

Property Auction Sale



EHSAN Online AUCTION

DATE:
TUESDAY
11-04-2023
TIME: 11.00 A.M.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

-  Sign up today, it's easy!
-  Search Property you wish to bid
-  Click "View Details"
-  Click "Confirm & Submit"
-  Click "Registration For Online Bidders"
-  You will notified by email

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)]

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JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

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HP NO. 016-2161 047 (CALL, WHATSAPP & SMS)
FAX NO. 03-21616648

 Ehsan Auctioneers Sdn Bhd
 munira@ehsanauctioneers.com
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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 11TH DAY OF APRIL, 2023,
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.



CHERAS		1
Type	: LOW COST FLAT UNIT	
Area	: 650 sq. ft.	
Assignor(s)	: Tong Nget Yuen	
Solicitor	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners	
Our Ref	: UMI/HLBB1577	
Unit No.	: A-4-11, Blok A, Jalan Damai Perdana 2, Bandar Damai Perdana, Cheras, 56000 Kuala Lumpur.	
RESERVE PRICE	RM 140,000.00	



GELANG PATAH		2
Type	: SERVICES APARTMENT UNIT	
Area	: 1,023.0 sq. ft.	
Assignor(s)	: Auvai Manimekala A/P Veliavaram & Jagathish Menon A/I Segaran	
Solicitor	: M/S Faizal Siow Brockett & Cho	
Our Ref	: ALIN/HLBB1563	
Unit No.	: L07-14, Residensi GP, Susur GP Prima, Taman GP Prima, 81550 Gelang Patah, Johor.	
RESERVE PRICE	RM 266,400.00	



JENJAROM		3
Type	: 3 ROOM APARTMENT	
Area	: 743 sq. ft.	
Assignor(s)	: Rosmawati Binti Jasit & Ahmad Jalani Bin Mat Zain	
Solicitor	: M/S Mazlifah & Partners	
Our Ref	: UMI/HLBB1568	
Unit No.	: J-G-12A, Jalan SP 4/2, Rumah Pangsa Sri Saujana, Bandar Saujana Putra, 42610 Jenjarom, Kuala Langat, Selangor.	
RESERVE PRICE	RM 196,000.00	

BUMI LOT



KAJANG		4
Type	: AN INTERMEDIATE 3-BEDROOM CONDOMINIUM	
Area	: 915 sq. ft.	
Assignor(s)	: Lee Mei Yin	
Solicitor	: M/S CH Yeap Maluda Cheh	
Our Ref	: UMI/HLBB0408	
Unit No.	: 13-19, Residensi Bukit Palma 2, Jalan Bukit Palma 2, 43000 Kajang, Selangor.	
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 380,000.00	



PETALING JAYA		5
Type	: LOW COST APARTMENT UNIT	
Area	: 650 sq. ft.	
Assignor(s)	: Ramayie A/P Venkitajalam & Sandramohan A/L Ramasamy	
Solicitor	: M/S Jeff Leong , Poon & Wong	
Our Ref	: ALIN/HLBB0406	
Unit No.	: 3-4-7, Blok 3, Gugusan Semarak, Jalan Camar 4/1, Kota Damansara, 47810 Petaling Jaya, Selangor.	
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 144,000.00	



PUCHONG		6
Type	: LOW COST FLAT UNIT	
Area	: 652 sq. ft.	
Assignor(s)	: Nazri Bn Hashim	
Solicitor	: M/S S.N.Yap & Associates	
Our Ref	: ALIN/HLBB1576	
Unit No.	: F10-8-81, Jalan Permai 2/14, Taman Puchong Permai, 47150 Puchong, Selangor.	
RESERVE PRICE	RM 130,000.00	

BUMI LOT



RAWANG		7
Type	: SHOP APARTMENT UNIT	
Area	: 775 sq. ft.	
Assignor(s)	: Sashi Kumar A/L Govindarajoo	
Solicitor	: M/S Mazlifah & Partners	
Our Ref	: UMI/HLBB0481	
Unit No.	: B2-2-A, Jalan Idaman 1, Taman Rawang Idaman, 48000 Rawang, Selangor.	
HONG LEONG ISLAMIC BANK BERHAD		
RESERVE PRICE	RM 145,000.00	



KUALA LUMPUR		8
Type	: SERVICED APARTMENT UNIT	
Area	: 975 sq. ft.	
Assignor(s)	: Amirul Rahman Bin Izzuddin Rahimi	
Solicitor	: M/S Zahrin Emrad & Sujalhah	
Our Ref	: UMI/HLBB1523	
Unit No.	: A-40-05, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, Selayang, 68100 Kuala Lumpur.	
RESERVE PRICE	RM 480,000.00	

BUMI LOT



PETALING JAYA		9
Type	: UNIT OF LOW COST FLAT	
Area	: 60.60 sq. m.	
Assignor(s)	: Mat Nor Bin Mohamad & Khairul Azman Bin Mat Nor	
Solicitor	: M/S Jeff Leong , Poon & Wong	
Our Ref	: ALIN/HLBB1578	
Unit No.	: B5-8-24, Blok 5, Jalan PJS 6/5B, Desa Mentari, 46000 Petaling Jaya, Selangor.	
RESERVE PRICE	RM 160,000.00	

BUMI LOT

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.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
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