

PROPERTIES *for* AUCTION



ONLINE BIDDING ONLY
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PUBLIC AUCTION
ON FRIDAY THE 29TH DAY OF AUGUST 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



TAMAN RAJA UDA, PELABUHAN KLANG
1,195 sq ft - RM306,200



TELOK PANGLIMA GARANG
2,025 sq ft - RM1,100,000



LBS ALAM PERDANA, BANDAR PUNCAK ALAM
901 sq ft - RM260,000

PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE 

AT WWW.LEONGAUCTIONEER.COM ("AUCTIONEER'S WEBSITE")

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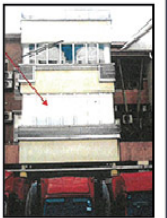
LA 1	RESERVE PRICE RM 370,000	BATU CAVES	
Type	: Condominium		
	Approx 1,098 sq ft		
Address	: No. B-08-10, Menara Penaga, Jalan Ariza, Taman Raintree, 68100 Batu Caves, Selangor		
Assignor(s)	: Choo Tze Leong & Jacqueline Ong Hong Wei		
Solicitors	: M/S Mazlifah & Partners (03-7806 2588)		(LA25/458.1)

LA 2	RESERVE PRICE RM 440,000	CHERAS	
Type	: Corner 3+1 bedroom condominium		
	Approx 1,410 sq ft		
Address	: No. B-3-01, Block B, Mahkota Garden, Jalan Mahkota Garden, Persiaran Mahkota Residence, Bandar Mahkota Cheras, 43200 Cheras, Selangor		
Assignor(s)	: Kamaleswari A/P Manickam		
Solicitors	: M/S Azhar & Wong (03-2602 3898)		(LA23/267.1)

LA 3	RESERVE PRICE RM 160,000	AMPANG	
Type	: Low cost flat		
	Approx 657 sq ft		
Address	: Unit No. B3-05-24, Block 3, Desa Lembah Permai, 68000 Ampang, Selangor		
Assignor(s)	: Rajagopal A/L Jaganathan & Thiagarajan A/L Rajagopal		
Borrower(s)	: Thiagarajan A/L Rajagopal		
Solicitors	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)		(LA25/455.1)

LA 4	RESERVE PRICE RM 600,000	PETALING JAYA	
WITHDRAWN			
			(LA25/131.2)

LA 5	RESERVE PRICE RM 380,000	PETALING JAYA	
Type	: SOHO		
	Approx 680 sq ft		
Address	: Unit No. A-25-06, Eye Suite @ Ara Damansara, No. 1A, Jalan PJU 1A/41, Ara Damansara, 47301 Petaling Jaya, Selangor		
Assignor(s)	: Teh Yuh Ling		
Solicitors	: M/S Wan Chin & Co (03-5632 8845)		(LA25/462.1)

LA 6	RESERVE PRICE RM 340,000	PETALING JAYA	
Type	: Office lot		
	Approx 1,905 sq ft		
Address	: Unit No. F-1-09, Block F, No. 2, Jalan PJU 1A/41B, Pusat Dagangan NZX, Ara Jaya, PJU 1A, 47301 Petaling Jaya, Selangor		
Assignor(s)	: Juarastasi Aman Sdn Bhd (533362-U)		
Solicitors	: M/S Azhar & Wong (03-2602 3898)		(LA24/265.1)

LA 7 **RESERVE PRICE RM 290,000** **PETALING JAYA**

Type : Office Approx 1,905 sq ft
Address : No. F-2-09, Blok F, (Developer's Parcel No. STF-S09), No. 2, Jalan PUJ 1A/41B, Pusat Dagangan NZX, Ara Jaya, PUJ 1A, 47301 Petaling Jaya, Selangor
Assignor(s) : Juaraastasi Aman Sdn Bhd (533362-U)
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/269.1)

LA 8 **RESERVE PRICE RM 306,200** **PELABUHAN KLANG**

Type : Double storey mid terraced house
Address : Approx 1,195 sq ft No. 14, Jalan Mawar 3/KS04, Taman Raja Uda, 42000 Pelabuhan Klang, Selangor
Assignor(s) : Wan Taufik Bin Zawahir
Solicitors : M/S Azhar & Wong (03-2602 3898)



(U/274/19.4)

LA 9 **RESERVE PRICE RM 350,000** **SERI KEMBANGAN**

Type : Serviced - apartment
Address : Approx 933 sq ft No. A-4-6, Zeva Residence, Persiaran Pinggiran Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Assignor(s) : Liang Sai Man & Mong Lum Cheong
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/461.1)

LA 10 **RESERVE PRICE RM 190,000** **SERI KEMBANGAN**

Type : Shop apartment
Address : Approx 829.25 sq ft Unit No. D-4-7, Jalan Indah 2/6, Red Ruby Apartment, Taman Universiti Indah, 43300 Seri Kembangan, Selangor
Assignor(s) : Rahayu Binti Me & Ishamuddin Bin Palen
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/360.1)

LA 11 **RESERVE PRICE RM 1,100,000** **PANGLIMA GARANG**

Type : Intermediate double (2) storey terraced house
Address : Approx 2,025 sq ft No. 21 (Developer's Parcel No. TA10-189), Jalan Aman Elemen 5, Bandar Tropicana Aman (Elemen), 42500 Telok Panglima Garang, Selangor
Assignor(s) : Raymond Wong Jit Sheng & Tan Xiao Xuan
Borrower(s) : Raymond Wong Jit Sheng
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/457.1)

LA 12 **RESERVE PRICE RM 9,520** **BUKIT SENTOSA**

Type : Office
Address : Approx 78.71 sq m No. 3-9A, Jalan Kemboja 3F/1, Perniagaan Jalan Kemboja, 48300 Bukit Sentosa, Selangor
Assignor(s) : Tan Eng Hoon
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/248.7)

LA 13 **RESERVE PRICE RM 320,000** **KUALA LUMPUR**

Type : Intermediate 3-bedroom apartment
Address : Approx 900 sq ft No. D-18-13A, Residensi Pandanmas 2, Lorong Delapan, Kampung Pandan, 55100 Kuala Lumpur
Assignor(s) : Syed Ali Bin Shamsudin
Solicitors : M/S Zahrin Enrad & Sujaijah (03-2070 4986)
(ISLAMIC)



(LA23/492.1)

LA 14 **RESERVE PRICE RM 55,000** **SG. BULOH**

Type : Low cost apartment
Address : Approx 700 sq ft No. 23-4-4, Blok 23, Jalan BRP 10/2D, Taman Bukit Rahman Putra, 47000 Sungai Buloh, Selangor
Assignor(s) : Norul Shazwani Binti Abu Malek
Solicitors : M/S Mazlifah & Partners (03-7806 2588)
(ISLAMIC)



(LA25/460.1)

LA 15 **RESERVE PRICE RM 310,000** **KAJANG**

Type : Apartment
Address : Approx 1,045 sq ft Unit No. A-10-08, Block A, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Mohd Ridzuan Bin Zawawi & Zanariah Binti Suri
Solicitors : M/S Mazlifah & Partners (03-7806 2588)
(ISLAMIC)



(LA25/459.1)

LA 16 **RESERVE PRICE RM 300,000** **SEMENYIH**

Type : Apartment Approx 818 sq ft
Address : No. 10-8 (Developer's Parcel No. 148), Residensi Permai, Jalan Dana Permai, Bandar Teknologi Kajang (R/P), 43500 Semenyih, Selangor
Assignor(s) : Mohd Nazri Bin Abdul Wahid @ Abdul Wahab & Muhammad Aliff Bin Abdul Wahid
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA25/456.1)

LA 17 **RESERVE PRICE RM 260,000** **PUNCAK ALAM**

Type : Apartment Approx 901 sq ft
Address : MPA-13-13, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Nor Muhammad Fahmy Bin Nordin & Norashima Binti Omar
Solicitors : M/S Wan Chin & Co (03-5632 8845)
(ISLAMIC) BUMI



(LA25/023.1)

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.

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STEP 2
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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
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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.