

Property Auction Sale



 **EHSAN
Online
AUCTION**

**DATE: FRIDAY
7-11-2025
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 7TH NOVEMBER 2025, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

CHERAS
1

Type : **A Low Cost Flat Unit**
Area : 650 sq. ft.
Assignor(s) : Tong Nget Yuen
Solicitor : M/S Jeff Leong , Poon & Wong
Our Ref : WAWA/HLBB1577
Unit No. A-4-11, Blok A, Jalan Damai Perdana 2, Bandar Damai Perdana, Cheras, 56000 Kuala Lumpur

RESERVE PRICE RM 130,000.00

CYBERJAYA
2

Type : **A Stratified Three-Storey Split-Levelled Semi Detached House**
Area : 3,200 sq. ft.
Assignor(s) : Wan Fahmy Redzuan Bin Wan Muhammad
Solicitor : M/S Azhar & Wong
Our Ref : LIYANA/HLBB2015
No. 2A, Jalan Clover 7, Clover Garden Residence, Cyber 3, 63000 Cyberjaya, Selangor Darul Ehsan

RESERVE PRICE RM 1,650,000.00

KUALA LUMPUR
3

Type : **A Low Cost Apartment**
Area : 650 sq. ft.
Assignor(s) : K Kumar A/L P.K Kanan & Stella Rani A/P Francis Selvaraj
Solicitor : M/S Amin-Tan & Co
Our Ref : LIYANA/HLBB1200
Unit No. 2-17-3, Pangsapuri Suci, Jalan Sri Jati 3, Taman Sri Jati, Off Jalan Puchong, 58200 Kuala Lumpur.

RESERVE PRICE RM 160,000.00

SEPANG
4

Type : **A Unit Of Soho**
Area : 40.9 sq. m.
Assignor(s) : Muhamad Azizat Bin Baharuddin
Solicitor : M/S Azhar & Wong
Our Ref : WAWA/HLBB0649
No. B-12-38 KIP Core Sentral, Persiaran Warisan Kota Warisan, Sepang 43900, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE RM 220,000.00

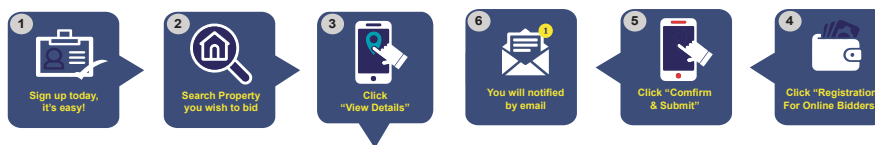
SHAH ALAM
5

Type : **A Service Apartment Unit**
Area : 527 sq. ft.
Assignor(s) : Mhuralii A/L Chadran
Solicitor : M/S Wan Chin & Co
Our Ref : LIYANA/HLBB1689
Unit No. 20-21, Menara U, No. 2, Jalan Boling Padang 13/62, Seksyen 13, 40100 Shah Alam, Selangor Darul Ehsan

RESERVE PRICE RM 310,000.00

All intending bidders are required to deposit with Ehsan Auctioneers Sdn. Bhd. ("the Auctioneer") a sum equivalent to 5% 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 5% 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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"REMINDER'S TO ALL ONLINE BIDDERS"

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.

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

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