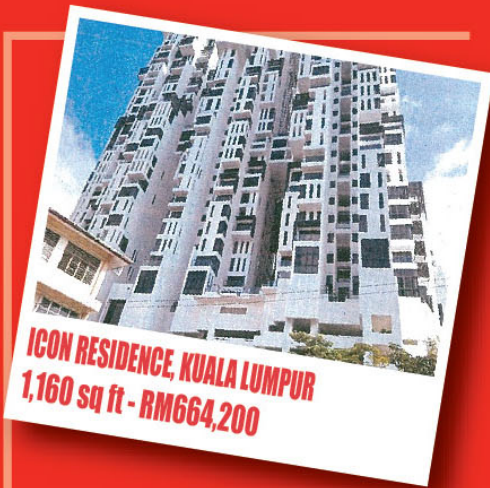


PROPERTIES for AUCTION


ONLINE BIDDING ONLY
(Bidders are further subject to the Online Terms and Conditions at the Auctioneer's Website)

PUBLIC AUCTION
ON FRIDAY THE 25TH DAY OF OCTOBER 2024 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



ICON RESIDENCE, KUALA LUMPUR
1,160 sq ft - RM664,200



BANDAR HILLPARK, BANDAR PUNCAK ALAM,
1,302 sq ft - RM388,800




BATANG KALI, ULU SELANGOR
8,374 sq ft - RM39,800

PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE 
AT WWW.LEONGAUCTIONEER.COM ("AUCTIONEER'S WEBSITE")

(ONLINE BIDDERS ARE FURTHER SUBJECT TO THE ONLINE TERMS AND CONDITIONS AT THE AUCTIONEER'S WEBSITE)

LA 1	RESERVE PRICE RM 664,200	KUALA LUMPUR
Type	: Service suite Approx 1,160 sq ft	
Address	: Unit No. 1-17-02, Icon Residence, No. 20, Persiaran Dutamas, 50480 Kuala Lumpur	
Assignor(s)	: Chai Chin Leong & Teng Ah Lim	
Solicitors	: M/S Zahrin Emrad & Sujaiyah (03-2070 4986)	
		(LA24/449.3)

LA 2	RESERVE PRICE RM 388,800	PUNCAK ALAM
Type	: Double storey mid terraced house, Approx 1,302 sq ft	
Address	: No. 67, Jalan Meranti 3/6, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor	
Assignor(s)	: Mohammad Shamsuhaimi Bin Shamsudin & Mashitah Binti Fazilah	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		(LA24/450.3)

LA 3	RESERVE PRICE RM 39,800	BATANG KALI
Type	: Vacant bungalow land Approx 8,374 sq ft	
Address	: Developer's Plot No. 9, held under Master Title Nos.: Certificate of Title No. 13360 (Lot Nos. 2527 & 2528) & Certificate of Title No. 13361 (Lot Nos. 2529 & 2530), Mukim of Batang Kali, District of Ulu Selangor and State of Selangor	
Assignor(s)	: Tan Thim Hock & Thong Choi Eng	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
		(LA24/125.9)

FOR FURTHER ENQUIRY OR ASSISTANCE,
YOU MAY EMAIL US AT leongauc@gmail.com OR
CONTACT OUR ONLINE ASSISTANCE TEAM AT
03-795 83 795 (4 HUNTING LINES)
MONDAY TO FRIDAY (9AM - 6PM)

RESERVE PRICE : The subject properties will be sold on an “as is where is” basis and subject to the respective reserve price and subject to the Conditions of Sale herein and by way of an Assignment from the Assignee subject to the necessary confirmations / consent being obtained by the Purchaser from the Developer and / or Proprietor and/ or State Authorities and/or relevant bodies (if any).

All intending bidders are required to deposit with Leong Auctioneer 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 (ASSIGNOR’S / BORROWER’S NAME) / HONG LEONG ISLAMIC BANK BERHAD (ASSIGNOR’S / CUSTOMER’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 (ASSIGNOR’S / BORROWER’S NAME) / HONG LEONG ISLAMIC BANK BERHAD (ASSIGNOR’S / CUSTOMER’S NAME) or remit the same through online banking transfer within THREE (3) WORKING DAYS after the fall of the hammer. 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 BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD. Please refer to the Auctioneer’s Online Terms and Conditions on the Auctioneer’s Website on the manner of payment of the deposit.

**BID ONLINE ONLY:
LEONG AUCTIONEER SDN BHD (922719-M)**

Suite 1009, 10th Floor, Amcorp Tower,
Amcorp Trade Centre, No. 18, Jalan Persiaran Barat
46050, Petaling Jaya, Selangor
Tel: 03-795 83 795 (4 Hunting Lines)
E-mail: leongauc@gmail.com
Website: www.leongauctioneer.com



**LEONG WYE HOONG
KENNETH LEONG KHEEN CHOONG**
Licensed Auctioneers

All photographs printed in this brochure is for artist impression only. The Auctioneer shall not be liable for any mis-representation, mis-description and mis-statement of the particulars contained in this brochure.

MORTGAGE SALES CONTACTS : MR. DANIEL NG : 012-264 0446 / MR. JERRICK ONG : 011-7276 2243

FOR MORE INFORMATION KINDLY CONTACT - HONG LEONG BANK BERHAD AUCTION SALES HOTLINE : TEL NO. 03-9368 0309

HOW TO REGISTER ONLINE



STEP 1
LOGIN TO www.leongauctioneer.com



STEP 2
SIGN UP FOR 1ST TIME USER
CHECK YOUR EMAIL AT INBOX OR
SPAM AND CLICK LINK TO ACTIVATE



STEP 3
SELECT PROPERTY AND
REGISTER ONLINE



STEP 4
BIDDERS SHALL PAY A 10% DEPOSIT AT LEAST
ONE (1) WORKING DAY BEFORE AUCTION DATE



STEP 5
ON AUCTION DAY LOGIN TO
www.leongauctioneer.com AND BID ONLINE

HOW TO BID ONLINE:

- I. On Auction day, click Secured Hyperlink (URL) in your email to enter our Auction Room at least 10 minutes before auction time.
- II. Click Auction date and Confirm Property Address and Reserve Price
- III. Wait for your Property Lot
- IV. Auction start after the countdown of 5,4,3,2,1
- V. Enter your bids by pressing the Bid Button
- VI. The highest bid shall flash for 3 times “ First Calling”, “Second Calling” and “Last Calling”
- VII. The Bidder with the highest bid shall be declared the successful purchaser upon the fall of the Auctioneer’s hammer.