

Property Auction Sale



 **EHSAN
Online
AUCTION**

**DATE: THURSDAY
16-10-2025
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 THURSDAY, THE 16TH OCTOBER 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



AMPANG		1
Type	: A Condominium Unit	
Area	: 1,290 sq. ft.	
Assignor(s)	: Mohd Zuri Fizam Bin Muhammad	
Solicitor	: M/S Mazlifah & Partners	
Our Ref	: WAWA/HLBB2008	
Unit No. A-20-07, Level 20, Block A, Ampang Putra Residensi, Jalan Ampang Putra 6, Taman Putra Sulaiman, 68000 Ampang, Selangor		
RESERVE PRICE	RM 410,000.00	



CYBERJAYA		2
Type	: A Service Apartment Unit	
Area	: 450 sq. ft.	
Assignor(s)	: Ng Hock Chai & NG Liong	
Solicitor	: M/S Mazlifah & Partners	
Our Ref	: WAWA/HLBB1367	
Unit No. ST1-32-09, Menara Solstice 1, Persiaran Bestari, Cyber 11, 63000 Cyberjaya, Selangor		
RESERVE PRICE	RM 180,000.00	



DENGKIL		3
Type	: A Unit Of Apartment	
Area	: 1,022 sq. ft.	
Assignor(s)	: Nazman Ramadan Bin Nazly	
Solicitor	: M/S Simon Hue & Associate	
Our Ref	: LIYANA/HLBB2001	
No. B-18-17, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor		
RESERVE PRICE	RM 218,700.00	

BUMI LOT



DENGKIL		4
Type	: A Unit Of Apartment	
Area	: 1,022 sq. ft.	
Assignor(s)	: Mohamed Shahrudin Bin Badorisam	
Solicitor	: M/S Azhar & Wong	
Our Ref	: WAWA/HLBB0648	
Unit No. A-03-03, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor		
RESERVE PRICE	RM 270,000.00	

HONG LEONG ISLAMIC BANK BERHAD



PETALING JAYA		5
Type	: A Unit Of Service Apartment	
Area	: 675 sq. ft.	
Assignor(s)	: Koh Aik Sian & Chan Eileen	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: LIYANA/HLBB2010	
Unit No. T2-08-05, Pusat Perdagangan Icon City, No. 1B, Jalan SS 8/39, 47300 Petaling Jaya, Selangor		
RESERVE PRICE	RM 400,000.00	



PUCHONG		6
Type	: A Unit Of Service Apartment	
Area	: 94 sq. m.	
Assignor(s)	: Subashinee A/P Gobalan & Kavitha A/P Gobalan	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: LIYANA/HLBB2009	
Unit No. A-21-11, Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor		
RESERVE PRICE	RM 400,000.00	



SEGAMPUT		7
Type	: A Corner 2-Bedroom Serviced Apartment	
Area	: 850 sq. ft.	
Assignor(s)	: Low Kian Sieng & Low Hock Seong	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: LIYANA/HLBB2006	
No. A-35-05, Block A, Residensi Riana Dutamas 1 (Savio), No. 346, Jalan Segambut, Segambut, 51200 Kuala Lumpur		
RESERVE PRICE	RM 459,000.00	



SETAPAK		8
Type	: A Serviced Apartment Unit	
Area	: 842 sq. ft.	
Assignor(s)	: Muhammad Shahrizad Bin Ab Razak & Robbeyaton Binti Nordin	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: WAWA/HLBB1763	
Unit No. A-27-12, KL Traders Square, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur		
RESERVE PRICE	RM 396,000.00	

BUMI LOT



TELOK PANGILMA GARANG		9
Type	: A Unit Of Service Apartment	
Area	: 1,000 sq. ft.	
Assignor(s)	: Md Hazrin Bin Hasan & Isma'Aida Binti Mohd Yusof	
Solicitor	: M/S Azhar & Wong	
Our Ref	: WAWA/HLBB0647	
Unit No. B-12-13, Residensi Se Ruang, Jalan Eco Santuari 8/3, Eco Santuari, 42500 Telok Panglima Garang, Selangor		
RESERVE PRICE	RM 410,000.00	

HONG LEONG ISLAMIC BANK BERHAD

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.

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**

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HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to www.ehsanauctioneers.com.
2. Login using registered email with registered password.
3. Click "Profile" and slide right to find "View Bid Screen" button, and click it.
4. "Standby" will appear on the screen & bidders are advised to enable the sound.
5. "Next Bid" button will enable once auction has started, user is to click "Next Bid" button in order to bid.
6. Bidders can make their bid on 1st, 2nd & final calling. No bids taken at the "No More Bids"
7. An auto pop-up message will be displayed to successful & unsuccessful bidders.

"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.

DEVICE TIPS DURING AUCTION

1. Make sure device is in good condition.
2. Make sure your browser is updated.
3. Ensure you have strong internet connection either mobile data or WI-FI coverage on your device.
4. Make sure to enable the sound before bidding start.
5. Make sure no any interruption of other apps while on bidding screen.
6. Make sure your device has sufficient power when bidding going on.