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AUCTION**

**DATE: TUESDAY
17-03-2026
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 17TH MARCH 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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	: A Medium Cost Apartment Unit	
Area	: 833 sq. ft.	
Assignor(s)	: Kalsom Binti Rus & Noralina Binti Johar	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: LIYANA/HLBB2105	
Unit No. PPI-11-15, Pangsapuri Permai Puteri, Jalan 13D, Desa Permai, Taman Dato' Ahmad Razali, 68000 Ampang, Selangor Darul Ehsan		
RESERVE PRICE	RM 300,000.00	



BANDAR PUNCAK ALAM		2
Type	: An End Double (2) Storey Terraced House With Extra Land	
Area	: 3,150 sq. ft.	
Assignor(s)	: Low Kam Loy & Fan Kin Leong	
Solicitor	: M/S Thomas Ong Leong & Associates	
Our Ref	: WAWA/HLBB2111	
No. 78 (Developer's Lot No. Lot 125 Block P8N), Jalan Zaitun 8/4, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor		
RESERVE PRICE	RM 710,000.00	



BANTING		3
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/HLBB0692	
No. A3-7-39 (No. 3755), Blok A3, Morib Gold Coast, Morib, 42700 Banting, Selangor		
RESERVE PRICE	RM 60,000.00	



BATU CAVES		4
Type	: A Service Apartment Unit	
Area	: 754 sq. ft.	
Assignor(s)	: Nur Atirah Binti Ramli	
Solicitor	: M/S Azhar & Wong	
Our Ref	: LIYANA/HLBB0690	
Unit No. 2-13-1, Bayu Residensi @ Seri Temenggung, Jalan Temenggung, 68100 Batu Caves, Selangor Darul Ehsan		
RESERVE PRICE	RM 320,000.00	



BATU CAVES		5
Type	: A Serviced Apartment Unit	
Area	: 553 sq. ft.	
Assignor(s)	: Asyraf Bin Ibrahlim	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB0695	
Unit No. 2-23A-19, Bayu Residensi @ Seri Temenggung, Jalan Temenggung, 68100 Batu Caves, Selangor Darul Ehsan		
RESERVE PRICE	RM 250,000.00	



DENGKIL		6
Type	: A Unit Of Serviced Apartment	
Area	: 893 sq. ft.	
Assignor(s)	: Suraya Binti Abd Sukor & Yaacob Bin Yusoff	
Solicitor	: M/S Azhar & Wong	
Our Ref	: LIYANA/HLBB0684	
Unit No. B-08-06, Sensory Residence (Blok B), Southville City, 43800 Dengkil, Selangor		
RESERVE PRICE	RM 288,000.00	



DENGKIL		7
Type	: A Unit Of Apartment	
Area	: 1,022 sq. ft.	
Assignor(s)	: Puvanesh A/L Kamalakanan	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB2107	
No. A-09-25, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan		
RESERVE PRICE	RM 270,000.00	



KAJANG		8
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	: WAWA/HLBB0676	
No. B-24-05, Block B, Residensi Emas, Jalan Zamrud 2, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan		
RESERVE PRICE	RM 218,700.00	



KAJANG		9
Type	: An Apartment Unit	
Area	: 750 sq. ft.	
Assignor(s)	: Ng Wei Hwa	
Solicitor	: M/S Yan Chin & Co	
Our Ref	: LIYANA/HLBB2099	
No. KV-03-19, Kristal Villa, Jalan Kajang Villa 3, Taman Kajang Villa, 43000 Kajang, Selangor Darul Ehsan		
RESERVE PRICE	RM 189,000.00	



KAJANG		10
Type	: An Apartment Unit	
Area	: 1,045 sq. ft.	
Assignor(s)	: Syamsol Azim Bin Zaharudin	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB0694	
D-30-04, Blok D, Residensi Adelia 4, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor Darul Ehsan		
RESERVE PRICE	RM 330,000.00	



KAJANG		11
Type	: An Apartment Unit	
Area	: 1,045 sq. ft.	
Assignor(s)	: Mohamad Anis Haffi Bin Saad	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: WAWA/HLBB0693	
Unit No. C-10-03, Block C, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor Darul Ehsan		
RESERVE PRICE	RM 330,000.00	



KLANG		12
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	: WAWA/HLBB2050	
No. L-5-2A, Pangsapuri Palma, Jalan Kajang Raja 3/KS6, Bandar Botanic, 41200 Klang, Selangor		
RESERVE PRICE	RM 105,300.00	

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**



KLANG 13

Type : **A Unit Of Stratified Commercial Retail Lot**
 Area : 265 sq. m.
 Assignor(s) : Chin Chew Mooi
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : WAWA/HLBB2067
 No. 2-67 (Developer's Parcel No. L2-45B), Klang City Square, Jalan Nangka/KU1, 41050 Klang, Selangor Darul Ehsan

RESERVE PRICE RM 81,000.00



KLANG 14

Type : **A Unit Of Serviced Apartment**
 Area : 1,258.94 sq. ft.
 Assignor(s) : Chiring Chen Yong
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : WAWA/HLBB2109
 No. C-07-12, Block C, Maple Residence, Jalan Bestari 7/KS09, Bandar Bestari, 41200 Klang, Selangor Darul Ehsan

RESERVE PRICE RM 510,000.00



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 Raddi & 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 277,100.00



PUCHONG 16

Type : **An Apartment Unit**
 Area : 900sq. ft.
 Assignor(s) : Shinniyah A/L Mariappan & Jaya A/P Veera Kumar
 Solicitor : M/S Zahrin Emrad & Sujaihah
 Our Ref : WAWA/HLBB2108
 Unit No. L13-10, Residensi Puchongmas, No. 6, Jalan Puchong Mesra 2, Batu 7 1/2, Off Jalan Puchong, 58200 Kuala Lumpur

RESERVE PRICE RM 260,000.00



PETALING JAYA 17

Type : **A Shop Lot Within An Apartment Building**
 Area : 1,776 sq. ft.
 Assignor(s) : Panirselvam A/L Raman @ Ramasamy
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : LIYANA/HLBB1779
 Unit No. PS-G-9, Block Pelangi Sentral, Pelangi Damansara, Persiaran Surian, 47800 Petaling Jaya, Selangor Darul Ehsan

RESERVE PRICE RM 891,000.00



PETALING JAYA 18

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 PUJ 1A/4, 47301 Petaling Jaya, Selangor

RESERVE PRICE RM 729,000.00



PETALING JAYA 19

Type : **A Unit Of Soho**
 Area : 449 sq. ft.
 Assignor(s) : Norazura Binti Ismail
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : LIYANA/HLBB2100
 Unit No. D-13-02, H2O @ Ara Damansara, No. 1, Jalan PUJ 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan

RESERVE PRICE RM 315,000.00



PETALING JAYA 20

Type : **An Apartment Unit**
 Area : 1,360 sq. ft.
 Assignor(s) : Nlaveni A/P Shanmugam
 Solicitor : M/S Wan Chin & Co
 Our Ref : LIYANA/HLBB2104
 No. C-201, Block C, Apartment Suria, Jalan Pju 10/4c, Pju 10, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan

RESERVE PRICE RM 260,000.00



PUCHONG 21

Type : **A Unit Of Serviced Apartment**
 Area : 1,012 sq. ft.
 Assignor(s) : Bernard Arnan A/L Chandran Mohan
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : WAWA/HLBB2069
 Unit No. B-20-01, Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120, Puchong, Selangor Darul Ehsan

RESERVE PRICE RM 324,000.00



PUCHONG 22

Type : **A Unit Of Serviced Apartment**
 Area : 990.00 sq. ft.
 Assignor(s) : Ling Fang Lun & Catherine Tan Yean Chin
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : WAWA/HLBB2070
 Unit No. A-23-06, Pavilion, Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor Darul Ehsan

RESERVE PRICE RM 486,000.00



PUCHONG 23

Type : **A Low Cost Flat**
 Area : 678 sq. ft.
 Assignor(s) : Ambalavanan A/L Ramasamy
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB2103
 Unit No. A-10-20, Block A, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan

RESERVE PRICE RM 160,000.00



PUCHONG 24

Type : **A Service Apartment Unit**
 Area : 1,098 sq. ft.
 Assignor(s) : Hasmarul Hazizi Bin Abu Hasan
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB0689
 Unit No. C-13-07, Block C, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor Darul Ehsan.

BUMIPUTRA LOT HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE RM 370,000.00



RAWANG 25

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

RESERVE PRICE RM 91,900.00



RAWANG 26

Type : **An Unit Of Apartment**
 Area : 92.98 sq. ft.
 Assignor(s) : Ajlim Norshamila Abdul Rahim Lem
 Solicitor : M/S Shui-Tai
 Our Ref : LIYANA/HLBB0691
 No. A-03-16, Pangsapuri Selangorku @ Laman Adonis 1, Taman Kundang Botanik, 48020 Rawang, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE RM 220,000.00



SEGAMPUT 27

Type : **A Serviced Apartment Unit**
 Area : 882 sq. ft.
 Assignor(s) : Wong Sze Hau & Yee Sook Thean
 Solicitor : M/S Amin-Tan & Co
 Our Ref : WAWA/HLBB2094
 Unit No. D-27-10, Residensi Era, No. 208, Jalan Segambut, 51200 Kuala Lumpur

RESERVE PRICE RM 513,000.00



SEMENYIH 28

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 780,000.00



SERI KEMBANGAN 29

Type : **An Intermediate 3-Bedroom Apartment**
 Area : 904 sq. ft.
 Assignor(s) : Muhamad Haiqal Bin Abdullah & Abdullah Bin Shaari
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB0682
 No. A-6-7, Tower A, Residensi Bukit Tiara Kajang, Jalan Karunmas 10, 43300 Seri Kembangan, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE RM 306,000.00



SERI KEMBANGAN 30

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 : LIYANA/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 216,000.00



SERI KEMBANGAN 31

Type : A Unit Of Serviced Apartment
 Area : 850 sq. ft.
 Assignor(s) : Zazila Binti Zamaludin & Mohd Adino Bin Komarudin
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB0688
 Unit No. A-20-17, Blok A, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 340,000.00**



SERI KEMBANGAN 32

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 : LIYANA/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 320,000.00**



SETAPAK 33

Type : A Corner 3-Bedroom Apartment
 Area : 807 sq. ft.
 Assignor(s) : Leong Ching Mun
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : LIYANA/HLBB2106
 No. 37-01, Residensi Vista Saujana, No. 3, Jalan Danau Saujana 2, Taman Danau Kota, Setapak, 53100 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 320,000.00**



SHAH ALAM 34

Type : A Unit Of Stratified Office
 Area : 367 sq. ft.
 Assignor(s) : Effendi Bin Abdullah
 Solicitor : M/S Mimirahayu 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

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 72,000.00**



SHAH ALAM 35

Type : A Unit Of Service Apartment
 Area : 800 sq. ft.
 Assignor(s) : Raja Nor Syamsuliani Binti Raja Ab Hadi
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : WAWA/HLBB0669
 Unit No. B-01-03, Sunia Residence, No. 5, Jalan Bazar U8/100, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 372,600.00**



SUBANG JAYA 36

Type : A Unit Of Serviced Apartment
 Area : 601 sq. ft.
 Assignor(s) : Ho Wai Mun
 Solicitor : M/S Azhar & Wong
 Our Ref : WAWA/HLBB0681
 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 342,000.00**

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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