

Property Auction Sale



EHSAN *Online* AUCTION

DATE:
THURSDAY
03-10-2024
TIME: 11.00 A.M.



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

 munira@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 3RD OCTOBER 2024, 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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.



AMPANG 1

Type : **AN APARTMENT UNIT**
Area : 766 sq. ft.
Assignor(s) : Letchumy A/P Raja Sooriar
Solicitor : M/S S.N.Yap & Associates
Our Ref : YANA/HLBB1658
Unit No. PS-2-19, Pangsapuri Permai Seri, Jalan 13D, Taman Desa Permai, Taman Dato' Ahmad Razali, 68000 Ampang, Selangor.

RESERVE PRICE RM 160,400.00



AMPANG 2

Type : **LOW COST APARTMENT UNIT**
Area : 660 sq. ft.
Assignor(s) : Palanee A/L Chinnacutty
Solicitor : M/S Azhar & Wong
Our Ref : ALIN/HLBB1802
Unit No. 03A-05, Apartment Permai Ria, Jalan Permai M, Bukit Ampang Permai, 68000 Ampang, Selangor.

RESERVE PRICE RM 160,000.00



BDR PUNCAK ALAM 3

Type : **TOWNHOUSE LOCATED ON UPPER FLOOR OF A TWO STOREY BUILDING**
Area : 1,104 sq. ft.
Assignor(s) : Muhammad Faiz Bin Zahari
Solicitor : M/S Yh Teh..., & Quek
Our Ref : YANA/HLBB0500
Unit No. 15B, Jalan Ritma 2/2, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 183,800.00



BATU CAVES 4

Type : **CONDOMINIUM UNIT**
Area : 926 sq. ft.
Assignor(s) : Julian A/L A Anthony Samy @ Dass
Solicitor : M/S Mimirahayu Haniff Heng & Partners
Our Ref : YANA/HLBB1777
Unit No. B20-09, Magna Ville Selayang, Lebuhraya Selayang Kepong, 68100 Batu Caves, Selangor.

RESERVE PRICE RM 234,900.00



BATU CAVES 5

Type : **CONDOMINIUM UNIT**
Area : 1,210 sq. ft.
Assignor(s) : Liew Yong Ju
Solicitor : M/S Mimirahayu Haniff Heng & Partners
Our Ref : UMI/HLBB1803
Unit No. A-16-12, Block A, V-Residensi, Persiaran Selayang Heights, 68100 Batu Caves, Selangor.

RESERVE PRICE RM 420,000.00




JENJAROM 6

Type : **UNIT OF LOW COST APARTMENT UNIT**
Area : 635.07 sq. ft.
Assignor(s) : Jabilin Bin Sadin
Solicitor : M/S S.N.Yap & Associates
Our Ref : YANA/HLBB1588
Unit No. 16-3-13, Jalan SP 4/3, Rumah Pangsa Impian, 42610 Saujana Putra, Jenjarom, Selangor.

BUMI LOT

RESERVE PRICE RM 96,000.00



KAJANG 7

Type : **CORNER 3-BEDROOM APARTMENT**
Area : 764 sq. ft.
Assignor(s) : Balamurugan A/L Javarasu & Melisa A/P Anthony
Solicitor : M/S Wan Chin & Co
Our Ref : YANA/HLBB1548
Unit No. B-04-21, Block B, Apartment Suteramas, Suteramas, Sungai Chua, 43000 Kajang, Selangor.

RESERVE PRICE RM 118,200.00



KAJANG 8

Type : **UNIT OF APARTMENT**
Area : 1,210 sq. ft.
Assignor(s) : Jalaini Bin Jasman & Alif Afandi Bin Jalaini
Solicitor : M/S Azhar & Wong
Our Ref : ALIN/HLBB0521
Unit No. D-07-03, Blok D, Jalan Zamrud, Residensi Zamrud, Sungai Tangkas, 43000 Kajang, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 330,000.00



KAJANG 9

Type : **UNIT OF APARTMENT**
Area : 1,045.00 sq. ft.
Assignor(s) : Ahmad Safri Bin Alias & Muhammad Syahmi Bin Ahmad Safri
Solicitor : M/S Azhar & Wong
Our Ref : UMI/HLBB1801
Unit No. C-12-2, Block C, Residensi Adelia 2, Jalan Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor.

RESERVE PRICE RM 300,000.00



KUALA LUMPUR 10

Type : **CONDOMINIUM UNIT**
Area : 960.00 sq. ft.
Assignor(s) : Lai Mun Chee
Solicitor : M/S CH Yeap Maluda Cheh
Our Ref : YANA/HLBB1542
Unit No. 28-11-4, Blok 28, Winner Heights, Jalan 2/125, Desa Petaling, 57100 Kuala Lumpur.

RESERVE PRICE RM 202,500.00



KUALA LUMPUR 11

Type : **SERVICE APARTMENT**
Area : 872 sq. ft.
Assignor(s) : Ang Yi Jia
Solicitor : M/S Zailan & Co
Our Ref : YANA/HLBB1654
Unit No. C-19-15, Puncak Sentul, No. 8, Jalan Sentul Perdana, 51000 Kuala Lumpur.

RESERVE PRICE RM 356,400.00



KUALA LUMPUR 12

Type : **SERVICE APARTMENT UNIT**
Area : 521 sq. ft.
Assignor(s) : Siti Noraisah Binti Abu Hasan
Solicitor : M/S Zailan & Co
Our Ref : YANA/HLBB0473
Unit No. 7-11, Block C, Plaza Wangsa Maju, (Hedgeford 10 Residences), No. 2, Jalan Maju Ria 1, Seksyen 10, Wangsa Maju, 53300 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 234,000.00



KEPONG 13

Type : **AN APARTMENT UNIT**
Area : 2,271 sq. ft.
Assignor(s) : Rozalin Binti Anowar & Mohd Zaiful Bin Mui
Solicitor : M/S Amin-Tan & Co
Our Ref : YANA/HLBB1722
Unit No. 25-05, Casa Prima Condominium, No. 25, Jalan Metro 2, Off Jalan Kepong, Metro Prima, Kepong, 52100 Kuala Lumpur.

BUMI LOT

RESERVE PRICE RM 361,600.00



KUALA LUMPUR 14

Type : **SERVICED APARTMENT UNIT**
Area : 935 sq. ft.
Assignor(s) : Lee Siau Li
Solicitor : M/S Zailan & Co
Our Ref : YANA/HLBB1771
Unit No. 3-7-3, Desa Green Serviced Apartments (Kompleks Hijauan Desa), No. 85, Jalan Desa Bakti, 58000 Kuala Lumpur.

RESERVE PRICE RM 445,500.00



KUALA LUMPUR 15

Type : **SERVICE APARTMENT UNIT**
Area : 935 sq. ft.
Assignor(s) : Chua Chong Hwee
Solicitor : M/S Zailan & Co
Our Ref : YANA/HLBB1796
Unit No. 3-15-9, Kuchai Avenue Service Apartment, No. 39, Jalan Kuchai Maju 13, Kuchai Entrepreneurs Park, 58200 Kuala Lumpur.

RESERVE PRICE RM 360,000.00

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 010 2161 147



KUALA LUMPUR 16

Type : **SERVICES APARTMENT UNIT**
 Area : 958 sq. ft.
 Assignor(s) : Wong Chee Kheng
 Solicitor : M/S Zailan & Co
 Our Ref : YANA/HLBB1792
 Unit No. B-29-09, Block B, Duta Park Residence, No. 11, Jalan Kuching, 51200 Kuala Lumpur.

RESERVE PRICE RM 594,000.00



KUALA LUMPUR 17

Type : **SERVICE APARTMENT UNIT**
 Area : 797 sq. ft.
 Assignor(s) : Yu Qin
 Solicitor : M/S Zailan & Co
 Our Ref : YANA/HLBB1791
 Unit No. C-19-3A, Residensi Pavilion Bukit Ceylon, No. 5, Changkat Raja Chulan, 50200 Kuala Lumpur.

RESERVE PRICE RM 990,000.00



KUALA LUMPUR 18

Type : **CONDOMINIUM UNIT**
 Area : 1,513 sq. ft.
 Assignor(s) : Lin Hong & Ma Xiaoyu
 Solicitor : M/S Zailan & Co
 Our Ref : YANA/HLBB1790
 Unit No. B-28-03, Block B, Residensi Renai Jallil @ The Rainz, No. 3, Jalan Jallil Perwira 2, Bukit Jallil, 58200 Kuala Lumpur.

RESERVE PRICE RM 792,000.00



KUALA LUMPUR 19

Type : **SERVICE APARTMENT UNIT**
 Area : 1,162.50 sq. ft.
 Assignor(s) : Chai Chin Leong & Teng Ah Lim
 Solicitor : M/S Zahrin Emrad & Sujaihah
 Our Ref : YANA/HLBB1789
 Unit No. 1-17-02, Icon Residence, No. 20, Persiaran Dutamas, 50480 Kuala Lumpur.

RESERVE PRICE RM 738,000.00



KUALA LUMPUR 20

Type : **AN INTERMEDIATE 2-BEDROOM SERVICED APARTMENT**
 Area : 1,206 sq. ft.
 Assignor(s) : Thi Chun Wei & Thi See Kiat
 Solicitor : M/S CH Yeap Maluda Cheh
 Our Ref : YANA/HLBB1799
 Unit No. A-11-09, Block A, Regalia Service Apartment, No. 2, Jalan Anjung Putra, Off Jalan Sultan Ismail, 50250 Kuala Lumpur.

RESERVE PRICE RM 675,000.00



KUALA LUMPUR 21

Type : **LOW COST APARTMENT UNIT**
 Area : 685.4 sq. ft.
 Assignor(s) : Norliza Binti Md Lazim & Halimi Bin Jurimi
 Solicitor : M/S Zailan & Co
 Our Ref : UMI/HLIBB0522
 Unit No. 3-3-12, 3rd Floor, Block 3, Jalan 1/112A, Taman Bukit Angkasa, Jalan Pantai Dalam, 59200 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 220,000.00



PETALING JAYA 22

Type : **SERVICED APARTMENT UNIT**
 Area : 1,423 sq. ft.
 Assignor(s) : Niseca United Sdn Bhd
 Solicitor : M/S Azhar & Wong
 Our Ref : YANA/HLBB1794
 Unit No. 05-06, Glomac Centro, Jalan Teratai, PUJ 6A, 47400 Petaling Jaya, Selangor.

RESERVE PRICE RM 585,000.00



PETALING JAYA 23

Type : **CONDOMINIUM UNIT**
 Area : 961 sq. ft.
 Assignor(s) : Steward Ng Zi Xuan
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : ALIN/HLBB1800
 Unit No. B-26-10, Block B, Verando Residence, Jalan PJS 5/27, PJS 5, 46150 Petaling Jaya, Selangor.


RESERVE PRICE RM 510,000.00



PUCHONG 24

Type : **AN INTERMEDIATE 4-BEDROOM CONDOMINIUM**
 Area : 1,076 sq. ft.
 Assignor(s) : Mohd Hamzaini Bin Hashim & Ainol Azizul Bin Rosli
 Solicitor : M/S Yh Teh... & Quek
 Our Ref : YANA/HLBB1795
 Unit No. C-3A-06, Tower C, Desaria Villa Condominium, No. 1, Jalan Desaria, Batu 18, Sungai Rasau, Kampung Pulau Meranti, 47120 Puchong, Selangor.

RESERVE PRICE RM 207,000.00



PUCHONG 25

Type : **TOWNHOUSE UNIT**
 Area : 1,561 sq. ft.
 Assignor(s) : W.M. Khairulredzuan Bin W.Mohd Najuri
 Solicitor : M/S Azhar & Wong
 Our Ref : YANA/HLBB1778
 Unit No. 369-PV 12, Park Villa, Jalan BP 11, Bandar Bukit Puchong 2, 47120 Puchong, Selangor.

RESERVE PRICE RM 459,000.00



PUNCAK ALAM 26

Type : **DOUBLE STOREY MID TERRACED HOUSE**
 Area : 1,302 sq. ft.
 Assignor(s) : Mohammad Shamsuhami Bin Shamsudin & Mashitah Binti Fazilah
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : YANA/HLBB0517
 Premises No. 67, Jalan Meranti 3/6, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 432,000.00



SERI KEMBANGAN 27

Type : **3-BEDROOM SERVICED APARTMENT UNIT**
 Area : 980 sq. ft.
 Assignor(s) : Damia Qistina Binti Abdul Salim
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : ALIN/HLIBB0520
 Unit No. B-29-10, Zenopy Residences, Jalan LP 7/4, Taman Lestari Perdana, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

BUMI LOT
HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 380,000.00




SETAPAK 28

Type : **SERVICE APARTMENT UNIT**
 Area : 1,059 sq. ft.
 Assignor(s) : Siti Rohimah Binti Hari
 Solicitor : M/S Zailan & Co
 Our Ref : YANA/HLIBB0518
 Unit No. E-33-09, KL Traders Square, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur.

BUMI LOT
HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 432,000.00



SHAH ALAM 29

Type : **SERVICE APARTMENT UNIT**
 Area : 855 sq. ft.
 Assignor(s) : Juliana Binti Md Saman
 Solicitor : M/S YH Teh & Quek
 Our Ref : YANA/HLBB1612
 Unit No. SB1-18-06, Dsara Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.

BUMI LOT

RESERVE PRICE RM 413,100.00



SHAH ALAM 30

Type : **LOW COST FLAT**
 Area : 683.80 sq. ft.
 Assignor(s) : Asorlah A/L Subramaniam
 Solicitor : M/S Wan Chin & Co
 Our Ref : YANA/HLBB1704
 Unit No. 01-05, 5th Floor, Block 4, Pangsapuri Seri Era, Jalan Nagasari 36/2, Section 36, 40470 Shah Alam, Selangor.

RESERVE PRICE RM 51,900.00



SHAH ALAM 31

Type : **THREE (3) STOREY CORNER TERRACED HOUSE**
 Area : 2,937 sq. ft.
 Assignor(s) : Normi Binti Abd Rahman
 Solicitor : M/S Mimirahayu Haniff Heng & Partners
 Our Ref : YANA/HLBB1776
 Unit No. 40, Jalan Uranus U5/128C, Seksyen U5, 40150 Shah Alam, Selangor.

RESERVE PRICE RM 648,000.00



SHAH ALAM 32

Type : **UNIT OF SERVICED APARTMENT**
 Area : 816.00 sq. ft.
 Assignor(s) : Goh Wei Xiang
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : YANA/HLIBB0512
 Unit No. A-11-8, V-Residensi 2, No. 52, Jalan Budiman 22/1, Seksyen 22, 40300 Shah Alam, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 299,700.00



SUNGAI BESI 33

Type : **SERVICE APARTMENT UNIT**
 Area : 1,045 sq. ft.
 Assignor(s) : Hazlindah Binti Razali
 Solicitor : M/S Amin-Tan & Co
 Our Ref : YANA/HLIBB0502
 Unit No. A4-33-01, Level 33, Block A4, RC Residences (also known as Razak City Residences), No.1, Jalan Razak Mansion Sungai Besi, 57100 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 307,100.00



SUNGGAI BESI		34
Type	: SERVICED APARTMENT UNIT	
Area	: 1,140.00 sq. ft.	
Assignor(s)	: Nur Hani Binti Zulkifli Abai	
Solicitor	: M/S CH Yeap Maluda Cheh	
Our Ref	: YANA/HLIBB0511	
Unit No.	: D1-35-06, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.	
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 364,500.00	



SUNGGAI BESI		35
Type	: SERVICE APARTMENT UNIT	
Area	: 845 sq. ft.	
Assignor(s)	: See You Li	
Solicitor	: M/S Zailan & Co	
Our Ref	: UMI/HLBB1804	
Unit No.	: B1-23-01, Block B1, RC Residences (also known as Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.	
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.

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.



“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.

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.

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.

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

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

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