

Property Auction Sale



EHSAN
Online
AUCTION

DATE: THURSDAY
24 - 9 - 2026
TIME: 10.00 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 24TH SEPTEMBER 2026, AT 10.00 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

CALLED OFF

01

BATU CAVES

02

Type : **A Low Cost Apartment Unit**
Area : 657 sq. ft.
Assignor(s) : Mohd Fairul Bin Abd Ghazi
Solicitor : M/S Seow & Megat
Our Ref : ALIN/HLBB0761
Unit No. 110-1, Kota Warisan Selayang Bahagia, Lebuhraya Selayang - Kepong, 68100 Batu Caves, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 150,000.00**

BATU CAVES

03

Type : **A Condominium Unit**
Area : 1,210 sq. ft.
Assignor(s) : Liew Yong Ju
Solicitor : M/S Thomas Ong Leong & Associates
Our Ref : ALIN/HLBB1803
Unit No. A-16-12, Block A, V-Residensi, Persiaran Selayang Heights, 68100 Batu Caves, Selangor Darul Ehsan

RESERVE PRICE **RM 420,000.00**

CHERAS

04

Type : **A Unit Of Serviced Apartment**
Area : 850 sq. ft.
Assignor(s) : Terence Anak Nyalau & Zek Sim
Solicitor : M/S Azhar & Wong
Our Ref : FINA/HLBB0764
Unit No. D-41-13A, Block D, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor Darul Ehsan

RESERVE PRICE **RM 450,000.00**

CHERAS

05

Type : **A Unit Of Low-Cost Flat**
Area : 651 sq. ft.
Assignor(s) : Takhiyudin Bin A Rahman
Solicitor : M/S Mazlifah & Partners
Our Ref : FINA/HLBB2196
No. D-2-11A, Rumah Pangsa Segar Perdana, Jalan Segar Perdana, Taman Segar Perdana, 43200 Cheras, Selangor Darul Ehsan

BUMI LOT

RESERVE PRICE **RM 140,000.00**

KEPONG

06

Type : **A Condominium Unit**
Area : 1,100 sq. ft.
Assignor(s) : Chan Chin Loon
Solicitor : M/S Azhar & Wong
Our Ref : LIYANA/HLBB0760
Unit No. E-31-03, Residensi Henge, Jalan Metro Perdana Barat, Taman Metropolitan, 52100 Kepong, Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 470,000.00**

KLANG

07

Type : **An Apartment Unit**
Area : 879 sq. ft.
Assignor(s) : K. Ganteeban A/L P.Karupiah
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our Ref : LIYANA/HLBB2193
No. 6F, Jalan Dato Dagang 24, Desa Idaman II, 41200 Klang, Selangor Darul Ehsan

RESERVE PRICE **RM 90,000.00**

KUALA LUMPUR

08

Type : **An Apartment Unit**
Area : 801 sq. ft.
Assignor(s) : Amralisa Binti Razali
Solicitor : M/S Mazlifah & Partners
Our Ref : ALIN/HLBB1750
Unit No. 26-1, Residensi Selayang Damai, No. 10, Jalan 15/2A, Taman Wilayah Selayang, 68100 Kuala Lumpur.

RESERVE PRICE **RM 280,000.00**

KUALA LUMPUR

09

Type : **A Single Storey Mid Terraced House.**
Area : 1,499 sq. ft.
Assignor(s) : Lee King Heng
Solicitor : M/S Mazlifah & Partners
Our Ref : LIYANA/HLBB2126
Premises No. 323, Jalan E4, Taman Melawati, 53100 Kuala Lumpur

RESERVE PRICE **RM 450,000.00**

PETALING JAYA

10

Type : **A Unit Of Condominium Unit**
Area : 999 sq. ft.
Assignor(s) : Raymond A/L Nagarethnam
Solicitor : M/S Azhar & Wong
Our Ref : WAWA/HLBB2194
Unit No. 21-07 (Developer Parcel No. Mr-21-07 (Type C)), Residensi Mahogani, Lorong Mahogani, Seksyen 9, Kota Damansara, 47810 Petaling Jaya, Selangor

RESERVE PRICE **RM 630,000.00**

PUCHONG

11

Type : **A Unit Of Serviced Condominium**
Area : 3,163sq. ft.
Assignor(s) : Ng Kok Aun
Solicitor : M/S Azhar & Wong
Our Ref : ALIN/HLBB1756
Unit No. B-23-06, Block B, Pangsapuri Koi Kinrara, Jalan Pipit, Bandar Puchong Jaya 47190 Puchong, Selangor Darul Ehsan

RESERVE PRICE **RM 830,000.00**

PUTRAJAYA

12

Type : **An Apartment Unit**
Area : 958 sq. ft.
Assignor(s) : Muhammad Fairuz Bin Zainol
Solicitor : M/S Thomas Ong Leong & Associates
Our Ref : ALIN/HLBB0762
Unit No. B2-15-03, Pangsapuri Dwiputra (Dwiputra Residence), No. 1, Jalan P15H, Presint 15, 62050 Putrajaya, Wilayah Persekutuan Putrajaya

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 410,000.00**

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**



RAWANG 13

Type : **A Unit Of Townhouse**
 Area : 109 sq. m.
 Assignor(s) : Erni Binti Akiruddin
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : LIYANA/HLBB1988
 No. 20A (Developer's Parcel No. 23A, First Floor), Persiaran Desa Puteri 10, Taman Desa Puteri, 48020 Rawang Selangor

RESERVE PRICE RM 250,000.00



RAWANG 14

Type : **A Townhouse Unit**
 Area : 84.05 sq. m.
 Assignor(s) : Jagathisvaran A/L Parthesi
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB2192
 No. 14A, Jalan BP 25, Taman Bayu Permai, 48000 Rawang, Selangor

RESERVE PRICE RM 250,000.00



SEMENYIH 15

Type : **An Intermediate 3-Bedroom Apartment**
 Area : 797 sq. ft.
 Assignor(s) : Rajasegaran Naidu A/L Ragu
 Solicitor : M/S Seow & Megat
 Our Ref : WAWA/HLBB1993
 No. K02-05-21, Block D'kristal 2, Pangsapuri Kristal, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor

RESERVE PRICE RM 230,000.00



SERI KEMBANGAN 16

Type : **A Service Apartment Unit**
 Area : 1,044 sq. ft.
 Assignor(s) : Yeap Wai Hong
 Solicitor : M/S Mazlifah & Partners
 Our Ref : ALIN/HLBB1765
 Unit No. B-09-02, 9th Floor, Block B, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan

RESERVE PRICE RM 520,000.00



SERI KEMBANGAN 17

Type : **A Service Apartment Unit**
 Area : 800 sq. ft.
 Assignor(s) : Herlina Binti Herman
 Solicitor : M/S Azhar & Wong
 Our Ref : WAWA/HLBB0701
 Unit No. A-5-11, Blok A, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE RM 320,000.00



SHAH ALAM 18

Type : **A Unit Of Apartment**
 Area : 900 sq. ft.
 Assignor(s) : Mohd Nasarudin Bin Mohd Nor & Rusfadhilah Binti Ishak
 Solicitor : M/S Seow & Megat
 Our Ref : FINA/HLBB2195
 No. 1-2-02 (Developer's Parcel No. F01-302), Blok 1, Pangsapuri Flora III, Jalan Asteroid U5/30, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan

RESERVE PRICE RM 270,000.00



SHAH ALAM 19

Type : **A Unit Of Serviced Apartment**
 Area : 1,018 sq. ft.
 Assignor(s) : Alfie Bin Mohd Ismaon & Wwif Sumiarni Binti Muhamad Nasir
 Solicitor : M/S Azhar & Wong
 Our Ref : WAWA/HLBB0763
 Unit No. 15-17, Pangsapuri Metia, No. 5, Persiaran Sukan, No. 5, Seksyen 13, 40100 Shah Alam, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE RM 390,000.00

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.