

Property Auction Sale



EHSAN
Online
AUCTION

DATE: FRIDAY

15-05-2026

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

 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 FRIDAY, THE 15TH MAY 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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 Intermediate 3-Bedroom Low-Cost Apartment	
Area	: 646 sq. ft.	
Assignor(s)	: Khairul Anwar Bin Hamid	
Solicitor	: M/S Thomas Ong Leong & Associates	
Our Ref	: WAWA/HLBB2141	
No. 09-05, Block A, Pangsapuri Taman Industri Lembah Jaya, Off Jalan Lembah Jaya, Taman Industri Lembah Jaya, 68000 Ampang, Selangor Darul Ehsan		
RESERVE PRICE	RM 162,000.00	



KLANG		2
Type	: A Unit Of Low Cost Apartment	
Area	: 672 sq. ft.	
Assignor(s)	: Vesvanathan A/L Rajoo	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: WAWA/HLBB1350	
No. A-1-11, Jalan Selat Selatan 17/KS5, Taman Suria Pendamar, 42000 Pelabuhan Klang, Selangor Darul Ehsan		
RESERVE PRICE	RM 160,000.00	



KUALA LUMPUR		3
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	
No. 3A-17-01, Residensi Setiawangsa, No. 20, Jalan 1/56, Taman Setiawangsa, 54200 Kuala Lumpur		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 670,000.00	



KUALA LUMPUR		4
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 480,000.00	



SEGAMBAT		5
Type	: A Serviced Apartment Unit	
Area	: 653 sq. ft.	
Assignor(s)	: Jehian Lee Bin Yahya Sofi	
Solicitor	: 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 380,000.00	




PUCHONG		6
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 400,000.00	



SEMENYIH		7
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 280,000.00	



SEMENYIH		8
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 288,800.00	



SEMENYIH		9
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 280,000.00	



SHAH ALAM		10
Type	: A Unit Of Stratified Office	
Area	: 367 sq. ft.	
Assignor(s)	: Effendi Bin Abdullah	
Solicitor	: M/S Mimrahayu 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 58,400.00	

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

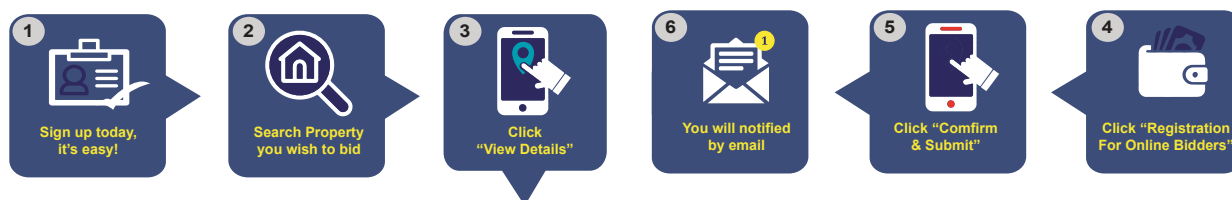
**www.ehsanauctioneers.com
03 2161 6649 / 010 2161 147**

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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