

Property Auction Sale



EHSAN
Online
AUCTION

DATE: TUESDAY
29 - 9 - 2026
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 TUESDAY, THE 29TH SEPTEMBER 2026, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



BANTING 01	
Type	: A Unit Of Serviced Apartment
Area	: 495.49 sq. ft.
Assignor(s)	: Lim Poh Cheng
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our Ref	: FINA/HLBB0692
No. A3-7-39 (No. 3755), Blok A3, Morib Gold Coast, Morib, 42700 Banting, Selangor Darul Ehsan	
HONG LEONG ISLAMIC BANK BERHAD	
RESERVE PRICE	RM 32,100.00



BANTING 02	
Type	: A Unit Of Low Cost Flat
Area	: 620 sq. ft.
Assignor(s)	: Mohd Faizal Bin Mohd Fathil
Solicitor	: M/S Shui-Tai
Our Ref	: LIYANA/HLBB0759
No. 11 (G-2-11), Tingkat 2, Blok G, (Jalan Pramugara), Taman Langat Utama, Bukit Changgang, 42700 Banting, Selangor	
HONG LEONG ISLAMIC BANK BERHAD	
RESERVE PRICE	RM 97,200.00



GLUGOR 03	
Type	: A Flat Unit
Area	: 51 sq. m.
Assignor(s)	: Mawardi Bin Abd Rahim & Nurzahayu Binti Hassan
Solicitor	: M/S Murad & Foo
Our Ref	: FINA/HLBB2197
No. G3-31, Desa Permai Indah, Lorong Helang 3, 11700 Glugor, Pulau Pinang	
RESERVE PRICE	RM 79,900.00



KAJANG 04	
Type	: A Unit Of Serviced Apartment
Area	: 560 sq. ft.
Assignor(s)	: Ahmad Hafiz Bin Ahmad Fauzhi
Solicitor	: M/S Azhar & Wong
Our Ref	: MIA/HLBB0734
No. B-19-01, Block B, Residensi Emas, Jalan Zamrud 2, 43000 Kajang, Selangor	
BUMI LOT HONG LEONG ISLAMIC BANK BERHAD	
RESERVE PRICE	RM 164,100.00



KAJANG 05	
Type	: A Unit Of Serviced Apartment
Area	: 84 sq. m.
Assignor(s)	: Nadia Nadirah Binti Fuzahir & Muhammad Azhar Bin Muhammad Samudi
Solicitor	: M/S Azhar & Wong
Our Ref	: ALIN/HLBB0758
No. A-35-06, Residensi Emas, Jalan Zamrud 2, 43000 Kajang, Selangor	
BUMI LOT HONG LEONG ISLAMIC BANK BERHAD	
RESERVE PRICE	RM 233,300.00



KLANG 06	
Type	: A Serviced Apartment Unit
Area	: 850 sq. ft.
Assignor(s)	: Lee Chia Min
Solicitor	: M/S Azhar & Wong
Our Ref	: MIA/HLBB2167
Unit No. A-30-01, Pangsapuri Berkeley Avenue (A), Jalan Tampin 1/KU 1 Off Jalan Goh Hock Huat, 41400 Klang	
RESERVE PRICE	RM 334,700.00



PETALING JAYA 07	
Type	: A Unit Of Apartment
Area	: 1,021 sq. ft.
Assignor(s)	: Mohd Affandi Bin Mohd Ayob & Norashikin Binti Mohd Mohd Ayob
Solicitor	: M/S Seow & Megat
Our Ref	: LIYANA/HLBB2079
Unit No. A-3-2, Kondo Sri Manja Court, Jalan PJS 3/40, Taman Sri Manja, 46000 Petaling Jaya, Selangor Darul Ehsan	
BUMI LOT	
RESERVE PRICE	RM 203,400.00



RAWANG 08	
Type	: A Townhouse Unit
Area	: 1,245 sq. ft.
Assignor(s)	: Choong Soon Loy
Solicitor	: M/S Shui-Tai
Our Ref	: LIYANA/HLBB2191
Unit No. 3-3, Jalan Amansiara 1/6, Taman Amansiara, 48000 Rawang, Selangor	
RESERVE PRICE	RM 275,400.00



SEMENYIH 09	
Type	: An Apartment Unit
Area	: 1,045 sq. ft.
Assignor(s)	: Yap Tong Nyen
Solicitor	: M/S Shui-Tai
Our Ref	: MIA/HLBB2142
No. C-13-7, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor	
RESERVE PRICE	RM 165,500.00



SEMENYIH 10	
Type	: An Apartment Unit
Area	: 1,045 sq. ft.
Assignor(s)	: Cheah Kah Ling
Solicitor	: M/S Shui-Tai
Our Ref	: MIA/HLBB2143
No. C-29-9, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor	
RESERVE PRICE	RM 170,700.00



SEMENYIH 11	
Type	: A Unit Of Apartment
Area	: 1,045 sq. ft.
Assignor(s)	: Muhammad Shahrizan Bin Kamarudin
Solicitor	: M/S Azhar & Wong
Our Ref	: MIA/HLBB0722
Unit No. B-15-1, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor	
BUMI LOT HONG LEONG ISLAMIC BANK BERHAD	
RESERVE PRICE	RM 165,500.00



SEMENYIH 12	
Type	: A Unit Of Apartment
Area	: 1,045 sq. ft.
Assignor(s)	: Ee Siew Lian
Solicitor	: M/S S.N.Yap & Associates
Our Ref	: ALIN/HLBB2190
Unit No. B-21-10, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor	
RESERVE PRICE	RM 226,800.00

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**



SERI KEMBANGAN		13
Type	: A Flat Unit	
Area	: 600 sq. ft.	
Assignor(s)	: Woon Siew Chan & Hee Chew Ping	
Solicitor	: M/S Mimirahayu Haniff Heng & Partners	
Our Ref	: MIA/HLBB2186	
Unit No.	: A219, Level 2, Block A, Persiaran Desa Serdang 2, Taman Desa Serdang, 43300 Seri Kembangan, Selangor	
RESERVE PRICE	RM 89,100.00	



SHAH ALAM		14
Type	: A Service Apartment Unit	
Area	: 538 sq. ft.	
Assignor(s)	: Mhuralii A/L Chadran	
Solicitor	: M/S Mazlifah & Partners	
Our Ref	: MIA/HLBB1689	
Unit No.	: 20-21, Menara U, No. 2, Jalan Boling Padang 13/62, Seksyen 13, 40100 Shah Alam, Selangor Darul Ehsan	
RESERVE PRICE	RM 251,100.00	



SHAH ALAM		15
Type	: A Unit Of Condominium	
Area	: 1,012 sq. ft.	
Assignor(s)	: Sheran A/P Ashokan , Naomi A/P Ashokan & N Kaliema A/P Nachiappan	
Solicitor	: M/S Shui-Tai	
Our Ref	: MIA/HLBB2173	
Unit No.	: A-09-04, Arinna Kemuning Utama, Persiaran Kemuning Prima, Seksyen 32, 40460 Shah Alam, Selangor Darul Ehsan	
RESERVE PRICE	RM 357,300.00	



SHAH ALAM		16
Type	: A Unit Of 3-Storey Townhouse	
Area	: 3,479 sq. ft.	
Assignor(s)	: Ng Kheng Huat & Tan Lee Hong	
Solicitor	: M/S Wan Chin & Co	
Our Ref	: MIA/HLBB2176	
Unit No.	: 50 Residensi, No. 20, Persiaran Hijau Kasturi (Persiaran Seri Hijau Kasturi), Cahaya SPK, 40150 Shah Alam, Selangor	
RESERVE PRICE	RM 643,100.00	

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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