

Property Auction Sale



EHSAN
Online
AUCTION

DATE: MONDAY
30-03-2026
TIME: 10.30 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 MONDAY, THE 30TH MARCH 2026, AT 10.30 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



| KAJANG | | 1 |
|--------------------------------|--|---|
| Type | : An Apartment Unit | |
| Area | : 796 sq. ft. | |
| Assignor(s) | : Nuraishah Binti Izhar | |
| Solicitor | : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners | |
| Our Ref | : UMI/HLIBB0661 | |
| 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 162,000.00 | |



| KAJANG | | 2 |
|--------------------------------|---|---|
| Type | : A Unit Of Apartment | |
| Area | : 1,045 sq. ft. | |
| Assignor(s) | : Aznorashiq Bin Mohamed Zin | |
| Solicitor | : M/S Azhar & Wong | |
| Our Ref | : LIYANA/HLBB2112 | |
| Unit No. | : P11-C-00-01, Sri Lavender Apartments, Jalan Sepakat Indah 2/2, Taman Sepakat Indah, Sungai Chua, 43000 Kajang, Selangor Darul Ehsan | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 250,000.00 | |



| KAJANG | | 3 |
|--------------------------------|--|---|
| Type | : An Intermediate 3-Bedroom Apartment (Rumah Selangoku) | |
| Area | : 1,023 sq. ft. | |
| Assignor(s) | : Syed Muhammad Nazrin Bin Syed Naseruldin | |
| Solicitor | : M/S Azhar & Wong | |
| Our Ref | : LIYANA/HLBB0697 | |
| Unit No. | : D-25-10, Block D, Pangsapuri Idaman Abadi, Persiaran Tropicana Height 3A, Tropicana Height, 43000 Kajang, Selangor | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 290,000.00 | |



| KUALA LUMPUR | | 4 |
|--------------------------------|---|---|
| Type | : A Condominium Unit | |
| Area | : 1,068 sq. ft. | |
| Assignor(s) | : Krishnaveni A/P Vethiah | |
| Solicitor | : M/S Zahrin Emrad & Sujaihah | |
| Our Ref | : LIYANA/HLBB2113 | |
| Unit No. | : 16-2, Mutiara Residency, No. 69, Jalan Thamby Abdullah, Brickfields, 50470 Kuala Lumpur | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 800,000.00 | |



| SEPANG | | 5 |
|--------------------------------|---|---|
| Type | : A Unit Of Soho | |
| Area | : 40.9 sq. m. | |
| Assignor(s) | : Muhamad Azizat Bin Baharuddin | |
| Solicitor | : M/S Azhar & Wong | |
| Our Ref | : UMI/HLBB0649 | |
| Unit No. | : B-12-38 KIP Core Sentral, Persiaran Warisan Kota Warisan, KIP Sentral, Sepang 43900, Selangor Darul Ehsan | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 145,800.00 | |



| SERI KEMBANGAN | | 6 |
|--------------------------------|---|---|
| Type | : A Unit Of Serviced Apartment | |
| Area | : 850 sq. ft. | |
| Assignor(s) | : Muhammad Firdaus Adli Bin Norzaman | |
| Solicitor | : M/S Azhar & Wong | |
| Our Ref | : LIYANA/HLBB0698 | |
| Unit No. | : A-14-21, 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 | | 7 |
|--------------------------------|---|---|
| Type | : A Unit Of Serviced Apartment | |
| Area | : 850 sq. ft. | |
| Assignor(s) | : Mohd Izul Muzil Bin Zulkifli & Nur Atiqah Binti Awang | |
| Solicitor | : M/S S.N.Yap & Associates | |
| Our Ref | : LIYANA/HLBB0696 | |
| Unit No. | : A-18-25, 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 | | 8 |
|--------------------------------|---|---|
| Type | : A Condominium Unit | |
| Area | : 1,762 sq. ft. | |
| Assignor(s) | : Nicholas Jayen A/L M. Anthonyamy | |
| Solicitor | : M/S Seow & Megat | |
| Our Ref | : LIYANA/HLBB2114 | |
| Unit No. | : M3-13-9, Paragon 3, Persiaran Lestari Perdana, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 530,000.00 | |



| SETAPAK | | 9 |
|--------------------------------|---|---|
| Type | : An Apartment Unit | |
| Area | : 865 sq. ft. | |
| Assignor(s) | : Lim Jun Vern | |
| Solicitor | : M/S Zahrin Emrad & Sujaihah | |
| Our Ref | : UMI/HLBB2065 | |
| Unit No. | : B-32-12, Residensi Skysanctuary 1, No. 2, Jalan Santuari 1, Setapak, 53200 Kuala Lumpur | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 396,000.00 | |



| SHAH ALAM | | 10 |
|---|--|----|
| Type | : A Unit Of Apartment | |
| Area | : 850 sq. ft. | |
| Assignor(s) | : Shaiful Anuar Bin Shafingi | |
| Solicitor | : M/S S.N.Yap & Associates | |
| Our Ref | : UMI/HLBB0654 | |
| Unit No. | : Block 2-02-36, Pangsapuri Perdana, Jalan Lompat Pagar 13/37, Seksyen 13, 40100 Shah Alam, Selangor Darul Ehsan | |
| BUMIPUTRA LOT HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 220,000.00 | |



| SUNGAI PELEK | | 11 |
|--------------------------------|--|----|
| Type | : A Single-Storey Low Cost Intermediate Terrace House | |
| Area | : 1,100 sq. ft. | |
| Assignor(s) | : K.Kumaraiah A/L Kannan | |
| Solicitor | : M/S Mimirahayu Haniff Heng & Partners | |
| Our Ref | : LIYANA/HLBB2115 | |
| Unit No. | : 26, Jalan Kedidi 10, Pantai Sepang Putra, 43950 Sungai Pelek, Selangor | |
| HONG LEONG ISLAMIC BANK BERHAD | | |
| RESERVE PRICE | RM 120,000.00 | |

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

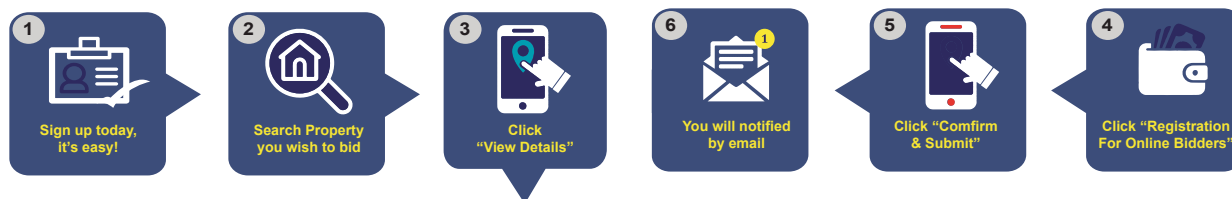
**www.ehsanauctioneers.com
03 2161 6649 / 010 2161 147**

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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