

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 10TH DAY OF APRIL 2026 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

**10%
DEPOSIT**
ONLY

FEATURED PROPERTIES



THE VISTANA CONDOMINIUM, KL
1,059 sq ft - RM490,000



YOU CITY, CHERAS
1,033 sq ft - RM560,000



PRESTIGE RESIDENCE, SERI KEMBANGAN
800 sq ft - RM320,000

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 490,000	KUALA LUMPUR
Type	: 2+1 bedroom apartment Approx 1,059 sq ft	
Address	: Unit No. 23-B3, The Vistana Condominium, No. 32, Jalan Taiping, 50400 Kuala Lumpur	
Assignor(s)	: S. Kanappati A/L Saminlhan	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
	(Z/327/22.1)	

LA 2	RESERVE PRICE RM 380,000	KUALA LUMPUR
Type	: 2 bedroom serviced apartment Approx 807 sq ft	
Address	: No. C2-40-06, Block C2, RC Residences (Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur	
Assignor(s)	: Tun Kwai Siong	
Solicitors	: M/S Jeff Leong, Poon & Wong (03-2203 3317)	
	(LA26/252.1)	

LA 3	RESERVE PRICE RM 200,000	KUALA LUMPUR
Type	: Apartment Approx 776 sq ft	
Address	: Unit No. 28-8-9, Block 28, Jalan 1/2D, Taman Sri Murni, 68100 Batu Caves, Kuala Lumpur	
Assignor(s)	: Chan Kean Woon	
Borrower(s)	: Chan Kean Woon & Chan Sui Choong	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
	(LA26/249.1)	

LA 4	RESERVE PRICE RM 200,000	AMPANG
Type	: Intermediate 3-bedroom apartment Approx 646 sq ft	
Address	: No. 08-24, Block A, Pangsapuri Taman Industri Lembah Jaya, Off Jalan Lembah Jaya, Taman Industri Lembah Jaya, 68000 Ampang, Selangor	
Assignor(s)	: Asis Bin Khalil & Jai Effendy Bin Asis	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
	(LA26/255.1)	

LA 5	RESERVE PRICE RM 580,000	CHERAS
Type	: Serviced apartment Approx 1,033 sq ft	
Address	: A-13-09, You 3, Jalan You City, You City, 43200 Cheras, Selangor	
Assignor(s)	: Chan Wai Jye	
Solicitors	: M/S Thomas Ong Leong & Associates (03-7784 1833)	
	(LA26/248.1)	

LA 6	RESERVE PRICE RM 160,000	PUCHONG
Type	: Apartment Approx 678 sq ft	
Address	: Unit No. H-1-09, Pangsapuri Sri Begonia, Jalan Puteri 7/15, Bandar Puteri, 47100 Puchong, Selangor	
Assignor(s)	: Paruthy A/P Vatamalai	
Solicitors	: M/S Shui-Tai (03-7729 8906)	
	(LA26/251.1)	

LA 7 **RESERVE PRICE RM 250,000** **RAWANG**

Type : Townhouse
 Approx 905 sq ft
 Address : Unit No. 9A, Jalan BP 21, Taman Bayu Permai, 48000 Rawang, Selangor
 Assignor(s) : Mohd Azuan Bin Mohd Said & Norrida Binti Mohd Isa
 Solicitors : M/S Mirirahayu Haniff Heng & Partners (03-6203 0823)



(P/038/14.1)

LA 8 **RESERVE PRICE RM 32,000** **RAWANG**

Type : Low cost flat
 Approx 650 sq ft
 Address : No. C1-12, Jalan Semarak 3A, Seksyen BB7, Bandar Bukit Beruntung, 48300 Rawang, Selangor
 Assignor(s) : Jasni Bin Sukimen
 Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA26/246.1)

LA 9 **RESERVE PRICE RM 130,000** **PUCHONG**

Type : Shop apartment
 Approx 624 sq ft
 Address : Unit No. 89-02-G1, Lingkaran Dagang Mas, Taman Mas, 47130 Puchong, Selangor
 Assignor(s) : Shahrizan Bin Md Yusop & Nur Atiqah Binti Abd Rahman Millie
 Solicitors : M/S YH Teh & Quek (03-2698 8181)



ISLAMIC (LA26/253.1)

LA 10 **RESERVE PRICE RM 320,000** **SERI KEMBANGAN**

Type : Serviced apartment
 Approx 800 sq ft
 Address : Unit No. B-9-09, Blok B, Prestige Residence, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor
 Assignor(s) : Mohamad Azlie Bin Abd Rahim & Nurul Farahin Izzaty Binti Mohd Isa
 Solicitors : M/S Azhar & Wong (03-2602 3898)



(ISLAMIC) (BUMI) (LA26/250.1)

LA 11 **RESERVE PRICE RM 570,000** **KAJANG**

Type : Townhouse
 Approx 2,110 sq ft
 Address : No. 22, Jalan Puteri 5E/2, Bandar Puteri Bangi, 43000 Kajang, Selangor
 Assignor(s) : Mohamad Azuan Bin Amin & Izyan Aqilah Binti Abdul Rani
 Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



ISLAMIC (LA26/254.1)

LA 12 **RESERVE PRICE RM 400,000** **KAJANG**

Type : Serviced apartment
 Approx 1,206 sq ft
 Address : Unit No. AR4-16-03, Almera Residensi, Laman Puteri 3, Bandar Puteri Bangi (R/P), 43000 Kajang, Selangor
 Assignor(s) : Mohd Hafiz Bin Musa
 Solicitors : M/S Azhar & Wong (03-2602 3898)



(ISLAMIC) (LA26/247.1)

LA 13 **RESERVE PRICE RM 310,000** **DENGKIL**

Type : Serviced-apartment
 Approx 956 sq ft
 Address : No. A2-25-08, Savanna Executives Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor
 Assignor(s) : Nanthagopi A/L Velaairam
 Solicitors : M/S Azhar & Wong (03-2602 3898)



(ISLAMIC) (LA25/695.1)

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. For online bidding, 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)

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 E-mail: leongauc@gmail.com
 Website: www.leongauctioneer.com



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



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



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



STEP 3
 SELECT PROPERTY AND REGISTER 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.