

FULL ONLINE PROPERTY FAIR

Will Sell By Public Auction Via Online Bidding

On Friday, 18th April 2025,

Time : 3.30 p.m. at WWW.NGCHANMAU.COM

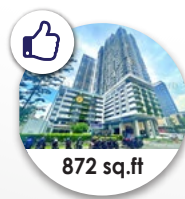


> FEATURED PROPERTIES



FROM **RM 1,100,000**

2 Storey Terrace House
Bandar Tropicana Aman
in Telok Panglima Garang, Selangor
- LOT 22



FROM **RM 495,000**

Residensi Bintang Shamelin
Taman Shamelin Perkasa
in Kuala Lumpur
- LOT 7



FROM **RM 468,000**

Kuchai Sentral
in Kuala Lumpur
- LOT 6



FROM **RM 405,000**

Aster Residence
in Kajang, Selangor
- LOT 20



FROM **RM 396,900**

Plaza Dwtasik
in Kuala Lumpur
- LOT 4



FROM **RM 360,000**

Residensi M Luna
in Kuala Lumpur
- LOT 2

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*Terms and conditions apply

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PROCLAMATION OF SALE

In Exercise Of The Rights And Powers Conferred Upon **Hong Leong Bank Berhad [193401000023 (97141-X)] & Hong Leong Islamic Bank Berhad [200501009144 (686191-W)]** And The **Assignor(s) / Borrower(s) Under The Loan / Facilities / Property Purchase / Property Sale 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 BY PUBLIC AUCTION VIA ONLINE BIDDING

On Friday, 18th April 2025, Time : 3.30 p.m.
at **WWW.NGCHANMAU.COM**

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)



Prospective bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual Titles/Strata Titles (ii) obtain a copy of the Proclamation Of Sale together with the Conditions of Sale and seek independent legal advice (iii) conduct official Parent Master Titles/Individual Titles search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras or Malay only and with the relevant authorities on the terms of consent to the sale prior to the auction sale.

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). 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/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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LOT 1 BANDAR SRI PERMAISURI Reserve Price **RM 189,000**

Low Cost Flat Unit 650 sq. ft.

Unit No. B-01-40, Sri Penara, Jalan Sri Permaisuri 1, Bandar Sri Permaisuri, 56000 Kuala Lumpur.

Assignors/Borrowers : Rajamah Binti Raja Allang & Halimah Binti Lebai Omar
Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)

KUALA LUMPUR

LOT 2 KEPONG Reserve Price **RM 360,000**

Serviced Apartment Unit 732 sq. ft.

Unit No. B-47-05, Residensi M Luna, No. 888, Jalan Lingkaran Tengah 2, Kepong, 52100 Kuala Lumpur.

Assignor/Customer : Raja Yusaini Bin Raja Mohamed Yusop
Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268)

KUALA LUMPUR *HONG LEONG ISLAMIC BANK BERHAD

LOT 3 SETAPAK Reserve Price **RM 364,500**

Apartment Unit 1,184 sq. ft.

No. A-16-03, Residensi Casa Danao, Residensi Danao, No. 3, Jalan 5/23E, Taman Danao Kota, Setapak, 53300 Kuala Lumpur.

Assignor/Customer : Nor Hafiz Bin Ahmad Helimi
Solicitor : M/S Zailan & Co. (Tel : 03-2164 9909)

KUALA LUMPUR *HONG LEONG ISLAMIC BANK BERHAD

LOT 4 BANDAR SRI PERMAISURI Reserve Price **RM 396,900**

Office Lot 1,528 sq. ft.

No. B6-07, Block B, Plaza Dwtasik, Jalan Sri Permaisuri, Bandar Sri Permaisuri, 56000 Kuala Lumpur.

Assignor/Borrower : Halimi Bin Ibrahim
Solicitor : M/S Zahrin Emrad & Sujaihah (Tel : 03-2070 4986)

KUALA LUMPUR

LOT 5 DESA SRI HARTAMAS Reserve Price **RM 450,000**

SOHO 469 sq. ft.

Unit No. B-5-03A, The Signature, Suites & Residences, No. 3, Jalan 22/70A, Desa Sri Hartamas, 50480 Kuala Lumpur.

Assignor/Borrower : Jaffar Bin Mohamed Taib
Solicitor : M/S CH Yeap Maluda Cheh (Tel : 03-4041 0405)

KUALA LUMPUR

LOT 6 JALAN KUCHAI MAJU 9 Reserve Price **RM 468,000**

Serviced Apartment 850 sq. ft.

Unit No. A-21-12, Block A, Kuchai Sentral, Jalan Kuchai Maju 9, 58200 Kuala Lumpur.

Assignor/Borrower : Tan Chun Nam
Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)

KUALA LUMPUR

LOT 7 TAMAN SHAMELIN Reserve Price **RM 495,000**

Serviced Apartment Unit 872 sq. ft.

Unit No. C-10-7, Residensi Shamelin Star, No. 36A, Jalan 4/91, Taman Shamelin Perkasa, 56100 Kuala Lumpur.

Assignor/Borrower : Chia Di Biao
Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268)

KUALA LUMPUR

LOT 8 JALAN ROBERTSON Reserve Price **RM 623,700**

Service Apartment 689 sq. ft.

Unit No. S-32-07, Idaman Robertson, No. 2, Jalan Robertson, 50150 Kuala Lumpur.

Assignor/Borrower : Tan Wei Yan
Solicitor : M/S Zailan & Co. (Tel : 03-2164 9909)

KUALA LUMPUR

LOT 9 PETALING JAYA Reserve Price **RM 279,000**

Serviced Apartment Unit 550 sq. ft.

Unit No. A-39-13A, Residensi Puri Damai (D'Vervain Residences), Sentral Damansara, Jalan PJU 8/8B, Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower : Tan Guan Yu
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415)

SELANGOR

LOT 10 SHAH ALAM Reserve Price **RM 441,000**

Office Unit 1,021 sq. ft.

Unit No. A-10-06, Block A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

Assignor/Customer : Yap Ah Chee
Solicitor : M/S YH Teh & Quek (Tel : 03-2698 8181)

SELANGOR *HONG LEONG ISLAMIC BANK BERHAD

LOT 11 PUCHONG Reserve Price **RM 124,800**

3 Bedroom Low-cost Apartment 678 sq. ft.

No. D-8-20, Block D, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor.

Assignor/Customer : Mohd Nasarudin Bin Naa'im
Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845)

SELANGOR *HONG LEONG ISLAMIC BANK BERHAD

LOT 12 PUCHONG Reserve Price **RM 243,000**

Serviced Apartment Unit 883 sq. ft.

No. A-20-11, Skylake Residence, (Jalan Putra Perdana 5A), Taman Putra Perdana, 47130 Puchong, Selangor.

Assignor/Borrower : Hii Siew Hock
Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)

SELANGOR

HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD

LOT 13 PUCHONG  SELANGOR	Reserve Price RM 333,000 Service Apartment 1,098 sq. ft. Unit No. C-13-07, Block C, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor. Assignor/Customer : Hasmarul Hazizi Bin Abu Hasan Solicitor : M/S YH Teh & Quek (Tel : 03-2698 8181) *HONG LEONG ISLAMIC BANK BERHAD	LOT 14 PUCHONG  SELANGOR	Reserve Price RM 466,600 Townhouse Unit 2,142 sq. ft. Unit No. 1-2, Jalan Sierra 1/3A, Bandar 16 Sierra, 47120 (47110) Puchong, Selangor. Assignor/Borrower : Mohd Hisham Bin Harun Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)	LOT 15 CHERAS  SELANGOR	Reserve Price RM 350,000 3 Bedroom Condominium 1,227 sq. ft. Unit No. A-2-10, Block A, Suria Residence, Jalan Residence, Bandar Mahkota Cheras, 43200 Cheras, Selangor. Assignor/Borrower : Chong Mui Nyuk Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415)
LOT 16 CHERAS  SELANGOR	Reserve Price RM 396,000 Condominium 1,161 sq. ft. Unit No. 7-17, Jalan Mutiara Cheras 1, Emerald Residence, 43200 Cheras, Selangor. Assignor/Borrower : Chew Zhia Sheng Solicitor : M/S Mazlifah & Partners (Tel : 03-7806 2588)	LOT 17 KAJANG  SELANGOR	Reserve Price RM 170,100 Apartment 980 sq. ft. Unit No. B-4-23, 4th Floor, Block B, Pangsapuri Sutura, Jalan Seksyen 3/1A, Taman Kajang Utama, 43000 Kajang, Selangor. Assignor/Borrower : Norsamsu Bin Mohd Yusof Solicitor : M/S Y H Teh & Quek (Tel : 03-2698 8181)	LOT 18 KAJANG  SELANGOR	Reserve Price RM 242,200 Condominium 1,044 sq. ft. Unit No. 07-15, Residensi Iris, Jalan Kiara Sg. Long, 43000 Kajang, Selangor. Assignor/Borrower : Yeow Keng Yian Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845)
LOT 19 KAJANG  SELANGOR	Reserve Price RM 315,000 Apartment 1,012 sq. ft. No. A-09-10, Block A, Jalan Pintar, Puncak Hijauan, 43000 Kajang, Selangor. Assignor/Borrower : Mazrah Binti Che Him Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)	LOT 20 KAJANG  SELANGOR	Reserve Price RM 405,000 3 Bedroom Condominium 1,075 sq. ft. No. 21-5, Aster Residence, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor. Assignor/Borrower : Admond Pang Hon Wai Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)	LOT 21 SEMENYIH  SELANGOR	Reserve Price RM 196,900 Apartment Unit 840 sq. ft. No. S02-01-15, Blok S02, Pangsapuri Cassia, Jalan Ecohill 1/2, Setia Ecohill (R/P), 43500 Semenyih, Selangor. Assignors/Borrowers : Sumitra A/P Kaneson & Rajendran A/L T. Kanasan Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)
LOT 22 TELOK PANGLIMA GARANG  SELANGOR	Reserve Price RM 1,100,000 2 Storey Terraced House 2,078 sq. ft. No. 21, Jalan Aman Elemen 5, Bandar Tropicana Aman (Elemen), 42500 Telok Panglima Garang, Selangor. Assignors : Raymond Wong Jit Sheng & Tan Xiao Xuan Borrower : Raymond Wong Jit Sheng Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)	LOT 23 KUANTAN  PAHANG	Reserve Price RM 53,600 2 Bedroom Serviced Apartment 810 sq. ft. Suites No. S3A-02-11, Caribbean Bay Resort, Jalan Bukit Gambang Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Borrower : Gan Song Lian Solicitor : M/S S. N Yap & Associates (Tel : 03-2697 2282)	LOT 24 KUANTAN  PAHANG	Reserve Price RM 128,000 2 Bedroom Service Apartment 738 sq. ft. Unit No. 2713, Block B, Arabian Bay Resort, Jalan BGRC Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Borrower : Chong Mei Fong Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)
LOT 25 KUANTAN  PAHANG	Reserve Price RM 2,070,000 2 1/2 Storey Semi-Detached House 4,768 sq. ft. No. 10A, Lorong Semambu Baru 76, Perumahan Semambu Baru, 25300 Kuantan, Pahang. Assignor/Borrower : K H Link Sdn Bhd Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)	LOT 26 WANGSA MAJU  KUALA LUMPUR	Reserve Price RM 524,900 Condominium Unit 1,518 sq. ft. Unit No. B-23A-8, Residensi Infiniti 3, No. 2, Jalan Seri Wangsa 2, 53300 Wangsa Maju, Kuala Lumpur. Assignor/Customer : Tan Ee Choe & Tung Ting Fong Solicitor : M/S Zailan & Co. (Tel : 03-2164 9909)	LOT 27 SHAH ALAM  SELANGOR	Reserve Price RM 171,400 Serviced Apartment Unit (Student Suite) 502 sq. ft. Unit No. I-30-07, Edusentral, No. 1, Jalan Setia Murni U13/S1, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor. Assignor/Customer : Nor Aishah Binti Mat Nawawi Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) *HONG LEONG ISLAMIC BANK BERHAD

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