

Property Auction Sale



 **EHSAN
Online
AUCTION**

**DATE: TUESDAY
09-06 -2026
TIME: 11.00 A.M.**

-  1. Sign up today, it's easy!
-  2. Search Property you wish to bid
-  3. Click "View Details"
-  4. Click "Registration For Online Bidders"
-  5. Click "Confirm & Submit"
-  6. You will notified by email

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 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.



KUALA LUMPUR 1

Type : A Condominium Unit
Area : 1,196 sq. ft.
Assignor(s) : Siti Hajar Binti Othman & Muhammad Mikhail Bin Mohazar
Solicitor : M/S Zailan & Co
Our Ref : LIYANA/HLBB0720
Unit No. 3A-17-01, Residensi Setiawangsa, No. 20, Jalan 1/56, Taman Setiawangsa, 54200 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 603,000.00**



KUALA LUMPUR 2

Type : A Serviced Apartment Unit
Area : 495 sq. ft.
Assignor(s) : Tan Seng Soon
Solicitor : M/S Zailan & Co
Our Ref : LIYANA/HLBB0721
Unit No. 52-18, Residensi Sambungan Selatan @ Southlink, No. 2A, Jalan Kerinchi Kiri 2, 59200 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 432,000.00**



KUALA LUMPUR 3

Type : A Serviced Apartment Unit
Area : 653 sq. ft.
Assignor(s) : Jeihan 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 342,000.00**



PUCHONG 4

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 360,000.00**



SEMENYIH 5

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 252,000.00**



SEMENYIH 6

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 260,000.00**



SEMENYIH 7

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 252,000.00**



SEMENYIH 8

Type : A Unit Of Apartment
Area : 1,045 sq. ft.
Assignor(s) : Ruebeun A/L Selvadurai
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our Ref : WAWA/HLBB2153
No. B-21-03, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor

RESERVE PRICE **RM 252,000.00**



SHAH ALAM 9

Type : A Unit Of Stratified Office
Area : 367 sq. ft.
Assignor(s) : Effendi Bin Abdullah
Solicitor : M/S Mirrahayu Haniff Heng & Partners
Our Ref : WAWA/HLBB2072
No. 52A, Tingkat 1, Blok 4, Pusat Perniagaan Worldwide, Jalan Karate 13/47, Seksyen 13, 40100 Shah Alam, Selangor

RESERVE PRICE **RM 52,600.00**

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

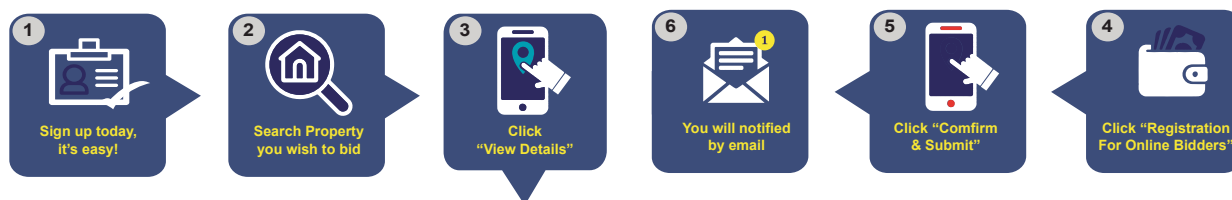
www.ehsanauctioneers.com
03 2161 6649 / 010 2161 147

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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