

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 11TH DAY OF OCTOBER 2024 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



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 480,000	CHERAS
Type	: Serviced apartment Approx 924 sq ft	
Address	: No. A-L11-08, Netizen Residensi, Lebuhraya Tun Hussein Onn, 43200 Cheras, Selangor	
Assignor(s)	: Loh Kok Ping	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	
		(LA24/429.1)

LA 2	RESERVE PRICE RM 160,000	AMPANG
Type	: Low cost flat Approx 650 sq ft	
Address	: Unit No. A-09-23, Pangsapuri Taman Industri Lembah Jaya, Off Jalan Lembah Jaya, 68000 Ampang, Selangor	
Assignor(s)	: Mohd Tahir Bin Abdullah & Zaifulzizi Bin Mohd Tahir	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		(LA24/435.1)

LA 3	RESERVE PRICE RM 960,000	PETALING JAYA
Type	: Condominium Approx 1,615 sq ft	
Address	: Unit No. 2A-2-3 Ara Hill Condominium, PJU 1A/31, Ara Damansara, 47301 Petaling Jaya, Selangor	
Assignor(s)	: Suresh A/L Raman Jolam	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
		(R/142/16.1)

LA 4	RESERVE PRICE RM 160,000	PETALING JAYA
Type	: Low cost apartment Approx 650 sq ft	
Address	: Unit No. F-1-18, Rumah Pangsa Rampai Idaman, Jalan PJU 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor	
Assignor(s)	: Mohan A/L Samundy	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
		(T/437/18.1)

LA 5	RESERVE PRICE RM 160,000	PETALING JAYA
Type	: Flat Approx 657 sq ft	
Address	: Unit No. B10-15-30, Block 10, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor	
Assignor(s)	: Abdollah Bin Che Hashim	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
	BUMI	 (Y/015/21.1)

LA 6	RESERVE PRICE RM 252,000	SUBANGJAYA
Type	: Apartment Approx 1,001 sq ft	
Address	: No. A-05-14, Block Suria A, Jalan TBP 1, Taman Bukit Pelangi, Off Jalan Batu Tiga Lama, 47500 Subang Jaya, Selangor	
Assignor(s)	: Zulkefli Bin Ujud	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
		(LA24/405.2)

LA 7 **RESERVE PRICE RM 520,000** **SHAH ALAM**

Type : Serviced apartment
Approx 1,100 sq ft
Address : No. 9-7, Putra One Residence, Persiaran Bukit Rahman Putra 1, Bukit Rahman Putra, Seksyen U20, Shah Alam, 40160 Shah Alam, Selangor
Assignor(s) : Wong Thiam Yow & Foong Siew Yong
Solicitors : M/S Shui-Tai (03-7729 8906)



(LA24/442.1)

LA 8 **RESERVE PRICE RM 59,200** **SHAH ALAM**

Type : Low cost flat
Approx 683.80 sq ft
Address : Unit No. 08-06 Blok 4, Pangsapuri Seri Era, Jalan Nagasari 36/2, Seksyen 36, 40470 Shah Alam, Selangor
Assignor(s) : Nazatul Shabibah Bt Abu Bakar & Azaharuddin Bin Aminuddin
Solicitors : M/S Shui-Tai (03-7729 8906)



(LA24/270.6)

LA 9 **RESERVE PRICE RM 200,000** **KLANG**

Type : Apartment, Approx 1,130 sq ft
Address : Unit No. D-2-23A, 2nd Floor, Block D, Pangsapuri Perdana Villa, Jalan Temenggung 19, Off Jalan Sungai Jati, 41200 Klang, Selangor
Assignor(s) : Abdul Razak Bin Mohamed Saleh
Borrower(s) : Abdul Razak Bin Mohamed Saleh & Salmiah Binti Mohamed Saleh
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA24/411.2)

LA 10 **RESERVE PRICE RM 130,000** **KLANG**

Type : Low cost apartment
Approx 650 sq ft
Address : No. D-03-06, Jalan Batu Nilam 15, Bandar Bukit Tinggi, 41200 Klang, Selangor
Assignor(s) : Prabhu A/L Sithamparam
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/440.1)

LA 11 **RESERVE PRICE RM 117,000** **PEL. KLANG**

Type : Low cost flat
Approx 656.6 sq ft
Address : Unit No. 7B-F2-9, Pangsapuri Pendamar B, Jalan Pendamaran/KS5, 42000 Pelabuhan Klang, Selangor
Assignor(s) : Ng Ah Mooi & Ng Ah Choo
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/404.2)

LA 12 **RESERVE PRICE RM 240,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft
Address : Unit No. MPC-G-05, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Sathiyaseelan A/L Ramayah
Borrower(s) : Ramayah A/L Yenkaiah & Sathiyaseelan A/L Ramayah
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/400.2)

LA 13 **RESERVE PRICE RM 210,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft
Address : Unit No. MPD-05-12, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Mordecai Ponniah Abraham
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/403.2)

LA 14 **RESERVE PRICE RM 210,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft
Address : Unit No. MPD-16-11, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Gopalkrisna A/L Venkatesvara Rao
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/401.2)

LA 15 **RESERVE PRICE RM 68,400** **PUNCAK ALAM**

Type : Low cost flat
Approx 655 sq ft
Address : No. M08-0-04, Kenari Court, Jalan AP 2E/1, Alam Perdana, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Ng Chiew Lee
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA23/503.3)

LA 16 **RESERVE PRICE RM 250,000** **PUCHONG**


Type : Serviced apartment
Approx 549 sq ft
Address : Unit No. B-05-05, Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor
Assignor(s) : Lee Pui Ching
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA24/438.1)

LA 17 **RESERVE PRICE RM 300,000** **SEMENYIH**

Type : Single storey mid terraced house
Approx 1,302 sq ft
Address : No. 13, Jalan 6/D, Section 6, Bandar Rinching, 43500 Semenyih, Selangor
Assignor(s) : Vairakannan A/L P. Nagappan, Vaneaja A/P Vairakannan & Vijayalaxmi A/P Suppiah
Borrower(s) : Vairakannan A/L P. Nagappan, Vaneaja A/P Vairakannan
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/439.1)

LA 18 **RESERVE PRICE RM 288,000** **CYBERJAYA**

Type : Service apartment
Approx 975 sq ft
Address : Unit No. G-08-03, Block G, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor
Assignor(s) : Priya A/P Selvaraj & Magendaran A/L Balakrishnan
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA24/414.2)

LA 19 **RESERVE PRICE RM 44,200** **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)



(LA24/125.8)

LA 20 **RESERVE PRICE RM 480,000** **KUALA LUMPUR**

CALLED OFF



LA 21 **RESERVE PRICE RM 288,000** **KUALA LUMPUR**

Type : Serviced apartment
Approx 978 sq ft
Address : Unit No. B1-10-7, Beverly Tower, Plaza Medan Putra, Jalan Medan Putra 6, Medan Putra Business Centre, Bandar Sri Menjalara, 52200 Kuala Lumpur
Assignor(s) : Fong Kam Seong
Solicitors : M/S Zailan & Co (03-2164 9909)
(ISLAMIC)



(LA24/415.2)

LA 22 **RESERVE PRICE RM 289,500** **HULU KELANG**

Type : Service apartment
Approx 878 sq ft

Address : Unit No. B-08-01, Nadayu 63, Jalan Melawati 8, Taman Nadayu, 53100 Hulu Kelang, Selangor

Assignor(s) : Norain Binti Ahmad Sabri
Solicitors : M/S C H Yeap Maluda Cheh (03-4041 0405)

(ISLAMIC)



(LA24/253.6)

LA 23 **RESERVE PRICE RM 160,000** **AMPANG**

Type : Low cost flat
Approx 657 sq ft

Address : Unit No. B4-09-22, Block 4, Pangsapuri Desa Lembah Permai, Jalan Permai 4, Desa Lembah Permai, Lembah Jaya Utara, 68000 Ampang, Selangor

Assignor(s) : Vangadasamy A/L Devaraji
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

(ISLAMIC)



(LA24/434.1)


LA 24 **RESERVE PRICE RM 137,700** **AMPANG**

Type : Low cost apartment
Approx 657 sq ft

Address : Unit No. B3-04-11, Block B3, Desa Lembah Permai, 68000 Ampang, Selangor

Assignor(s) : Yaacob Bin Mohd Akhir & Julia Binti Yaacob
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)

(ISLAMIC)



(LA24/392.3)

LA 25 **RESERVE PRICE RM 105,800** **AMPANG**

Type : Low cost apartment
Approx 650 sq ft

Address : Unit No. A-5-09, Block A, Pangsapuri Kenanga, Jalan 4, Taman Putra Sulaiman, 68000 Ampang, Selangor

Assignor(s) : Asnidar Binti Mahamad Zin
Solicitors : M/S Mimirahayu Haniff Heng & Partners (03-6203 0823/03-2011 0017)

(ISLAMIC)



(LA24/380.4)

LA 26 **RESERVE PRICE RM 310,000** **SHAH ALAM**

Type : Apartment
Approx 951 sq ft

Address : No. D-17-01, Blok D, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, Seksyen U5, 40150 Shah Alam, Selangor

Assignor(s) : Muhamad Asri Bin Bohari
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)

(ISLAMIC)



(LA24/428.1)

LA 27 **RESERVE PRICE RM 280,000** **KUALA SELANGOR**

Type : Intermediate single storey terrace house, Approx 1,302 sq ft

Address : No. 36, Jalan Desiran Malawati 1/4, Taman Desiran Malawati, 45000 Kuala Selangor, Selangor

Assignor(s) : Saharudin Bin Mustafa & Normala Binti Asmangi
Customer(s) : Saharudin Bin Mustafa
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

(ISLAMIC)



(LA24/432.1)


LA 28 **RESERVE PRICE RM 850,000** **PUNCAK ALAM**

Type : Corner double storey terrace house, Approx 5,188 sq ft

Address : No. 1, Jalan Zaitun 8/3, Bandar Hillpark Puncak Alam, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Nagasaundari A/P I Mariappan & Avinash A/L Vijayakumar
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

(ISLAMIC)



(LA24/436.1)

LA 29 **RESERVE PRICE RM 320,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft

Address : Unit No. MPD-04-12, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Mohd Aizuddin Bin Boyong & Mohamad Zin Bin Bakar
Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC) BUMI



(LA24/441.1)

LA 30 **RESERVE PRICE RM 240,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft

Address : Unit No. MPC-G-10, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Muhammad Roni Bin Karupak
Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC) BUMI



(LA24/406.2)

LA 31 **RESERVE PRICE RM 240,000** **PUNCAK ALAM**

Type : Apartment, Approx 901 sq ft

Address : Unit No. MPD-13-08, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Mohamad Faizal Bin Hadi & Siti Nur Kamilia Binti Berahim
Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC) BUMI



(LA24/399.2)

LA 32 **RESERVE PRICE RM 210,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft

Address : Unit No. MPC-07-18, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Mohd Nazri Bin Yahya
Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC) BUMI



(LA24/402.2)

LA 33 **RESERVE PRICE RM 210,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft

Address : No. MPD-10-11, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Razmil Bin Ismail
Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC) BUMI



(LA24/407.2)

LA 34 **RESERVE PRICE RM 370,000** **PUCHONG**

Type : Intermediate 2-bedroom serviced apartment
Approx 871 sq ft

Address : Unit No. A-18-05, Block A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor

Assignor(s) : Muhamad Hafizi Bin Abd Rahim & Azreen Hayatie Binti Mohd Hamzah
Solicitors : M/S YH Teh & Quek (03-2698 8181)

(ISLAMIC)



(LA24/430.1)

LA 35 **RESERVE PRICE RM 340,000** **KAJANG**

CALLED OFF



LA 36 **RESERVE PRICE RM 320,000** **KAJANG**

Type : Apartment
Approx 1,045 sq ft

Address : Unit No. B-19-8, Residensi Adelia 2, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor

Assignor(s) : Hafiz Naim Bin Suhaimi
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

(ISLAMIC)



(LA24/437.1)


LA 37	RESERVE PRICE RM 196,900	KAJANG
Type : Apartment Approx 904 sq ft Address : Unit No. A-03-04, 3rd Floor, Block A, Green Villa Apartment, 43000 Kajang, Selangor		
Assignor(s) : Mohd Najib Bin Ahmad & Sayang Susilawati Binti Rozilah Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)		
(ISLAMIC)	(LA24/374.4)	

**FOR FURTHER ENQUIRY OR ASSISTANCE,
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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.