

FULL ONLINE PROPERTY FAIR

Will Sell By Public Auction Via Online Bidding

On Friday, 11th July 2025,

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



> FEATURED PROPERTIES



FROM **RM 371,800**
Residensi Semarak Platinum
in Kuala Lumpur
- LOT 3



FROM **RM 364,500**
Tulip Residence
in Shah Alam, Selangor
- LOT 8



FROM **RM 324,000**
2 Storey Terrace House
Ritma Perdana
in Bandar Puncak Alam, Selangor
- LOT 19



FROM **RM 236,300**
Nadayu 63
in Kuala Lumpur
- LOT 2



FROM **RM 216,600**
Residensi Adelia 3
in Kajang, Selangor
- LOT 14



FROM **RM 177,300**
Residensi Rimbun Perkasa
in Petaling Jaya, Selangor
- LOT 5

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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 Friday, 11th July 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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Reserve Price : RM 130,000 APARTMENT 650 SQ. FT. No. SR-8-35, Saujana Ria Apartment, No. 3, Jalan Wangsa 2/6, Taman Wangsa Permai, 52200 Kuala Lumpur. Assignor/Cutomer: Mohammad Rijalul Haq Bin Abdul Kadir Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268) *HONG LEONG ISLAMIC BANK BERHAD	LOT 1 TAMAN WANGSA PERMAI KUALA LUMPUR
Reserve Price : RM 236,300 SERVICE APARTMENT 878 SQ. FT. No. B-08-09, Nadayu 63, Jalan Melawati 8, Taman Nadayu, 53100 Kuala Lumpur. Assignor/Borrower : Leong Foon Ling Solicitor : M/S Zailan & Co (Tel : 03-2164 9909)	LOT 2 TAMAN NADAYU KUALA LUMPUR
Reserve Price : RM 371,800 3 BEDROOM CONDOMINIUM 1,066 SQ. FT. Unit No. B-28-07, Block B, Residensi Semarak Platinum (Platinum Splendor Residensi Semarak), No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur. Assignor/Borrower : Ronnie Lee Chze Siang Solicitor : M/S CH Yeap Maluda Cheh (Tel : 03-4041 0405)	LOT 3 KAMPUNG PADANG TEMBAK KUALA LUMPUR
Reserve Price : RM 410,000 SERVICE APARTMENT 678 SQ. FT. Unit No. B-13A-12, Block B, Residensi Sentral Kuchai, No. 2B, Jalan Kuchai Maju 9, Taman Kuchai Jaya, 58200 Kuala Lumpur. Assignor/Borrower : Fong Siew Sen Solicitor : M/S Ho, Loke & Koh (Tel : 03-2166 2882)	LOT 4 TAMAN KUCHAI JAYA KUALA LUMPUR
Reserve Price : RM 177,300 SERVICED APARTMENT 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)	LOT 5 PETALING JAYA SELANGOR
Reserve Price : RM 990,000 CONDOMINIUM 2,464 SQ. FT. No. A-16-C02, No. 8, Jalan PJU8/1, Armanee Terrace Condominium, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignor/Customer : Muhammad Mirzan Bin Abdullah Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) *HONG LEONG ISLAMIC BANK BERHAD	LOT 6 PETALING JAYA SELANGOR
Reserve Price : RM 295,300 END UNIT RETAIL LOT 1,607 SQ. FT. Unit No. L3-08, Pusat Komersial Arena Bintang, No. 3, Jalan Zuhai U5/179, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Borrower : Platinage Properties Sdn. Bhd. Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)	LOT 7 SHAH ALAM SELANGOR
Reserve Price : RM 364,500 SERVICED APARTMENT 956 SQ. FT. Unit No. A-27-03, Tulip Residence, No. 6, Persiaran Metafasa, Taman Bukit Subang, Seksyen U16, 40160 Shah Alam, Selangor. Assignor/Borrower : Tou Tze Hooi Solicitor : M/S Mazlifah & Partners (Tel : 03-7806 2588)	LOT 8 SHAH ALAM SELANGOR
Reserve Price : RM 576,000 SERVICED APARTMENT 1,186 SQ. FT. No. SB1-20-07, Dsara Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor. Assignor/Customer : Sallehuddin Shah Bin Jelani Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 9 SHAH ALAM SELANGOR
Reserve Price : RM 180,000 APARTMENT 852 SQ. FT. No. F-07-16, Pangsapuri Vista Lavender, Persiaran Kinrara Seksyen 3, 47190 Puchong, Selangor. Assignors/Borrowers : Hew Wei Hoong & Ho Poh Yoke Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)	LOT 10 PUCHONG SELANGOR
Reserve Price : RM 144,000 APARTMENT 842 SQ. FT. Unit No. B3-9, Blok B, Pangsapuri Permata Merah, Jalan Indah 2/12, Taman Universiti Indah, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Loo Chee Chong Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)	LOT 11 SERI KEMBANGAN SELANGOR
Reserve Price : RM 234,900 SOHO 500 SQ. FT. Unit No. C-33A-3, Block C, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Chin Boon Ho Solicitor : M/S YH Teh & Quek (Tel : 03-2698 8181)	LOT 12 SERI KEMBANGAN SELANGOR

HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD

Reserve Price : RM 360,000 LOT 13 SERI KEMBANGAN CONDOMINIUM 1,268 SQ. FT. No. B-G-09, Block B, Pangsapuri Aman Heights, Jalan Bersatu, Taman Serdang Heights, Seksyen 5, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Sim Li Lian Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) SELANGOR	Reserve Price : RM 216,600 LOT 14 KAJANG 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) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR	Reserve Price : RM 251,100 LOT 15 KAJANG APARTMENT 1,045 SQ. FT. No. C-24-11, Block C, Residensi Adelia 3, Jalan Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor. Assignor/Customer : Dayang Norfirmawarni Binti Saprizal Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR
Reserve Price : RM 280,000 LOT 16 SELYANG BARU APARTMENT 870 SQ. FT. Unit No. A-13A-07, Block A, Taman Jasa Perwira, 68100 Selayang Baru, Selangor. Assignors/Customers : Arivalagan A/L Nagaraja & Nagaraja A/L Gopal Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR	Reserve Price : RM 226,000 LOT 17 JENJAROM SERVICED APARTMENT 1,102 SQ. FT. Unit No. H-13-01, BSP 21, Persiaran Saujana Putra Utama, 42610 Bandar Saujana Putra, Jenjarom, Selangor. Assignor/Borrower : Chad Stacy Gomez Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) SELANGOR	Reserve Price : RM 315,000 LOT 18 RAWANG TOWNHOUSE 1,668 SQ. FT. No. 16, Persiaran Desa Puteri 10, Desa Puteri, 48020 Rawang, Selangor. Assignor/Borrower : Ahmad Bin Jais Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) SELANGOR
Reserve Price : RM 324,000 LOT 19 BANDAR PUNCAK ALAM STRATIFIED 2 STOREY TERRACED HOUSE 1,420 SQ. FT. No. 35, Jalan Ritma 1/3, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor. Assignor/Customer : Muhamad Zaki Bin Zakaria Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR	Reserve Price : RM 157,500 LOT 20 RASA 2 STOREY TERRACED HOUSE 1,399 SQ. FT. No. 4, Jalan Keruing 4A/4, Taman Keruing, 44200 Rasa, Selangor. Assignors/Borrowers : Mohd Aruldin Bin Suadi & Roswati Binti Ibrahim Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) SELANGOR	Reserve Price : RM 194,400 LOT 21 IPOH 2 BEDROOM CONDOMINIUM 667 SQ. FT. Unit No. D-12-20, Kondominium Anderson @ Kepyang, Lebuhr Cator, 30450 Ipoh, Perak. Assignor/Borrower : Logeswary A/P Murgisi Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) PERAK
Reserve Price : RM 27,800 LOT 22 KUANTAN 2 BEDROOM SERVICED APARTMENT 810 SQ. FT. Suites No. S3A-02-11, Caribbean Bay Resort, Jalan Bukit Gambang Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Borrower : Gan Song Lian Solicitor : M/S S. N Yap & Associates (Tel : 03-2697 2282) PAHANG	Reserve Price : RM 59,100 LOT 23 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	Reserve Price : RM 153,900 LOT 24 KUANTAN 2 BEDROOM SERVICE APARTMENT 738 SQ. FT. Unit No. 2319, Block B, Arabian Bay Resort, Jalan BGRC Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Customer : Abd Aziz Bin Mohd Azoddein Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD PAHANG

 = 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.

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