

FULL ONLINE PROPERTY FAIR

Will Sell By Public Auction Via Online Bidding

On Monday, 5th May 2025,

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



> FEATURED PROPERTIES



FROM **RM 364,500**
Aster Residence
in Kajang, Selangor
- LOT 18



FROM **RM 356,400**
Emerald Residence Condominium
in Cheras, Selangor
- LOT 13



FROM **RM 324,000**
Residensi M Luna
in Kuala Lumpur
- LOT 1



FROM **RM 262,500**
Edusentral
in Shah Alam, Selangor
- LOT 6



FROM **RM 251,100**
Residensi Puri Damai
(D'Vervain Residences)
in Petaling Jaya, Selangor
- LOT 4



FROM **RM 218,700**
Skylake Residence
in Puchong, Selangor
- LOT 8

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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 Monday, 5th May 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)



NCM Co

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 KEPONG	Reserve Price RM 324,000
	
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) *HONG LEONG ISLAMIC BANK BERHAD	
KUALA LUMPUR	

LOT 2 TAMAN DATO SENU	Reserve Price RM 328,100
	
Condominium Unit 1,238 sq. ft. Unit No. A-20-6, Pangsapuri Bayu Sentul, No. 7, Jalan Dato Senu 3, Taman Dato Senu, 51000 Kuala Lumpur. Assignors/Borrowers : Pang Chee Siang & Pang Chee Cheng Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268)	
KUALA LUMPUR	

LOT 3 JALAN ROBERTSON	Reserve Price RM 561,400
	
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 4 PETALING JAYA	Reserve Price RM 251,100
	
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 5 PETALING JAYA	Reserve Price RM 270,000
	
Serviced Apartment Unit 549 sq. ft. Unit No. 23A-13A, Residensi Rimbun Perkasa, No. 8, Jalan PJU 8/8B, Sentral Damansara, 47820 Petaling Jaya, Selangor. Assignor/Borrower : Muhamad Fuzairi Bin Termizi Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)	
SELANGOR	

LOT 6 SHAH ALAM	Reserve Price RM 262,500
	
Serviced Apartment 657 sq. ft. No. S-15-11, Edusentral Phase 2, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor. Assignor/Borrower : Sinth Mani A/P Govindasamy Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)	
SELANGOR	

LOT 7 SHAH ALAM	Reserve Price RM 450,000
	
Retail Lot 1,607 sq. ft. Unit No. L3-08, Pusat Komersial Arena Bintang, No. 3, Jalan Zuhul U5/179, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Borrower : Platnige Properties Sdn. Bhd. Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)	
SELANGOR	

LOT 8 PUCHONG	Reserve Price RM 218,700
	
Serviced Apartment 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	

LOT 9 PUCHONG	Reserve Price RM 420,000
	
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)	
SELANGOR	

LOT 10 AMPANG	Reserve Price RM 160,000
	
Low Cost Flat Unit 657 sq. ft. Unit No. B4-09-22, Block 4, Pangsapuri Desa Lembah Permai, Jalan Permai 4, Desa Lembah Permai, Lembah Jaya Utara, 68000 Ampang, Selangor. Assignor/Customer : Vangadasamy A/L Devaraji Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	
SELANGOR	

LOT 11 AMPANG	Reserve Price RM 243,000
	
Condominium Unit 1,255 sq. ft. Unit No. D2-3, Block D, Villa Duta Condominium, Jalan Mulia 2/1, Taman Bukit Mulia, Bukit Antarabangsa, 68000 Ampang, Selangor. Assignor/Customer : Azril Bin Mohd Amin Solicitor : M/S YH Teh & Quek (Tel : 03-2698 8181) *HONG LEONG ISLAMIC BANK BERHAD	
SELANGOR	

LOT 12 CHERAS	Reserve Price RM 200,000
	
3 Bedroom Apartment 1,026 sq. ft. No. 2-2A, Jalan Orkid 8, Taman Orkid, 43200 Cheras, Selangor. Assignor/Borrower : Oon Chooi Huat Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)	
SELANGOR	

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LOT 13 CHERAS Reserve Price **RM 356,400**

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)

SELANGOR

LOT 14 KAJANG Reserve Price **RM 153,100**

Apartment
980 sq. ft.

Unit No. B-4-23, 4th Floor, Block B, Pangsapuri Sutera, 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)

SELANGOR

LOT 15 KAJANG Reserve Price **RM 220,000**

Apartment Unit
855 sq. ft.

Unit No. B-08-11, 8th Floor, Block B, Pangsapuri Damai Mewah B (Selsesa I-Resort Apartment), Jalan Damai Mewah 2, Taman Damai Mewah, 43300 Kajang, Selangor.

Assignors : Alidi Bin Dugul & Sarinah Binti Muhamad
Borrower : Alidi Bin Dugul
Solicitor : M/S Wan Chin & Co
(Tel : 03-5632 8845)

SELANGOR

LOT 16 KAJANG Reserve Price **RM 283,500**

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)

SELANGOR

LOT 17 KAJANG Reserve Price **RM 330,000**

3 Bedroom Apartment
1,045 sq. ft.

No. A-23-06, Block A, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor.

Assignors/Customers :
Abdul Aziz Bin Wahab & Masria Binti Wahab
Solicitor : M/S Seow & Megat
(Tel : 03-2166 3384)

SELANGOR

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LOT 18 KAJANG Reserve Price **RM 364,500**

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)

SELANGOR

LOT 19 SEMENYIH Reserve Price **RM 177,300**

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)

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* Publication on 25th April 2025.

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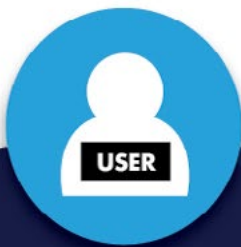


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Of Auction
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1.



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RUNNING
CONDITION

2.



MAKE SURE
YOUR DEVICE HAS
SUFFICIENT POWER

3.



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INTERNET CONNECTION
IS STABLE WITH
STRONG SIGNAL

4.



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OF YOUR DEVICE

5.



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