

Property Auction Sale



 **EHSAN
Online
AUCTION**

**DATE: WEDNESDAY
28 - 10 - 2026
TIME: 11.30 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 WEDNESDAY, THE 28TH OCTOBER 2026, AT 11.30 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.

KUALA LUMPUR 01

Type : **A Service Apartment Unit**
Area : 850 sq. ft.
Assignor(s) : Muhammad Saifuldin Bin Abd Halim
Solicitor : M/S Azhar & Wong
Our Ref : WAWA/HLBB0765
No. A-30-07, Residensi M Vertika, No. 555, Batu 2 1/2, Jalan Cheras, 56000 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 414,000.00**

BALAKONG 02

Type : **An Apartment Unit**
Area : 732 sq. ft.
Assignor(s) : Tan Juin Kong
Solicitor : M/S Seow & Megat
Our Ref : MIA/HLBB1775
Unit No. KA36-2-B, Jalan Setia Balakong 1/2, Taman Setia Balakong, 43300 Balakong, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 160,000.00**

BALAKONG 03

Type : **An Intermediate 3-Bedroom Low-Cost Walk-Up Apartment**
Area : 657 sq. ft.
Assignor(s) : Suresh A/L Ramaiah
Solicitor : M/S Shui-Tai
Our Ref : WAWA/HLBB2212
No. A3-15, Block A, Pangsapuri Seri Pulau, Jalan Balakong Jaya 26, Taman Balakong Jaya, 43200 Balakong, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 130,000.00**

BANDAR PUNCAK ALAM 04

Type : **An End Stratified Double (2) Storey Terrace Garden House**
Area : 174.00 sq. m.
Assignor(s) : Yusof Taffi Bin Md.Roslan
Solicitor : M/S Azhar & Wong
Our Ref : ALIN/HLBB0752
No. 31 (Developer's Parcel No. G80536), Jalan Eco Grandeur 8/2B, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 657,000.00**

BANDAR PUNCAK ALAM 05

Type : **An Intermediate Stratified Double (2) Storey Terraced House**
Area : 1,420 sq. ft.
Assignor(s) : Noor Fazilah Binti Abdul Ghani
Solicitor : M/S Azhar & Wong
Our Ref : FINA/HLBB0768
No. 40 (Developer's Parcel No. Rt-0999), Jalan Rentak 2/6, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 450,000.00**

CYBERJAYA 06

Type : **A Unit Of Condominium**
Area : 1,421 sq. ft.
Assignor(s) : Norhazlina Binti Mohd Hashim
Solicitor : M/S Mazlifah & Partners
Our Ref : ALIN/HLBB2205
No. C-6-5, Blok C, Gardenview Residence, Cyber 12, 63000 Cyberjaya, Selangor

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 490,000.00**

JENJAROM 07

Type : **A Double Storey Mid Terraced House**
Area : 1,173 sq. ft.
Assignor(s) : Satteshkumar A/L Viramani & Dhevasri A/P Ravichandran
Solicitor : M/S Shui-Tai
Our Ref : MIA/HLBB2189
Unit No. 48, Jalan SB 2/3, Taman Scientex, 42600 Jenjarom, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 364,500.00**

KAJANG 08

Type : **A Serviced Apartment**
Area : 829 sq. ft.
Assignor(s) : Amutha A/P M. Krishnan & Kumaran A/L M. Krishnan
Solicitor : M/S Azhar & Wong
Our Ref : MIA/HLBB0482
Unit No. B-31-09, Vista Bangi, Jalan Reko, 43000 Kajang, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 269,800.00**

KAJANG 09

Type : **A Unit Of Low-Cost Apartment**
Area : 656 sq. ft.
Assignor(s) : Muhammad Azrin Bin Mokhtar & Norazren Binti Mat Rohani
Solicitor : M/S Thomas Ong Leong & Associates
Our Ref : MIA/HLBB2136
Unit No. B4-11, Blok B, Pangsapuri Seri Pulau, Taman Balakong Jaya, 43000 Kajang, Selangor Darul Ehsan

BUMIPUTRA LOT

RESERVE PRICE **RM 38,900.00**

KAJANG 10

Type : **A Unit Of Apartment Unit**
Area : 987 sq. ft.
Assignor(s) : Muhammad Sayuti Bin Muhammad Nor
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our Ref : ALIN/HLBB2206
No. P13-A-07-03A, Sri Cempaka Apartments, Jalan Sepakat Indah 2/1, Taman Sepakat Indah, Sungai Chua, 43000 Kajang, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 280,000.00**

KUALA LUMPUR 11

Type : **A Serviced Apartment Unit**
Area : 947 sq. ft.
Assignor(s) : Richard Tan Chin Hwee
Solicitor : M/S Amin-Tan & Co
Our Ref : FINA/HLBB2207
Unit No. A-7-09, Residensi Alam Vista Aman, No. 1, Jalan Benteng Utara, Kiara Bayu, Kepong, 52000 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 570,000.00**

KLANG 12

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

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 72,900.00**

KUALA LUMPUR 13

Type : **A 2+1 Bedroom Apartment Unit**
Area : 776 sq. ft.
Assignor(s) : Ariraj A/L Krishnan & K. Saraswathi A/P Kandasamy
Solicitor : M/S Seow & Megat
Our Ref : WAWA/HLBB2211
No. 3-9-11, Block 3, Taman Seri Murni Fasa 1, Jalan 1/2D, 68100 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 200,000.00**

KUALA LUMPUR 14

Type : **A Condominium Unit**
Area : 1,216 sq. ft.
Assignor(s) : Cheong Kok Loy & Chang Chin Siew
Solicitor : M/S Zailan & Co
Our Ref : WAWA/HLBB2213
Unit No. A-29-07, Residensi Bayan Desa Petaling, No. 22A, Jalan 2/125, Desa Petaling, 57100 Kuala Lumpur

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 660,000.00**

PETALING JAYA 15

Type : **A Unit Of Apartment**
Area : 800.75 sq. ft.
Assignor(s) : Azmeer Bin Zaharin & Ramnah Binti Md Sap
Solicitor : M/S Azhar & Wong
Our Ref : WAWA/HLBB2214
Unit No. F1-3-3, Blok F, Pangsapuri Tainia, Jalan Kenyalang 11/3, PJU 5, 47810 Petaling Jaya, Selangor Darul Ehsan

BUMIPUTRA LOT

RESERVE PRICE **RM 130,000.00**

FOR MORE INFORMATION PLEASE CONTACT OR VISIT OUR WEBSITE AT:

FOR MORE INFORMATION PLEASE CONTACT: HONG LEONG BANK BERHAD AUCTION SALE HOTLINE

**www.ehsanauctioneers.com
03 21616649 / 010 2161 147**

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



PUCHONG **16**

Type : **An Intermediate Double (2) Storey Terraced House**
 Area : 1,650 sq. ft.
 Assignor(s) : Lee Sun, Seow Lee Leng & Lee Pueh Foong
 Solicitor : M/S Wan Chin & Co
 Our Ref : WAWA/HLBB2202
 No. 7 (Developer's Lot No. TH 556), Jalan BP 10/3, Bandar Bukit Puchong 2, 47120 Puchong, Selangor Darul Ehsan

RESERVE PRICE RM 750,000.00



RAWANG **17**

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

RESERVE PRICE RM 202,500.00

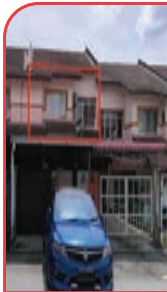


RAWANG **18**

Type : **A Low-Cost Flat**
 Area : 670 sq. ft.
 Assignor(s) : Nor Adnan Bin Karim
 Solicitor : M/S S.N. Yap & Associates
 Our Ref : ALIN/HLBB0766
 No. A-1-3, Persiaran Pelangi, Taman Pelangi, Rawang Integrated Industrial Park, 48000 Rawang, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 100,000.00



RAWANG **19**

Type : **An Upper Floor Townhouse Unit**
 Area : 926 sq. ft.
 Assignor(s) : Azizan Bin Jaafar & Siti Aniza Binti Abdul Rafae
 Solicitor : M/S S.N. Yap & Associates
 Our Ref : ALIN/HLBB2204
 No. 5A, Jalan BP 25, Taman Bayu Permai, 48000 Rawang, Selangor Darul Ehsan

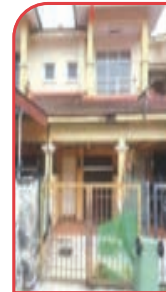
RESERVE PRICE RM 270,000.00



RAWANG **20**

Type : **A Unit Of Condominium**
 Area : 872 sq. ft.
 Assignor(s) : Nyaw Chong Yow
 Solicitor : M/S S.N. Yap & Associates
 Our Ref : ALIN/HLBB2203
 No. 33A-03, Residensi Mori, Scientex Rawang, 48000 Rawang, Selangor

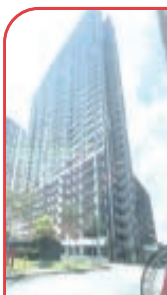
RESERVE PRICE RM 330,000.00



RAWANG **21**

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 : MIA/HLBB1988
 No. 20A (Developer's Parcel No. 23A, First Floor), Persiaran Desa Puteri 10, Taman Desa Puteri, 48020 Rawang Selangor

RESERVE PRICE RM 202,500.00



SEMENYIH **22**

Type : **A Corner 3-Bedroom Apartment (Rumah Selangorku)**
 Area : 1,023 sq. ft.
 Assignor(s) : Siti Araniza Binti Amran & Muhammad Hafiz Bin Ahmad Baidi
 Solicitor : M/S Azhar & Wong
 Our Ref : FINA/HLBB0769
 No. F-11-15, Block F, Pangsapuri Idaman Abadi, Fasa 2, Persiaran Tropicana Height 3A, Tropicana Height, 43500 Semenyih, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 290,000.00



SEMENYIH **23**

Type : **A Unit Of Apartment**
 Area : 1,045 sq. ft.
 Assignor(s) : Muhammad Shahrizan Bin Kamarudin
 Solicitor : M/S Azhar & Wong
 Our Ref : LIYANA/HLBB0722
 Unit No. B-15-1, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor

BUMIPUTRA LOT
HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 149,000.00



SENTUL **24**

Type : **A Condominium Unit**
 Area : 1,012 sq. ft.
 Assignor(s) : Dhouse Shah El Hyatt Bin Shahrudin
 Solicitor : M/S Ho, Loke & Koh
 Our Ref : FINA/HLBB2210
 Unit No. A-21-8, Kondominium Rafflesia, No. 2, Jalan 6/48A, Bandar Baru Sentul, 51000 Kuala Lumpur

RESERVE PRICE RM 370,000.00



SERI KEMBANGAN **25**

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

RESERVE PRICE RM 421,200.00



SERI KEMBANGAN **26**

Type : **A Service Apartment Unit**
 Area : 1,078sq. ft.
 Assignor(s) : Ng Chin Kiat
 Solicitor : M/S Shui-Tai
 Our Ref : MIA/HLBB2027
 Unit No. L20-11, Silk Sky, Jalan KB 2/15, Kampung Baharu Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan

RESERVE PRICE RM 410,000.00



SERI KEMBANGAN **27**

Type : **A Service Apartment Unit**
 Area : 800 sq. ft.
 Assignor(s) : Herlina Binti Herman
 Solicitor : M/S Azhar & Wong
 Our Ref : MIA/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 259,200.00



SETAPAK **28**

Type : **An Apartment Unit**
 Area : 1,047 sq. ft.
 Assignor(s) : Ng Kwai Fook
 Solicitor : M/S Amin-Tan & Co
 Our Ref : FINA/HLBB2208
 Unit No. B-40-09, Residensi Skysanctuary 1, No. 2, Jalan Santuari 1, Setapak, 53200 Kuala Lumpur

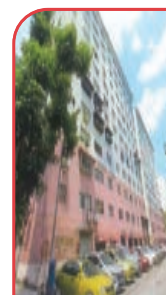
RESERVE PRICE RM 540,000.00



SETAPAK **29**

Type : **A Condominium Unit**
 Area : 904 sq. ft.
 Assignor(s) : Yong Chee Yung & Tan Yin San
 Solicitor : M/S Ho, Loke & Koh
 Our Ref : FINA/HLBB2209
 Unit No. A-12-1, 12th Floor, Block A, Residensi Ascenda, Jalan Arena 1, Setapak, 53200 Kuala Lumpur

RESERVE PRICE RM 410,000.00



SUBANG JAYA **30**

Type : **A Unit Of Low Cost Flat**
 Area : 61 sq. m.
 Assignor(s) : Muhamad Zaidi Bin Zamri & Zalina Binti Mamat
 Solicitor : M/S S.N. Yap & Associates
 Our Ref : ALIN/HLBB0767
 H11-11-18 (Developer's Parcel No. H-10-18), Blok H, Pangsapuri Angsana, Persiaran Mewah, USJ 1, 47620 Subang Jaya, Selangor Darul Ehsan

BUMIPUTRA LOT
HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 150,000.00



SUNGAI BULOH **31**

Type : **A Unit Of Low-Cost Apartment**
 Area : 700 sq. ft.
 Assignor(s) : Abd Mutalib Bin Zakaria
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
 Our Ref : WAWA/HLBB0770
 Unit No. 23-0-4, Blok 23, Jalan BRP 10/2D, Taman Bukit Rahman Putra, 47000 Sungai Buloh, Selangor Darul Ehsan

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 55,000.00

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.

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.