



NCM Co TM

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 Friday, 1st August 2025, 3.30 p.m.

at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) 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.)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.

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| <p>Reserve Price : RM 210,000</p> <p>LOT 1 BANDAR SRI PERMAISURI</p> <p>LOW COST FLAT 645 SQ. FT.</p> <p>Unit No. C-06-06, Block C, Sri Penara, Jalan Sri Permaisuri 1, Bandar Sri Permaisuri, 56000 Kuala Lumpur. Assignor/Customer : Mohd Azlan Bin Abd Hamid Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>KUALA LUMPUR</p> | <p>Reserve Price : RM 450,000</p> <p>LOT 2 SETAPAK</p> <p>SERVICE APARTMENT 861 SQ. FT.</p> <p>Unit No. B-20-09, Level 20, Block B, Residensi 357 Setapak (The Nest @ Genting Klang), No. 2A, Lorong 2/23D, 53300 Kuala Lumpur. Assignor/Customer : Ong Xin Kai Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>KUALA LUMPUR</p> | <p>Reserve Price : RM 520,000</p> <p>LOT 3 PETALING JAYA</p> <p>SERVICED APARTMENT 1,228 SQ. FT.</p> <p>Unit No. B-14-08, Blok B (Bora), Residensi Damai Meriah - The Zizz, No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor. Assignor : Tibhenraj A/L Nadesan Borrowers : Tibhenraj A/L Nadesan & Prem Raj A/L Nadesan Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>SELANGOR</p> |
| <p>Reserve Price : RM 860,000</p> <p>LOT 4 JALAN SULTAN HAJI AHMAD SHAH</p> <p>SERVICE APARTMENT 926 SQ. FT.</p> <p>Unit No. C-11-06, Tower C, MET 1 Residences, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur. Assignor/Customer : Zeng, Shuqin Solicitor : M/S Zailan & Co. (Tel : 03-2164 9909)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>KUALA LUMPUR</p> | <p>Reserve Price : RM 230,000</p> <p>LOT 5 PUCHONG</p> <p>APARTMENT 745 SQ. FT.</p> <p>Unit No. MA-04-09, Semarak Apartment, Jalan Wawasan 5/3, Pusat Bandar Puchong, 47160 Puchong, Selangor. Assignors/Borrowers : Durai A/L Tharanee & P Karthigai A/P Periappan Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>SELANGOR</p> | <p>Reserve Price : RM 600,000</p> <p>LOT 6 SERI KEMBANGAN</p> <p>2.5 STOREY TERRACED HOUSE + EXTRA LAND 2,100 SQ. FT.</p> <p>No. 38, Jalan KP 2/7, Kota Perdana, Bandar Putra Permai, 43300 Seri Kembangan (43300 Bandar Putra Permai), Selangor. Assignors : Manonmani A/L K Muthusamy & Porgodi A/P A Ramasamy Borrower : Porgodi A/P A Ramasamy Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>SELANGOR</p> |
| <p>Reserve Price : RM 270,000</p> <p>LOT 7 KAJANG</p> <p>APARTMENT 955 SQ. FT.</p> <p>No. L-1-011, Blok L, Vista Seri Putra, (Jalan Seri Putra 2/3), Bandar Seri Putra Kajang (R/P), 43000 Kajang, Selangor. Assignors/Customers : Mohd Nothman Bin Mohamad Nor & Wan Roslena Binti Wan Abdul Ghani Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>SELANGOR</p> | <p>Reserve Price : RM 150,000</p> <p>LOT 8 AMPANG</p> <p>LOW COST FLAT 955 SQ. FT.</p> <p>Unit No. B4-01-08, Block 4, Jalan Permai 3, Desa Lembah Permai, 68000 Ampang, Selangor. Assignor/Customer : Karthiany A/P Raman Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>SELANGOR</p> | <p>Reserve Price : RM 275,600</p> <p>LOT 9 TELOK PANGLI MA GARANG</p> <p>SERVICED APARTMENT 657 SQ. FT.</p> <p>Unit No. B-13-11, The Amber Residences, Persiaran Oleander, Gamuda Kemuning 25.7, 42500 Telok Panglima Garang, Selangor. Assignor/Customer : Mohd Hafizee Bin Shahri Solicitor : M/S Simon Hue & Associates (Tel : 03-7960 7761)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>SELANGOR</p> |
| <p>Reserve Price : RM 328,100</p> <p>LOT 10 TELOK PANGLI MA GARANG</p> <p>SERVICED APARTMENT UNIT 1,000 SQ. FT.</p> <p>Unit No. B-23A-07, Pangsapuri Se Ruang, Jalan Eco Santuari 8/3, Eco Santuari, 42500 Telok Panglima Garang, Selangor. Assignor/Borrower : V Tiruganesh A/L Vijai Indrian Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>SELANGOR</p> | <p>Reserve Price : RM 900,000</p> <p>LOT 11 TELOK PANGLI MA GARANG</p> <p>2 STOREY TERRACED HOUSE 1,841 SQ. FT.</p> <p>No. 140, Jalan Flora 1A/1, Bandar Rimbayu (Flora), 42500 Telok Panglima Garang, Selangor. Assignor/Borrower : Jegan Kumar A/L Subramaniam Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>SELANGOR</p> | <p>Reserve Price : RM 330,000</p> <p>LOT 12 KLANG</p> <p>APARTMENT 1,100 SQ. FT.</p> <p>No. E-1-15, Pangsapuri Perdana Villa, Jalan Temenggung 19, Off Jalan Sungai Jati, 41200 Klang, Selangor. Assignor/Borrower : Ching Keng Mau Solicitor : M/S Simon Hue & Associates (Tel : 03-7960 7761)</p> <p>*HONG LEONG ISLAMIC BANK BERHAD</p> <p>SELANGOR</p> |

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Reserve Price : **RM 130,000**

**LOT 13
RAWANG**

**3 BEDROOM APARTMENT
728 SQ. FT.**

No. AZ3-G-12, Block AZ3, Pangsapuri Azalea Court, Persiaran Lembah Hijau 4, Bandar Tasik Puteri, 48020 Rawang, Selangor.
Assignors : Syamsudin Bin Mohamed Amin & Siti Sapiah Binti Sukari
Borrower : Syamsudin Bin Mohamed Amin
Solicitor : M/S S.N Yap & Associates
(Tel : 03-2697 2282)

SELANGOR

Reserve Price : **RM 47,300**

**LOT 14
KUANTAN**

**2 BEDROOM SERVICE APARTMENT
738 SQ. FT.**

Unit No. 2713, Block B, Arabian Bay Resort, Jalan BGRC Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang.
Assignor/Borrower : Chong Mei Fong
Solicitor : M/S S.N Yap & Associates
(Tel : 03-2697 2282)

PAHANG

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 = Hong Leong Bank Berhad  = Hong Leong Islamic Bank Berhad

RESERVE PRICE : The subject properties will be sold on an “as is where is” basis, subject to the respective reserve price and Conditions of Sale. All intending bidders are required to deposit **10%** of the fixed reserve price by bank draft in favour of **HONG LEONG BANK BERHAD / Assignor(s) /Borrower(s) name or HONG LEONG ISLAMIC BANK BERHAD /Assignor(s) /Customer(s) name** or remit the same through online banking transfer by 5PM, AT LEAST **ONE (1) WORKING DAY BEFORE AUCTION DATE**. The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitors** or the **undermentioned Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at www.ngchanmau.com. The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 24th July 2025.*



For More Information Please Contact

Hong Leong Bank Berhad Auction Sale

Hotline : 03-93680309

012-264 0446 (Daniel Ng) / 011-7276 2243 (Jerrick Ong)

NCM Co

Licensed Auctioneers:

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

NG CHAN MAU & CO. SDN. BHD. 200601018098 (737850-T)

Kuala Lumpur

No. 6 & 7, Level 1, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

Johor

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,
80300 Johor Bahru

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