

Property Auction Sale



 **EHSAN**
Online
AUCTION

DATE: THURSDAY
18-9-2025
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

 coordinator@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 18TH SEPTEMBER 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



PUCHONG		1
Type	: An Apartment Unit	
Area	: 1,022 sq. ft.	
Assignor(s)	: Muhamad Bushrha Bin Ajinan	
Solicitor	: M/S Azhar & Wong	
Our Ref	: LIYANA/HLBB0643	
Unit No. A-15-06, Pangsapuri Idaman BSP, Jalan SP 11/1, Bandar Saujana Putra, 47130 Puchong, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 288,800.00	



BANDAR PUNCAK ALAM		2
Type	: A Unit Of Apartment	
Area	: 901 sq. ft.	
Assignor(s)	: Amir Khairuddin Shah Bin Abd Mutalib & Masnurailha Binti Basir	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: WAWA/HLBB0577	
No. MPC-06-12, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 189,000.00	



BATU CAVES		3
Type	: A 3-Bedroom Apartment	
Area	: 829 sq. ft.	
Assignor(s)	: Pang Kwang Wah	
Solicitor	: M/S Mazlifah & Partners	
Our Ref	: WAWA/HLBB1998	
No. B-5-13, Block B, 162 Residency, KM 12, Jalan Ipoh-Rawang, 68100 Batu Caves, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 230,000.00	



BATU CAVES		4
Type	: A Unit Of Service Apartment	
Area	: 61.23 sq. m.	
Assignor(s)	: Yashvini A/P Surendran	
Solicitor	: M/S Simon Hue & Associate	
Our Ref	: LIYANA/HLBB2000	
No. 2-33A-16, Bayu Residensi @ Seri Temenggung, Jalan Temenggung. 68100 Batu Caves, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 270,000.00	



CHERAS		5
Type	: A Serviced Apartment	
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 Darul Ehsan		
BUMI LOT HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 380,700.00	



DENGKIL		6
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 Darul Ehsan		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 270,000.00	



KLANG		7
Type	: A Service Apartment	
Area	: 947 sq. ft.	
Assignor(s)	: Mok Chun Huat	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: LIYANA/HLBB1994	
Unit No. C-16-07, The Tresor @ Gravit8, Jalan Bayu Laut/KS9, Kota Bayuemas, 41200 Klang, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 360,000.00	



KUALA LUMPUR		8
Type	: A Condominium Unit	
Area	: 1,195 sq. ft.	
Assignor(s)	: Muhammad Faizal Bin Ahmad Paruti & Siti Zulaikha 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		
BUMI LOT HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 575,100.00	



PETALING JAYA		9
Type	: A Unit Of Condominium	
Area	: 986 sq. ft.	
Assignor(s)	: Mohd Khairul Bin Abd Razak & Abdul Razak Bin Abdul Rahman	
Solicitor	: M/S Seow & Megat	
Our Ref	: WAWA/HLBB0641	
No. A-05-03, Blok A, One Damansara, No. 1, Jalan PJJ 10/3C, Damansara Damai, 47830 Petaling jaya, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 320,000.00	



PETALING JAYA		10
Type	: A Unit Of Service Apartment	
Area	: 549 sq. ft.	
Assignor(s)	: Zainulrifin 'Affan Bin Zainal	
Solicitor	: M/S Azhar & Wong	
Our Ref	: LIYANA/HLBB0642	
Unit No. 40-3A, Residensi Rimbun Perkasa (D'Vine Residences), No. 8, Jalan PJJ 8/8B, Sentral Damansara, PJJ 8, 47820 Petaling Jaya, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 260,000.00	



PETALING JAYA		11
Type	: A Low Medium Cost Apartment Unit	
Area	: 820 sq. ft.	
Assignor(s)	: Rusdi Bin Mohd Tahar & Siti Sarah Binti Che Ahmad	
Solicitor	: M/S Simon Hue & Associate	
Our Ref	: WAWA/HLBB0645	
No. 1-7-22, Blok I, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor Darul Ehsan		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 220,000.00	



RAWANG		12
Type	: A Stratified End Double (2) Storey Terraced House	
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		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 494,100.00	



RAWANG		13
Type	: A Low Cost Apartment Unit	
Area	: 650 sq. ft.	
Assignor(s)	: Ishak Bin Aziz & Rahana Binti Asaari	
Solicitor	: M/S YH Teh & Quek	
Our Ref	: WAWA/HLBB0639	
Unit No. B-2-12, Blok B, Pangsapuri Bayu, Jalan Desa Ria, Bandar Country Homes, 48000 Rawang, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 88,000.00	



RAWANG		14
Type	: A Two And A Half-Storey Intermediate Terrace House	
Area	: 1,920 sq. ft.	
Assignor(s)	: Lee Beng Choy	
Solicitor	: M/S Azhar & Wong	
Our Ref	: LIYANA/HLBB1999	
No. 41, Jalan Ke 9/2, Kota Emerald, 48000 Rawang, Selangor Darul Ehsan		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 820,000.00	



SEMENYIH		15
Type	: A 3-Bedroom Service Apartment	
Area	: 1,076 sq. ft.	
Assignor(s)	: Nabila Shaari Bin Nahrowi & Nur Aisyah Bte Abdul Aziz	
Solicitor	: M/S Seow & Megat	
Our Ref	: WAWA/HLBB0624	
No. 17-13A, Simfoni 1, Jalan 3/20, Taman Anggerik Perdana, 43500 Semenyih, Selangor Darul Ehsan		
BUMI LOT HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 195,000.00	

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

**www.ehsanauctioneers.com
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FOR MORE INFORMATION PLEASE CONTACT: HONG LEONG BANK BERHAD AUCTION SALE HOTLINE

**Daniel Ng : 012-264 0446
Jerrick Ong: 011-7276 2243**



SEMENYIH		16
Type	: A Medium Cost Apartment Unit	
Area	: 904 sq. ft.	
Assignor(s)	: Farhan Bin Aalamuddin	
Solicitor	: M/S Simon Hue & Associate	
Our Ref	: LIYANA/HLBB0646	
Unit No. H01-05-09, Pangsapuri Harmoni, Jalan ECO Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor Darul Ehsan		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 280,000.00	



SHAH ALAM		17
Type	: A Unit Of Low-Cost Apartment	
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		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 97,200.00	



SHAH ALAM		18
Type	: A Unit Of Low Cost Flat	
Area	: 650sq. ft.	
Assignor(s)	: Bakhori Bin Ishak	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: WAWA/HLBB2002	
No. 2-717 (Developer's Parcel No. Lk-717), Pangsapuri Mentari, Jalan Matahari U5/117, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan.		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 155,000.00	



SHAH ALAM		19
Type	: An Apartment Unit	
Area	: 778 sq. ft.	
Assignor(s)	: Berahim Bin Ahmad	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: WAWA/HLBB2003	
No. 7-01-03, Pangsapuri Subang Suria, Jalan Bintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 240,000.00	



SHAH ALAM		20
Type	: SOHO (Small Office Home Office)	
Area	: 714 sq. ft.	
Assignor(s)	: Lee Fook Fah	
Solicitor	: M/S YH Teh & Quek	
Our Ref	: WAWA/HLBB1997	
Unit No. No. S1-7-8, Vista Alam, No. 3 Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 410,000.00	



SUNGAI BESI		21
Type	: A Serviced Apartment Unit	
Area	: 1,045 sq. ft.	
Assignor(s)	: Chai Kiat Keong	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: WAWA/HLBB1996	
Unit No. Blok A3-15-05, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 414,000.00	



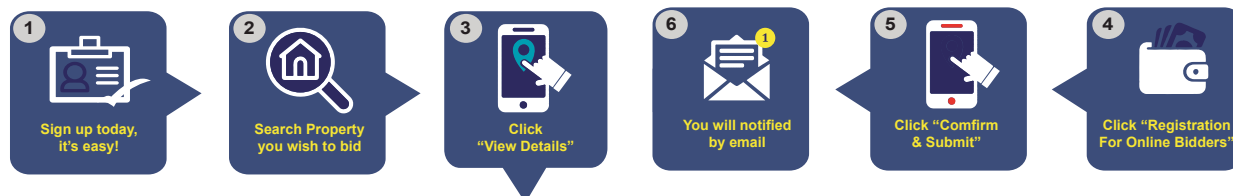
SUNGAI BESI		22
Type	: An Intermediate 2-Bedroom Serviced Apartment	
Area	: 807 sq. ft.	
Assignor(s)	: Nurul Imaniah Binti Ibrahim	
Solicitor	: M/S Zahrin Emrad & Sujaihah	
Our Ref	: LIYANA/HLBB0638	
No. A1-41-10, Block A1, RC Residences (Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur		
BUMI LOT HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 360,000.00	



SUNGAI BESI		23
Type	: A Service Apartment	
Area	: 1,062 sq. ft.	
Assignor(s)	: Mohd Nur Ariff Bin Zainol Kamal & Nurul Nazira Binti Zulkifli	
Solicitor	: M/S Zailan & Co	
Our Ref	: WAWA/HLBB0644	
No. D3-45-03, Block D3, RC Residences, No. 1, Jalan Razak Mansion, Sungai Besi 57100, Kuala Lumpur		
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 480,000.00	

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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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.

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