: 1,055 sq. ft.	
Assignor(s)	: Bija Puchong & Arian Anak Biring	
Solicitor	: M/S Shui-Tai	
Our Ref	: FINA/HLBB2161	
Unit No. C-06-01, Blok C, Jalan Zamrud 1, Residensi Zamrud, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan		
RESERVE PRICE		RM 306,000.00

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

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

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



KAJANG 13

Type : **A 3-Bedroom Condominium Unit**
 Area : 883 sq. ft.
 Assignor(s) : Tan Ming Teck
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : FINA/HLBB2158
 No. A-8-7, Block A, Garden Park Condominium, Jalan SL 12, Bandar Sungai Long, 43000 Kajang, Selangor Darul Ehsan

RESERVE PRICE RM 234,000.00



KLANG 14

Type : **A Unit Of Apartment**
 Area : 730 sq. ft.
 Assignor(s) : Ramu A/L Muthayah & Perakesamah A/P Krishnan
 Solicitor : M/S Mimirahayu Haniff Heng & Partners
 Our Ref : ALIN/HLBB2090
 No. 56B, Jalan Dato Dagang 31, Taman Sentosa, 41200 Klang, Selangor

RESERVE PRICE RM 35,100.00



KUALA LUMPUR 15

Type : **A Condominium Unit**
 Area : 1,060 sq. ft.
 Assignor(s) : Tham Yoon Sian & Yap Lee Ping
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : WAWA/HLBB1493
 Unit No. J-11-08, 11th Floor, Block J, Ketumbar Hill Condominium, Jalan Ketumbar, Taman Cheras Utama, 56100 Kuala Lumpur

RESERVE PRICE RM 181,900.00



KUALA LUMPUR 16

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

RESERVE PRICE RM 249,400.00



KUALA LUMPUR 17

Type : **A Serviced Apartment Unit**
 Area : 678 sq. ft.
 Assignor(s) : Inba Malar A/P Murugaranam
 Solicitor : M/S Zahrin Emrad & Sujaihah
 Our Ref : FINA/HLBB2131
 Unit No. A-38-02, Residensi Sentral Kuchai, No. 2B, Jalan Kuchai Maju 9, Taman Kuchai Jaya, 58200 Kuala Lumpur

RESERVE PRICE RM 298,900.00



KUALA LUMPUR 18

Type : **A Corner 1-Bedroom Serviced Apartment**
 Area : 689 sq. ft.
 Assignor(s) : Sim Bee Khim
 Solicitor : M/S Zailan & Co
 Our Ref : WAWA/HLBB2138
 Unit No. N-08-11, North Suites, The Robertson, No. 2, Jalan Robertson, 50150 Kuala Lumpur

RESERVE PRICE RM 448,900.00



KUALA LUMPUR 19

Type : **A Serviced Apartment Unit**
 Area : 653 sq. ft.
 Assignor(s) : Jehian Lee Bin Yahya Sofi
 Solicitor : M/S Zahrin Emrad & Sujaihah
 Our Ref : LIYANA/HLBB2139
 No. A-36-03, Residensi Riana Dutamas 1, No. 346, Jalan Segambut, 51200 Kuala Lumpur

RESERVE PRICE RM 307,800.00



PETALING JAYA 20

Type : **A Unit Of Serviced Apartment**
 Area : 944 sq. ft.
 Assignor(s) : Tee Wei Lun
 Solicitor : M/S Azhar & Wong
 Our Ref : WAWA/HLBB2098
 Unit No. F-13A-03A, Blok F, Pangsapuri Perkhidmatan Potpuri, No. 2, Jalan PJU 1A/4, 47301 Petaling Jaya, Selangor

RESERVE PRICE RM 656,100.00



PUCHONG 21

Type : **A Unit Of Serviced Apartment**
 Area : 94 sq. m.
 Assignor(s) : Wong Khai Xian
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : WAWA/HLBB2140
 No. MB-15-01 (B-15-01), Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor Darul Ehsan

RESERVE PRICE RM 324,000.00



SEMENYIH 22

Type : **An Intermediate Stratified Double (2) Storey Terraced House**
 Area : 1,539 sq. ft.
 Assignor(s) : Tan Ze Choong
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : WAWA/HLBB2110
 No. 16 (Developer's Parcel No. 8191), Jalan Eco Majestic 8/1D, Eco Majestic, 43500 Semenyih, Selangor Darul Ehsan

RESERVE PRICE RM 568,700.00



SEMENYIH 23

Type : **A Unit Of Apartment**
 Area : 1,045 sq. ft.
 Assignor(s) : Nur Nabillah Binti Mohd Razi
 Solicitor : M/S Azhar & Wong
 Our Ref : FINA/HLBB0710
 Unit No. B-21-11, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor

HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE RM 211,500.00



SEMENYIH 24

Type : **An Apartment Unit**
 Area : 1,045 sq. ft.
 Assignor(s) : Yap Tong Nyen
 Solicitor : M/S Shui-Tai
 Our Ref : WAWA/HLBB2142
 No. C-13-7, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor Darul Ehsan


RESERVE PRICE RM 226,800.00



SEMENYIH 25

Type : **An Apartment Unit**
 Area : 1,045 sq. ft.
 Assignor(s) : Cheah Kah Ling
 Solicitor : M/S Shui-Tai
 Our Ref : LIYANA/HLBB2143
 No. C-29-9, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor Darul Ehsan

RESERVE PRICE RM 234,000.00



SEMENYIH 26

Type : **A Unit Of Apartment**
 Area : 1,045 sq. ft.
 Assignor(s) : Muhammad Shahrizan Bin Kamarudin
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB0722
 Unit No. B-15-1, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor

BUMIPUTRA LOT
 HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE RM 226,800.00



SERI KEMBANGAN 27

Type : **A Unit Of Serviced Apartment**
 Area : 600.00 sq. ft.
 Assignor(s) : Kamsiah Binti Adnan
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : FINA/HLBB2101
 Unit No. A-6-05, Blok A, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan

RESERVE PRICE RM 175,000.00



SERI KEMBANGAN 28

Type : **A Unit Of Serviced Apartment**
 Area : 800 sq. ft.
 Assignor(s) : Mohd Syazali Bin Mokhtar & Anisah Binti Abdul Talib
 Solicitor : M/S Azhar & Wong
 Our Ref : FINA/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 210,000.00



SERI KEMBANGAN 29

Type : **A Unit Of Serviced Apartment**
 Area : 850 sq. ft.
 Assignor(s) : Muhammad Firdaus Adli Bin Norzaman
 Solicitor : M/S Azhar & Wong
 Our Ref : FINA/HLBB0698
 Unit No. A-14-21, Blok A, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan

BUMIPUTRA LOT
 HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE RM 223,200.00



SERI KEMBANGAN 30

Type : **A Serviced Apartment Unit**
 Area : 1,114 sq. ft.
 Assignor(s) : Tan How Keat & Yew Ee Lynn
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : FINA/HLBB2135
 Unit No. B-13A-3A, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan


RESERVE PRICE RM 342,700.00



SHAH ALAM **31**

Type : **A Unit Of Sova**
 Area : 756 sq. ft.
 Assignor(s) : Andrew Michael Kho Kok Wai
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : FINS/HLBB2152
 No. S1-21-12, Dsara Sentral, Jalan Welfare, Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor Darul Ehsan

RESERVE PRICE RM 283,500.00



SUBANG JAYA **32**

Type : **A Unit Of Serviced Apartment**
 Area : 601 sq. ft.
 Assignor(s) : Ho Wai Mun
 Solicitor : M/S Azhar & Wong
 Our Ref : WAWA/HLIBB0681
 No. B-19-02, Residensi Paisley, Jalan MP 1, Tropicana Metropark, 47500 Subang Jaya, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 307,800.00



SUBANG JAYA **33**

Type : **A Unit Of Low-Cost Flat**
 Area : 657 sq. ft.
 Assignor(s) : Aznan Bin Din
 Solicitor : M/S Mimirahayu Haniff Heng & Partners
 Our Ref : WAWA/HLIBB0731
 Unit No. D9-09-03 (Developer's Parcel No. D-08-03), Blok D, Pangsapuri Angsana, Persiaran Mewah, USJ 1, 47620 Subang Jaya, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 126,000.00



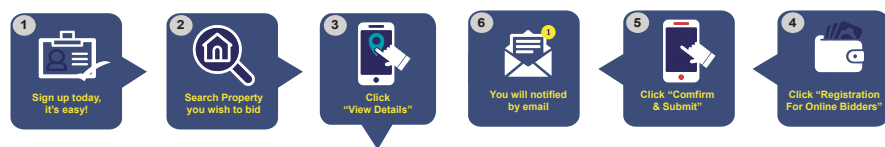
SETAPAK **34**

Type : **An Intermediate 3-Bedroom Condominium**
 Area : 1,023 sq. ft.
 Assignor(s) : Sim Geok Khium
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : WAWA/HLBB2163
 No. B-41-15, Block B, PV18 Residences, No. 52, Jalan Langkawi, Setapak, 53100 Kuala Lumpur

RESERVE PRICE RM 450,000.00

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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You will be notified once your registration has been approved.

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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.

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