

# Property Auction Sale



**EHSAN**  
*Online*  
**AUCTION**

**DATE:**  
**WEDNESDAY**  
**3-9-2025**  
**TIME: 11.00 A.M.**



#### HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)
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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](mailto:coordinator1@ehsanauctioneers.com)  
 [www.ehsanauctioneers.com](http://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 WEDNESDAY, THE 3RD SEPTEMBER 2025, AT 11.00 A.M. IN THE MORNING,  
VIA ONLINE BIDDING AT [www.ehsanauctioneers.com](http://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)

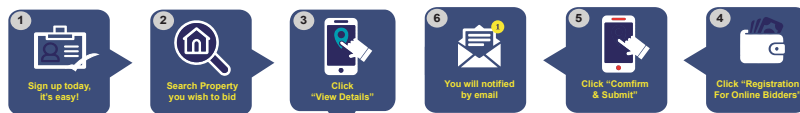
**NOTE:** Prior to the auction sale, all intending bidders are advised to :-

(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.

	<b>BANDAR PUNCAK ALAM 1</b> Type : <b>A UNIT OF APARTMENT</b> Area : 901 sq. ft. Assignor(s) : Amir Khairuddin Shah Bin Abd Mutalib & Masnurnaji ha Binti Basir Solicitor : M/S Wan Chin & Co Our Ref : LIANA/HLBB0577 No. MPC-06-12, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 210,000.00</b>		<b>CHERAS 2</b> Type : <b>A SERVICED APARTMENT</b> Area : 850 sq. ft. Assignor(s) : Muhammad Anas Bin Jais Solicitor : M/S Wan Chin & Co Our Ref : WAWA/HLBB0632 No. A-23-7 (Developer's Parcel No. A-23-7), Block A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor <b>BUMI LOT</b> <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 423,000.00</b>		<b>KAJANG 3</b> Type : <b>AN APARTMENT UNIT</b> Area : 1,432 sq. ft. Assignor(s) : Wong Chee Hwang & Pua Lay Hsia Solicitor : M/S Thomas Ong Leong & Associates Our Ref : LIANA/HLBB1984 No. B-16-1, Block B, Residensi Alstonia, Jalan Kiara, Bandar Sungai Long, 43000 Kajang, Selangor <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 513,000.00</b>
	<b>KERLING 4</b> Type : <b>AN INTERMEDIATE DOUBLE-STOREY LINKED HOUSE</b> Area : 990 sq. ft. Assignor(s) : Marhaizam Binti Che Hussain Solicitor : M/S S.N.Yap & Associates Our Ref : WAWA/HLBB1677 Unit No. 19, Jalan Kemudi 2B/3, Bernam Jaya, Hulu Bernam, 44100 Kerling, Selangor <b>BUMI LOT</b> <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 153,000.00</b>		<b>KUALA LUMPUR 5</b> Type : <b>A CONDOMINIUM UNIT</b> Area : 1,195 sq. ft. Assignor(s) : Muhammad Faizal Bin Ahmad Paruti & Siti Zulaigha Binti Ismail Solicitor : M/S Amin-Tan & Co Our Ref : LIYANA/HLBB0633 No. A-08-12, Block A, Residensi Emerald Damai (Emerald Hills), No. 2, Jalan 6/154D, Taman Desa Cheras, 56000 Kuala Lumpur <b>BUMI LOT</b> <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 639,000.00</b>		<b>RAWANG 6</b> Type : <b>A STRATIFIED END DOUBLE (2) STOREY TERRACED HOUSE</b> Area : 1,744 sq. ft. Assignor(s) : Muhammad Ngah Bin Md Yusof Solicitor : M/S Wan Chin & Co Our Ref : LIYANA/HLBB0562 No. 45, Jalan MG 4 (Developer's Plot No. 164), Taman Myra Gardens, 48050 Rawang, Selangor <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 549,000.00</b>
	<b>SEMENYIH 7</b> Type : <b>A 3-BEDROOM SERVICE APARTMENT</b> Area : 1,076 sq. ft. Assignor(s) : Nabila Shari Bin Nahrowi & Nur Aisyah Bte Abdul Aziz Solicitor : M/S Seow & Megat Our Ref : ALIN/HLBB0624 No. 17-13A, Simfoni 1, Jalan 3/20, Taman Anggerik Perdana, 43500 Semenyih, Selangor <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 216,600.00</b>		<b>SHAH ALAM 8</b> Type : <b>A UNIT OF LOW-COST APARTMENT</b> Area : 678 sq. ft. Assignor(s) : Nor Kamala Binti Bahari Solicitor : M/S Simon Hue & Associate Our Ref : WAWA/HLBB1702 Unit No. S3-211, Pangsapuri Sunway Sinar, Jalan Ungu U9/33, Sunway Kayangan, Seksyen U9, 40150 Shah Alam, Selangor <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 108,000.00</b>		<b>SUNGAI BESI 9</b> Type : <b>A SERVICE APARTMENT UNIT</b> Area : 800 sq. ft. Assignor(s) : Mohd Azawan Bin Atan Solicitor : M/S Zailan & Co Our Ref : WAWA/HLBB0630 No. C2-42-06, Level 42, Block C2, RC Residences (Also Known As Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur <b>HONG LEONG ISLAMIC BANK BERHAD</b> <b>RESERVE PRICE RM 333,000.00</b>

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](http://www.ehsanauctioneers.com) on the manner of payment of the deposit.

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## HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to [www.ehsanauctioneers.com](http://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.

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

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**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**