

Property Auction Sale



EHSAN Online AUCTION

DATE:
FRIDAY
19-04-2024
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

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 Ehsan Auctioneers Sdn Bhd

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 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 FRIDAY, THE 19TH APRIL 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to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	: LOW COST FLAT UNIT	
Area	: 650 sq. ft.	
Assignor(s)	: Fong Siew Hiong & Chin Ka Hong	
Solicitor	: M/S Seow & Megat	
Our Ref	: UMI/HLBB1715	
Unit No. 20-18, Blok A, Pangsapuri Taman Industri Lembah Jaya, Off Jalan Lembah Jaya, 68000 Ampang, Selangor.		
RESERVE PRICE		RM 170,000.00



AMPANG		2
Type	: LOW COST APARTMENT	
Area	: 650 sq. ft.	
Assignor(s)	: Mohd Nazari Bin Ahmad Tajuddin & Mazlita Binti Mansor	
Solicitor	: M/S S.N. Yap & Associates	
Our Ref	: UMI/HLBB0476	
Unit No. L-10-05, Rumah Pangsa Dahlia, Jalan Ukay Bistari, Taman Ukay Bistari, 68000 Ampang, Selangor.		
RESERVE PRICE		RM 140,000.00



CHERAS		3
Type	: STUDIO UNIT OF SERVICED-APARTMENT	
Area	: 646 sq. ft.	
Assignor(s)	: Intan Chempaka Binti Abu Bakar	
Solicitor	: M/S Shui Tai	
Our Ref	: UMI/HLBB0471	
Unit No. B-9-3A, Blok B, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor.		
		BUMIPUTRA LOT
RESERVE PRICE		RM 315,000.00



CHERAS		4
Type	: CONDOMINIUM UNIT	
Area	: 1,557 sq. ft.	
Assignor(s)	: Yong Chee Kong & Lee Yoke Yen	
Solicitor	: M/S Yh Teh & Quek	
Our Ref	: ALIN/HLBB1711	
Unit No. B-21-2, Level 21, Block B, Green Residence, Jalan Sayang 1, Taman Rasa Sayang, 43200 Cheras, Selangor.		
RESERVE PRICE		RM 600,000.00

WITHDRAWN



KAJANG		6
Type	: AN APARTMENT UNIT	
Area	: 733 sq. ft.	
Assignor(s)	: Mohd Hairulazwan Bin Ramani	
Solicitor	: M/S Simon Hue & Associate	
Our Ref	: ALIN/HLBB0363	
Unit No. E-01, Pangsapuri Suasana Idaman, Jalan Sungai Merab Luar, Sungai Merab, 43000 Kajang, Selangor.		
		MALAY RESERVE LAND
RESERVE PRICE		RM 160,000.00



KAJANG		7
Type	: UNIT OF SERVICED APARTMENT	
Area	: 1,066 sq. ft.	
Assignor(s)	: Ahmad Syazwan Bin Mohamad	
Solicitor	: M/S Thomas Ong Leong & Associates	
Our Ref	: ALIN/HLBB0461	
Unit No. B-18-06, Residensi Palmera, Laman Puteri 3, Bandar Puteri Bangi, 43000 Kajang, Selangor.		
		HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE		RM 262,500.00

WITHDRAWN



KLANG		9
Type	: AN OFFICE UNIT	
Area	: 1,580 sq. ft.	
Assignor(s)	: Hari @ Hari Rao & Jagjit Singh A/L Karata Singh	
Solicitor	: M/S Thomas Ong Leong & Associates	
Our Ref	: ALIN/HLBB1710	
Unit No. 2-1, Lorong Tiara 3/KU 1, Pusat Perniagaan Bandar Baru Klang, 41150 Klang, Selangor.		
RESERVE PRICE		RM 420,000.00



KUALA LUMPUR		10
Type	: SERVICE APARTMENT	
Area	: 954 sq. ft.	
Assignor(s)	: Wong Teck Chien & Chong Siew Yan	
Solicitor	: M/S Goh & Partners	
Our Ref	: UMI/HLBB0467	
Unit No. B-7-17, Central Residence @ Suria Sungai Besi, Jalan Sungai Besi, 57100 Kuala Lumpur.		
		HONG LEONG ISLAMIC BANK BERHAD
RESERVE PRICE		RM 393,700.00



KUALA LUMPUR		11
Type	: CONDOMINIUM UNIT	
Area	: 1,195 sq. ft.	
Assignor(s)	: Lim Chung Fatt	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: ALIN/HLBB1696	
Unit No. A-27-03, Ascenda Residence, No. 3, Jalan Arena 1, Setapak, 53200 Kuala Lumpur.		
RESERVE PRICE		RM 540,000.00



KUALA LUMPUR		12
Type	: SERVICED APARTMENT	
Area	: 800 sq. ft.	
Assignor(s)	: Woo Yeen Huei	
Solicitor	: M/S Amin-Tan & Co	
Our Ref	: UMI/HLBB1700	
Unit No. Block C2-36-06, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.		
RESERVE PRICE		RM 288,000.00



KUALA LUMPUR		13
Type	: SERVICE APARTMENT	
Area	: 1,025 sq. ft.	
Assignor(s)	: Hui, Beibei	
Solicitor	: M/S Zahrin Emrad & Sujaihah	
Our Ref	: ALIN/HLBB1706	
Unit No. 3-17-15, Suite Sentral, No. 248, Jalan Tun Sambanthan, Kuala Lumpur Sentral, 50470 Kuala Lumpur.		
RESERVE PRICE		RM 855,000.00



KUALA LUMPUR		14
Type	: SERVICE APARTMENT	
Area	: 74.32 sq. m.	
Assignor(s)	: Tan Pey Fen & Soh Kong Hock	
Solicitor	: M/S Zahrin Emrad & Sujaihah	
Our Ref	: UMI/HLBB1707	
Unit No. B2-16-05, Level 16, Block B2, RC Residences (Also Known as Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.		
RESERVE PRICE		RM 342,000.00

WITHDRAWN



KUALA LUMPUR 16

Type : SERVICE APARTMENT
 Area : 521 sq. ft.
 Assignor(s) : Siti Noraishah Binti Abu Hasan
 Solicitor : M/S Amin-Tan & Co
 Our Ref : UMI/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 260,000.00**



KUALA LUMPUR 17

Type : SERVED APARTMENT
 Area : 500 sq. ft.
 Assignor(s) : Amy Ng Suat Bee
 Solicitor : M/S Zahrin Emrad & Sujaihah
 Our Ref : ALIN/HLBB1708
Unit No. A-3A-6, Block A, Plaza Damas 3, No. 63, Jalan Sri Hartamas 1, Taman Sri Hartamas, 50480 Kuala Lumpur.

RESERVE PRICE **RM 320,000.00**



KUALA LUMPUR 18

Type : AN APARTMENT UNIT
 Area : 956 sq. ft.
 Assignor(s) : Foo Toon Lee & Chang Siew Phin
 Solicitor : M/S Zailan & Co
 Our Ref : UMI/HLBB1712
Unit No. A-16-1, Pangsapuri Sri Jati 1, Blok A, Jalan Seri Jati 3, Taman Sri Jati, 58200 Kuala Lumpur.

RESERVE PRICE **RM 300,000.00**



KUALA LUMPUR 19

Type : SERVICE APARTMENT
 Area : 950 sq. ft.
 Assignor(s) : Yoong Kim Cheong
 Solicitor : M/S Amin-Tan & Co
 Our Ref : ALIN/HLBB0478
Unit No. D1-13A-13A, Block D1, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 350,000.00**



MASAI 20

Type : SERVICE APARTMENT
 Area : 839.58 sq. ft.
 Assignor(s) : Mohd Suhaimi Bin Sawi
 Solicitor : M/S Faizal Siow Brockett & Cho
 Our Ref : UMI/HLBB1693
Unit No. #16-01, Pangsapuri Rinting Indah, Jalan Rinting, Taman Rinting, 81750 Masai, Johor.

RESERVE PRICE **RM 226,800.00**



PETALING JAYA 21

Type : MEDIUM HIGH COST APARTMENT
 Area : 1,000 sq. ft.
 Assignor(s) : Yeok Jiun Huek (F)
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : UMI/HLBB1370
Unit No. A-17-6, Block A, Pelangi Utama, Jalan Masjid, PJU 6A, 47400 Petaling Jaya, Selangor.

RESERVE PRICE **RM 440,000.00**



PETALING JAYA 22

Type : SHOP UNIT
 Area : 142 sq. ft.
 Assignor(s) : Ahmad Rafie Bin Jamaludin
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : ALIN/HLBB1553
Unit No. C-G-G13, Blok C, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor.

RESERVE PRICE **RM 40,500.00**



PETALING JAYA 23

Type : LOW COST APARTMENT
 Area : 687 sq. ft.
 Assignor(s) : Norliza Binti Mohd Hassan & Shoib Bin Adnan
 Solicitor : M/S Wan Chin & Co
 Our Ref : ALIN/HLBB1685
Unit No. C-15-28, Block C, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor.

RESERVE PRICE **RM 109,400.00**




PUCHONG 24

Type : CONDOMINIUM UNIT
 Area : 1,373 sq. ft.
 Assignor(s) : Yiu Keong Jie
 Solicitor : M/S Azhar & Wong
 Our Ref : ALIN/HLBB0464
Unit No. B-21-02, Block B, Vision Residence, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 262,500.00**




PUCHONG 25

Type : UNIT OF SERVICED APARTMENT
 Area : 883 sq. ft.
 Assignor(s) : Faiz Fikri Bin Hanipah & Nur Faziera Binti Zaini
 Solicitor : M/S Thomas Ong Leong & Associates
 Our Ref : ALIN/HLBB0468
Unit No. A-24-03A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor.

BUMIPUTRA LOT
 HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 226,000.00**



PUCHONG 26

Type : SERVICE APARTMENT
 Area : 883 sq. ft.
 Assignor(s) : Siti Nor Akmar Binti Aziz & Mohammad Ikhwan Bin Aziz
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : ALIN/HLBB0470
Unit No. A-09-07, Block A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor.

BUMIPUTRA LOT
 HONG LEONG ISLAMIC BANK BERHAD


RESERVE PRICE **RM 333,000.00**



PUCHONG 27

Type : RENOVATED AND EXTENDED DOUBLE STOREY MID TERRACED HOUSE
 Area : 825 sq. ft.
 Assignor(s) : Muniandy A/L Kannan
 Solicitor : M/S Simon Hue & Associate
 Our Ref : UMI/HLBB1716
 Premises No. 34, Jalan Intan 3, Taman Puchong Intan, 47150 Puchong, Selangor.

RESERVE PRICE **RM 380,000.00**



PUCHONG 28

Type : AN INTERMEDIATE 3-BEDROOM SERVICED APARTMENT
 Area : 1,130 sq. ft.
 Assignor(s) : Nur Aishah Binti Mohd Idris & Abdul Mun'im Bin Adrus
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : UMI/HLBB0477
Unit No. 11-06, Saville @ D'Lake, Jalan Saville, 47130 Puchong, Selangor.

BUMIPUTRA LOT
 HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE **RM 450,000.00**



SERI KEMBANGAN 29

Type : LOW COST APARTMENT
 Area : 657 sq. ft.
 Assignor(s) : Ravi A/L Krishnan
 Solicitor : M/S Yh Teh, & Quek
 Our Ref : UMI/HLBB1614
Unit No. A-09-24, Pangsapuri Anggerik, Taman Suria, Pekan Serdang Lama, 43300 Seri Kembangan, Selangor.

RESERVE PRICE **RM 65,700.00**



SERI KEMBANGAN 30

Type : UNIT OF SERVICED APARTMENT
 Area : 951 sq. ft.
 Assignor(s) : Tan Ling Huat
 Solicitor : M/S Mazlifah & Partners
 Our Ref : ALIN/HLBB1643
Unit No. A-35-13, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor.

RESERVE PRICE **RM 340,200.00**



SERI KEMBANGAN 31

Type : CONDOMINIUM UNIT
 Area : 1,269 sq. ft.
 Assignor(s) : Lim Chung Fatt
 Solicitor : M/S Wan Chin & Co
 Our Ref : ALIN/HLBB1697
Unit No. B-22-1, 22nd Floor, Block B, Cloudtree Residence, Jalan Juara, 43300 Seri Kembangan, Selangor.

RESERVE PRICE **RM 513,000.00**



SERI KEMBANGAN 32

Type : CONDOMINIUM UNIT
 Area : 1,269 sq. ft.
 Assignor(s) : Lim Chung Fatt
 Solicitor : M/S Wan Chin & Co
 Our Ref : ALIN/HLBB1698
Unit No. B-23A-3A, 24th Floor, Block B, Cloudtree Residence, Jalan Juara, 43300 Seri Kembangan, Selangor.


RESERVE PRICE **RM 513,000.00**



SERI KEMBANGAN 33

Type : AN APARTMENT UNIT
 Area : 842.17 sq. ft.
 Assignor(s) : Loo Chee Chong
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : ALIN/HLBB1713
Unit No. B-3-9, Block B, Pangsapuri Permata Merah, Jalan Indah 2/12, Taman Universiti Indah, 43300 Seri Kembangan, Selangor.

RESERVE PRICE **RM 215,000.00**



SETAPAK 34

Type : **SERVICE APARTMENT**
 Area : 842 sq. ft.
 Assignor(s) : Muhd Mashruddin Bin Muhd Nawawi
 Solicitor : M/S Amin-Tan & Co
 Our Ref : UMI/HLIBB0466
 Unit No. B-33A-10, KL Traders Square, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur.

BUMIPUTRA LOT
HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 288,800.00



SHAH ALAM 35

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

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 108,000.00



SHAH ALAM 36

Type : **UNIT OF SOHO (SMALL OFFICE HOME OFFICE)**
 Area : 452 sq. ft.
 Assignor(s) : Dania Amalin Binti Yusri
 Solicitor : M/S Seow & Megat
 Our Ref : ALIN/HLIBB0475
 Unit No. SS-12-06, Sunsuria Forum, SOHO, Jalan Setia Dagang AL U13/AL, Seksyen U13, Setia Alam, 40170 Shah Alam, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 240,000.00



SHAH ALAM 37

Type : **AN APRTMENT UNIT**
 Area : 850 sq. ft.
 Assignor(s) : Mohd Izwan Bin Ghazali & Ili Amalina Binti Anderson
 Solicitor : M/S S.N.Yap & Associates
 Our Ref : ALIN/HLIBB0474
 Unit No. B6-2-12, Pangsapuri Alam Budiman, Persiaran Pulau Lumut, Alam Budiman, Seksyen U10, 40170 Shah Alam, Selangor.

HONG LEONG ISLAMIC BANK BERHAD

RESERVE PRICE RM 280,000.00

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.

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

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

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

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