

PROPERTIES for AUCTION

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

PUBLIC AUCTION
ON TUESDAY THE 14TH DAY OF MAY 2024 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



IOI RESORT, PUTRAJAYA
1,259 sq ft - RM630,000



KOTA WARISAN, SEPANG
1,765sq ft - RM560,000



SERENE HEIGHTS, SEMENYIH
3,897 sq ft - RM721,800

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 3,400,000	KUALA LUMPUR
Type	: Three-storey bungalow Approx 7,104 sq ft	
Address	: No. 13, Jalan K7, Taman Melawati, 53100 Kuala Lumpur	
Assignor(s)	: Hasni Bin Helmi & Norhayati Binti Ramly	
Solicitors	: M/S C H Yeap Maluda Cheh (03-4041 0405)	
		(LA24/025.1)

LA 2	RESERVE PRICE RM 520,000	KUALA LUMPUR
Type	: Service apartment Approx 978 sq ft	
Address	: Unit No. B-13-07, Block B, Residensi Lakeville, Jalan SibU, Taman Wahyu, 68100 Kuala Lumpur	
Assignor(s)	: Lim Kuey Sem	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
		(LA24/168.1)

LA 3	RESERVE PRICE RM 510,000	KUALA LUMPUR
Type	: Intermediate studio serviced apartment Approx 468 sq ft	
Address	: No. 30-18, The Establishment (Menara Teguh Bangsar), No. 58, Jalan Ang Seng, 50470 Kuala Lumpur	
Assignor(s)	: Ryoichi Ito	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
		(LA24/164.1)

LA 4	RESERVE PRICE RM 490,000	KUALA LUMPUR
Type	: Service apartment Approx 910 sq ft	
Address	: Unit No. 20-08, Residensi Damai Indah, No. 326, Jalan Sungai Besi, 57100 Kuala Lumpur	
Assignor(s)	: Ng Mun Hong	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
		(LA24/143.1)

LA 5	RESERVE PRICE RM 480,000	KUALA LUMPUR
Type	: Condominium Approx 1,207 sq ft	
Address	: Unit No. A-09-05, 9th Floor, Block A, Astana Lumayan Condominium, Jalan Tasik Permaisuri 3, Bandar Tun Razak, 56000 Kuala Lumpur	
Assignor(s)	: Tan Weng Fai	
Solicitors	: M/S Zahrin Emrad & Sujaihah (03-2070 4986)	
		(LA24/144.1)

LA 6	RESERVE PRICE RM 468,000	KUALA LUMPUR
Type	: Intermediate 2-bedroom serviced apartment Approx 736 sq ft	
Address	: No. 17-5, Residensi Pudu Alam Rekreasi (Parc 3 KL South), No. 5, Jalan Pudu Perdana, 56100 Kuala Lumpur	
Assignor(s)	: Lai Kok Wah	
Solicitors	: M/S Zailan & Co (03-2164 9909)	
		(LA24/120.2)

LA 7	RESERVE PRICE RM 460,000	KUALA LUMPUR
Type	: Intermediate 3-bedroom serviced apartment Approx 829 sq ft	
Address	: No. C-13-19, Residensi Berpadu (United Point Residence), No. 10, Jalan Lang Emas, 51200 Kuala Lumpur	
Assignor(s)	: Low Kay Ren & Than Cheik	
Solicitors	: M/S Zahrin Emrad & Sujaihah (03-2070 4986)	
		(LA24/163.1)

LA 8	RESERVE PRICE RM 440,000	KUALA LUMPUR
Type	: Condominium Approx 1,059 sq ft	
Address	: Unit No. 23-B3, Vistana Condominium, No. 32, Jalan Taiping, 50400 Kuala Lumpur	
Assignor(s)	: S. Kanappati A/L Saminlthan	
Solicitors	: M/S Zailan & Co (03-2164 9909)	
		(Z/327/22.1)

LA 9	RESERVE PRICE RM 220,000	KUALA LUMPUR
Type	: Apartment Approx 861 sq ft	
Address	: Unit No. G-3-3A, Block G, Sri Ehsan Apartment, Jalan 10, Taman Sri Ehsan, Kepong, 52100 Kuala Lumpur	
Assignor(s)	: Kasthuri A/P Jai Raman	
Solicitors	: M/S C H Yeap Maluda Cheh (03-4041 0405)	
		(LA24/155.1)

LA 10 **RESERVE PRICE RM 432,000** **CHERAS**

Type : Condominium
Approx 1,098 sq ft

Address : Unit No. A-08-05, Block A, Kondominium Imperial Hatamas, Jalan Hatamas Utama, Taman Bukit Hatamas, 43200 Cheras, Selangor

Assignor(s) : Parthiban A/L Sundram & Prenthadevi A/P Manian

Borrower(s) : Parthiban A/L Sundram

Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA24/121.2)

LA 11 **RESERVE PRICE RM 350,000** **CHERAS**

Type : Intermediate 3-bedroom condominium
Approx 1,227 sq ft

Address : No. A-2-10, Block A, Suria Residence, Jalan Residence, Bandar Mahkota Cheras, 43200 Cheras, Selangor

Assignor(s) : Chong Mui Nyuk

Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)



(LA24/170.1)

LA 12 **RESERVE PRICE RM 170,000** **AMPANG**

Type : Corner low cost apartment
Approx 650 sq ft

Address : Unit No. 16-05, Mesra Ria, Jalan Ikan Emas, Taman Pandan Mesra, 68000 Ampang, Selangor

Assignor(s) : Abdul Jalil Bin Mohamed

Borrower(s) : Abdul Jalil Bin Mohamed & Abdullah Maasom Bin Wadan

Solicitors : M/S YH Teh & Quek (03-2698 8181)



(LA24/167.1)

LA 13 **RESERVE PRICE RM 140,000** **AMPANG**

Type : Low cost apartment
Approx 650 sq ft

Address : Unit No. L-03-11, Rumah Pangsa Dahlia, Jalan Ukay Bistari, Taman Ukay Bistari, 68000 Ampang, Selangor

Assignor(s) : Noriahani Binti Ibrahim & Che Ku Ezuwan Bin Che Ku Azam

Solicitors : M/S Shui-Tai (03-7729 8906)



(LA24/160.1)

LA 14 **RESERVE PRICE RM 129,600** **AMPANG**

Type : Low cost flat
Approx 657 sq ft

Address : B3-03-14, Blok 3, Pangsapuri Desa Lembah Permai, Jalan Permai 5, Desa Lembah Permai, 68000 Ampang, Selangor

Assignor(s) : Santhiravathana A/P A Velu (Deceased)

Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA24/059.3)

LA 15 **RESERVE PRICE RM 144,000** **PETALING JAYA**

Type : Low cost flat
Approx 657 sq ft

Address : Unit No. B10-14-29, Block 10, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor

Assignor(s) : Kanamah A/P Munusamy

Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(U/057/19.2)

LA 16 **RESERVE PRICE RM 220,000** **KLANG**

Type : Three room apartment
Approx 840 sq ft

Address : No. A-3-13A, Third Floor, Block A, Perdana Villa Apartment, Jalan Temenggung 19, Off Jalan Sungai Jati, 41200 Klang, Selangor

Assignor(s) : Ganeson A/L Lorsamy & Meenachieammal A/P Kalimuthu

Solicitors : M/S Simon Hue & Associates (03-7960 7761)



(LA24.166.1)

LA 17 **RESERVE PRICE RM 28,500** **KLANG**

Type : Three room shop apartment
Approx 700 sq ft

Address : No. 23-2A, Jalan Hulubalang 37A, Jalan Raja Nong, Taman Sentosa, 41200 Klang, Selangor

Assignor(s) : Mohamad Fuad Bin Ariffin & Juliana Binti Othman

Solicitors : M/S YH Teh & Quek (03-2698 8181)



(LA24.032.5)

LA 18 **RESERVE PRICE RM 140,000** **SUBANG JAYA**

Type : Low-cost shop apartment
Approx 616 sq ft

Address : No. G-3, Pangsapuri Seri Nipah, Taman Pinggiran USJ, 47600 Subang Jaya, Selangor

Assignor(s) : Padmanabhan A/L Veloo, Jayanty A/P Arapulley & Kanageshwaranabhan A/L Padmanabhan

Borrower(s) : Padmanabhan A/L Veloo, Kanageshwaranabhan A/L Padmanabhan & Vajandie A/P Arapulley

Solicitors : M/S Shui-Tai (03-7729 8906)



(LA24.184.1)

LA 19 **RESERVE PRICE RM 1,650,000** **PUCHONG**

CALLED OFF



(LA24/161.1)


LA 20 **RESERVE PRICE RM 1,100,000** **PUCHONG**

Type : Double-storey end terraced house with extra land
Approx 2,400 sq ft

Address : No. 50, Jalan Metro 1/9, Bandar Metro Puchong, 47160 Puchong, Selangor

Assignor(s) : Balachandran A/L Appalasaamy & Sasikumar A/L Balachandran

Solicitors : M/S YH Teh & Quek (03-2698 8181)



(LA24/147.1)

LA 21 **RESERVE PRICE RM 195,000** **PUCHONG**

CALLED OFF



(LA24/159.1)

LA 22 **RESERVE PRICE RM 480,000** **SERI KEMBANGAN**

Type : Apartment
Approx 1,001 sq ft

Address : Unit No. E-22-3A, Cloudfree Residence, Jalan Juara, 43300 Seri Kembangan, Selangor

Assignor(s) : Tay Kok Lien

Solicitors : M/S Zahrin Emrad & Sujaihah (03-2070 4986)



(LA24/145.1)

LA 23 **RESERVE PRICE RM 480,000** **SERI KEMBANGAN**

Type : Intermediate 2-bedroom serviced apartment
Approx 850 sq ft

Address : No. A-14-13A, Tower A, Pangsapuri Akasa, Jalan Akasa, Akasa Cheras Selatan, 43300 Seri Kembangan, Selangor

Assignor(s) : Wee Sui Sen

Solicitors : M/S Shui-Tai (03-7729 8906)



(LA24/158.1)

LA 24 **RESERVE PRICE RM 378,000** **SERI KEMBANGAN**

Type : Service apartment
Approx 951 sq ft

Address : Unit No. A-35-23, 35th Floor, Block A, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor

Assignor(s) : Looi Yin Hoong

Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA24/122.2)

LA 25 **RESERVE PRICE RM 369,000** **SERI KEMBANGAN**

Type : Serviced apartment
Approx 951 sq ft

Address : Unit No. A-35-21, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor

Assignor(s) : Gun Hui Yei & Looi Yin Hoong

Solicitors : M/S YH Teh & Quek (03-2698 8181)



(LA24/102.2)

LA 26 **RESERVE PRICE RM 90,000** **SERI KEMBANGAN**

Type : Low cost apartment
Approx 657 sq ft

Address : No. A-05-06, Pangsapuri Anggerik, Taman Suria, Pekan Serdang Lama, 43300 Seri Kembangan, Selangor

Assignor(s) : Jayapandian A/L Thurasingam

Solicitors : M/S Simon Hue & Associates (03-7960 7761)



(U/188/19.2)

LA 27 **RESERVE PRICE RM 290,000** **KAJANG**

Type : Serviced apartment
Approx 689 sq ft

Address : No. A-26-03, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor

Assignor(s) : Seetha A/P M. Rajah

Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA24/174.1)


LA 28 **RESERVE PRICE RM 240,000** **SEPANG**

Type : Condominium
Approx 1,070 sq ft

Address : No. ER-07-23, Ehsan Residence, Jalan Orkid 4/2, Taman Orkid, 43900 Sepang, Selangor

Assignor(s) : Kantharuby A/P Nadaraju

Solicitors : M/S Simon Hue & Associates (03-7960 7761)



(LA23/174.2)

LA 29 **RESERVE PRICE RM 310,000** **DENGKIL**

Type : Serviced apartment
Approx 956 sq ft

Address : No. D1-21-07, Savanna Executive Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor

Assignor(s) : Ruziah Binti Ramly

Solicitors : M/S Shui-Tai (03-7729 8906)



(LA24/156.1)


LA 30 **RESERVE PRICE RM 82,800** **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)



(LA24/125.2)

LA 31 **RESERVE PRICE RM 100,000** **JENJAROM**

Type : Low cost flat
Approx 635 sq ft

Address : Unit No. 13-4-16, Rumah Pangsa Impian, Jalan SP 4/3, Bandar Saujana Putra, 42610 Jenjarom, Selangor

Assignor(s) : Nik Maziah Binti Mohamad @ Nik Muhammad

Solicitors : M/S Mazlifah & Partners (03-7806 2588)

BUMI



(LA24/086.2)


LA 32 **RESERVE PRICE RM 600,000** **RAWANG**

Type : Stratified double storey corner terraced house
Approx 2,701 sq ft

Address : No. 68, Jalan MR 2/21, Taman M-Residensi 2, 48020 Rawang, Selangor

Assignor(s) : Anumaren A/L Sandramugam

Solicitors : M/S Shui-Tai (03-7729 8906)



(LA24/157.1)

LA 33 **RESERVE PRICE RM 490,000** **KUALA LUMPUR**

Type : Intermediate 3-bedroom condominium
Approx 1,109 sq ft

Address : No. 30-10, Residensi Rampai, No. 2, Jalan 1/27, Taman Sri Rampai, Setapak, 53300 Kuala Lumpur

Assignor(s) : Poo Tec Wei

Solicitors : M/S Goh & Partners (03-2166 8300 / 4694)

(ISLAMIC)



(LA24/149.1)

LA 34 **RESERVE PRICE RM 450,000** **KUALA LUMPUR**

Type : Intermediate 3-bedroom condominium
Approx 926 sq ft

Address : No. B-10-11, Residensi Semarak Platinum, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur

Assignor(s) : Faesal Bin Mohamad Hanapi

Solicitors : M/S Amin-Tan & Co (03-2247 1268)

(ISLAMIC)



(LA24/169.1)

LA 35 **RESERVE PRICE RM 387,000** **KUALA LUMPUR**

Type : Service apartment
Approx 1,062 sq ft

Address : Unit No. D4-43A-05, Residensi Bandar Razak, Block D4, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur

Assignor(s) : Shazwani Binti Ridzwan

Solicitors : M/S Zailan & Co (03-2164 9909)

(ISLAMIC)



(LA24/100.2)

LA 36 **RESERVE PRICE RM 290,000** **KUALA LUMPUR**

Type : Apartment
Approx 865 sq ft

Address : Unit No. B-13-23, Nusa Mewah Villa Condominium, Jalan B/P 4, Taman Bukit Pandan, 56100 Kuala Lumpur

Assignor(s) : Ismail Bin Salleh & Fazaruasysa Binti Mohamed Apandi

Solicitors : M/S YH Teh & Quek (03-2698 8181)

(ISLAMIC)



(LA24/150.1)

LA 37 **RESERVE PRICE RM 261,000** **KUALA LUMPUR**

Type : Corner condominium
Approx 1,028 sq ft

Address : Unit No. 28-15-1, Winner Heights Condominium, Jalan 2/125, Desa Petaling, 57100 Kuala Lumpur

Assignor(s) : Lee Hwee Jade

Solicitors : M/S Goh & Partners (03-2166 8300 / 4694)

(ISLAMIC)



(LA24/119.2)

LA 38 **RESERVE PRICE RM 340,200** **SHAH ALAM**

Type : Service apartment
Approx 1,081.70 sq ft

Address : Unit No. 3-18-03, Block 3, Residensi Alami, No. 2, Jalan Tinju 13/50, 40100 Shah Alam, Selangor

Assignor(s) : Mohd Erwardi Bin M. Norizal Thiru

Solicitors : M/S Azhar & Wong (03-2602 3898)

BUMI (ISLAMIC)



(LA24/065.3)

LA 39 **RESERVE PRICE RM 290,000** **SHAH ALAM**

Type : Service apartment
Approx 502 sq ft

Address : No. C-08-07, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor

Assignor(s) : Muhammad Amirul Syafiq Bin Jamal

Solicitors : M/S Shui-Tai (03-7729 8906)

(ISLAMIC)



(LA24/179.1)

LA 40 **RESERVE PRICE RM 280,000** **SHAH ALAM**

Type : Service apartment
Approx 502 sq ft

Address : Unit No. C-19-08, 19th Floor, Block Cornell, Edusentral, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor

Assignor(s) : Afizzy Bin Affandi
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)

(ISLAMIC)



(LA24/165.1)

LA 41 **RESERVE PRICE RM 280,000** **SHAH ALAM**

Type : SOHO Approx 431 sq ft

Address : No. SS-36-19, Soho Suites Sunsuria Forum, Jalan Setia Dagang AL U13/AL, Section U13, Setia Alam, 40170 Shah Alam, Selangor

Assignor(s) : Wan Muhammad Fazli Bin Wan Kauzi
Customer(s) : Wan Muhammad Fazli Bin Wan Kauzi & Nurul Harlina Binti Mohd Sallehuddin
Solicitors : M/S Shui-Tai (03-7729 8906)

(ISLAMIC)



(LA24/182.1)

LA 42 **RESERVE PRICE RM 240,000** **SHAH ALAM**

Type : Apartment Approx 778 sq ft

Address : Unit No. 05-03-09, Pangsapuri Subang Suria, Jalan Bintang U5/33, Section U5, 40150 Shah Alam, Selangor

Assignor(s) : Mastura Binti Mamat & Mohd Zamri Bin Chantek
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)

(ISLAMIC)



(LA24/171.1)

LA 43 **RESERVE PRICE RM 470,000** **PUNCAK ALAM**

Type : Stratified double-storey intermediate terraced house
Approx 1,200 sq ft

Address : No. 64, Jalan Rentak 1/7, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Shankarapaandi A/L Varsoo & Neroshah A/P Nalanakumar
Solicitors : M/S Shui-Tai (03-7729 8906)

(ISLAMIC)



(LA24/180.1)

LA 44 **RESERVE PRICE RM 280,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft

Address : Unit No. MPB-11-07, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Nur Adila Binti Razali
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

(ISLAMIC)



(LA24/173.1)

LA 45 **RESERVE PRICE RM 270,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft

Address : No. MPA-11-02, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Nur Azlenna Binti Ahmad Jumry
Solicitors : M/S Shui-Tai (03-7729 8906)

(ISLAMIC)



(LA24/183.1)

LA 46 **RESERVE PRICE RM 186,000** **PUNCAK ALAM**

Type : Service apartment
Approx 842 sq ft

Address : No. 1-12-13, Apartment Service Sentrouve A, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Mohd Ismail Bin Ramli
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)

BUMI (ISLAMIC)



(LA24/021.5)

LA 47 **RESERVE PRICE RM 360,000** **PUCHONG**

Type : Service apartment
Approx 883 sq ft

Address : Unit No. A-13-09, Block A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor

Assignor(s) : Cheah Tien Boon & Kee Pui San
Solicitors : M/S Wan Chin & Co (03-56328845)

(ISLAMIC)



(LA24/177.1)

LA 48 **RESERVE PRICE RM 220,000** **PUCHONG**

Type : Apartment
Approx 745 sq ft

Address : Unit No. MA-04-09, Semarak Apartment, Jalan Wawasan 5/3, Pusat Bandar Puchong, 47160 Puchong, Selangor

Assignor(s) : Durai A/L Tharane & P Karthigai A/P Periappan
Solicitors : M/S Wan Chin & Co (03-56328845)

(ISLAMIC)



(LA24/175.1)

LA 49 **RESERVE PRICE RM 350,000** **KAJANG**

Type : Intermediate 3-bedroom serviced apartment
Approx 1,021 sq ft

Address : No. 15-15, Silk Residences, Jalan Sutera, Off Lebuhraya Sistem Lingkaran Kajang (SILK), 43200 Kajang, Selangor

Assignor(s) : Zulkifli Bin Abdul Rahim
Solicitors : M/S Shui-Tai (03-7729 8906)

(ISLAMIC)



(LA24/181.1)

LA 50 **RESERVE PRICE RM 306,200** **KAJANG**

Type : Service apartment
Approx 969 sq ft

Address : Unit No. B-29-02, Vista Bangi, Jalan Reko, 43000 Kajang, Selangor

Assignor(s) : Syubaili Bin Maili & Mutammimah Binti Sidi
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

(ISLAMIC)



(LA24/049.4)

LA 51 **RESERVE PRICE RM 233,300** **KAJANG**

Type : Apartment
Approx 1,045 sq ft

Address : Unit No. B-12-9, Residensi Adelia 2, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor

Assignor(s) : Khairul Anwar Bin Abdul Rahman
Solicitors : M/S Shui-Tai (03-7729 8906)

(ISLAMIC)



(LA24/047.4)

LA 52 **RESERVE PRICE RM 721,800** **SEMENYIH**

Type : Double storey corner terraced house
Approx 3,897 sq ft

Address : No. 15, Jalan Serene 1/3, Serene Heights, 43500 Semenyih, Selangor

Assignor(s) : Khairi Azva Binti Mohd Noor
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)

(ISLAMIC)



(LA24/020.5)

LA 53 **RESERVE PRICE RM 630,000** **PUTRAJAYA**

Type : Service apartment
Approx 1,259 sq ft

Address : Unit No. GC1-15-3A, Gems Residences, Lebuhraya IRC, IOI Resort, 62502 Putrajaya, Selangor

Assignor(s) : Kamal Firdaus Bin Mohd Nor (Deceased)
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

(ISLAMIC)



(LA24/099.2)

LA 54 **RESERVE PRICE RM 560,000** **SEPANG**

Type : Intermediate townhouse (upper unit)
Approx 1,765 sq ft

Address : No. 38-2, Jalan WP 3/3, Ayden Townhouse, Kota Warisan, 43900 Sepang, Selangor


Assignor(s) : Mat Azhar Bin Ashari
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)


(ISLAMIC)



(LA24/154.1)

LA 55	RESERVE PRICE RM 234,000	SEPANG
Type	: Serviced-apartment Approx 635 sq ft	
Address	: No. 1-15, Tangerine Suites, Persiaran Sunsuria, 43900 Sepang, Selangor	
Assignor(s)	: Jisam Bin Jipri	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
(ISLAMIC)		
	(LA24/127.2)	


LA 56	RESERVE PRICE RM 220,000	SEPANG
Type	: Serviced-apartment Approx 550 sq ft	
Address	: No. 11-25, Tangerine Suites, Persiaran Sunsuria, 43900 Sepang, Selangor	
Assignor(s)	: Muhammad Shakir Rizman Bin Mohd Rahimi	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	
(ISLAMIC)		
	(LA24/148.1)	

LA 57	RESERVE PRICE RM 580,000	DENGKIL
Type	: End lot double (2) storey terraced house Approx 1,750 sq ft	
Address	: No. 32A, Jalan CV 1/1G, Casa View, Cybersouth, 43800 Dengkil, Selangor	
Assignor(s)	: Azwana Binti Mohamad @ Ahmad & Termizi Bin Abu Bakar	
Borrower(s)	: Azwana Binti Mohamad @ Ahmad	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	
(ISLAMIC)		
	(LA24/178.1)	

LA 58	RESERVE PRICE RM 560,000	DENGKIL
Type	: Double storey end terraced house with extra land Approx 1,750 sq ft	
Address	: No. 39, Jalan CV 1/1C, Casa View, Cybersouth, 43800 Dengkil, Selangor	
Assignor(s)	: Ummi Suhana Binti Ahmad Suhaimi & Hedy Bin Othman Ow	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
(ISLAMIC)		
	(LA24/104.2)	

LA 59	RESERVE PRICE RM 330,000	DENGKIL
Type	: Service apartment Approx 956 sq ft	
Address	: Unit No. A1-27-13, Savanna Executives Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor	
Assignor(s)	: Muhammad Fashan Bin Zulkifli	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	
(ISLAMIC)		
	(LA24/176.1)	

LA 60	RESERVE PRICE RM 330,000	DENGKIL
Type	: Service apartment Approx 956 sq ft	
Address	: Unit No. D1-23A-07, 24th Floor, Block D1, Savanna Executives Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor	
Assignor(s)	: Syaiffullah Iqbal Farouq Bin Selamat	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
(ISLAMIC)		
	(LA24/172.1)	

LA 61	RESERVE PRICE RM 500,000	RAWANG
Type	: Intermediate double (2) storey terraced house Approx 1,604 sq ft	
Address	: No. 14, Jalan 4/24, BTP 4, Bandar Tasik Puteri, 48020 Rawang, Selangor	
Assignor(s)	: Sandramurthy A/L Ramasamy	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	
(ISLAMIC)		
	(LA24/146.1)	

LA 62	RESERVE PRICE RM 320,000	KAJANG
Type	: Apartment unit Approx 1,082 sq ft	
Address	: No. C-8-12, Block C, Residensi Adelia, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor	
Assignor(s)	: Mohd Razali Bin Samsuri & Muslih M.S Binti Musa	
Solicitors	: M/S Mazlifah & Partners (03-7806 2588)	
(ISLAMIC)		
	(LA24/151.1)	

**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.

FOR MORE INFORMATION KINDLY CONTACT - HONG LEONG BANK BERHAD AUCTION SALES HOTLINE : TEL NO. 03-9368 0309
MORTGAGE SALES CONTACTS : MR. DANIEL NG : 012-264 0446 / MR. JERRICK ONG : 011-7276 2243

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.