

FULL ONLINE PROPERTY FAIR

Will Sell By Public Auction Via Online Bidding
On Thursday, 26th June 2025,
Time : 3.30 p.m. at WWW.NGCHANMAU.COM



> FEATURED PROPERTIES



FROM **RM 693,000**
Residensi Era Novum
in Kuala Lumpur
- LOT 6



FROM **RM 657,000**
Sunway Velocity Two
in Taman Maluri, Kuala Lumpur
- LOT 5



FROM **RM 513,900**
Residensi Vivo
in Kuala Lumpur
- LOT 3



FROM **RM 441,000**
Residensi M Arisa
in Kuala Lumpur
- LOT 2



FROM **RM 360,000**
2 Storey Terrace House
Ritma Perdana
in Bandar Puncak Alam, Selangor
- LOT 20



FROM **RM 204,200**
Residensi Rimbun Perkasa
(D'Vine Residences)
in Petaling Jaya, Selangor
- LOT 7

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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 Thursday, 26th June 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 413,100 LOT 1 KAMPUNG PADANG TEMBAK 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) KUALA LUMPUR	Reserve Price : RM 441,000 LOT 2 JALAN SENTUL PELANGI CONDOMINIUM 1,044 SQ. FT. Unit No. B-13A-13, Residensi M Arisa, No. 6, Jalan Sentul Pelangi, 51000 Kuala Lumpur. Assignors/Customers : Muhammad Yazed Bin Mezelan & Nurhanisah Binti Abdul Halim Solicitor : M/S CH Yeap Maluda Cheh (Tel : 03-4041 0405) *HONG LEONG ISLAMIC BANK BERHAD KUALA LUMPUR	Reserve Price : RM 513,900 LOT 3 JALAN KELANG LAMA SERVICE APARTMENT 1,249 SQ. FT. Unit No. B-15-03, Residensi VIVO, 9 Seputeh, No. 20, Jalan Telok Datok, Off Jalan Kelang Lama, 58000 Kuala Lumpur. Assignor/Customer : Ong Pei Ping Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268) *HONG LEONG ISLAMIC BANK BERHAD KUALA LUMPUR
LOT 4 CALLLED OFF	Reserve Price : RM 657,000 LOT 5 TAMAN MALURI 2 BEDROOM SERVICED APARTMENT 818 SQ. FT. No. B-10-3A, Tower B, Sunway Velocity Two, No. 158, Jalan Peel, Taman Maluri, 55100 Kuala Lumpur. Assignor/Borrower : Cheng Wai Hon Solicitor : M/S Zailan & Co. (Tel : 03-2164 9909) KUALA LUMPUR	Reserve Price : RM 693,000 LOT 6 JALAN KERINCHI KIRI 2 SERVICE APARTMENT 855 SQ. FT. Unit No. A-40-2, Residensi Era Novum, Jalan Kerinchi Kiri 2, 59200 Kuala Lumpur. Assignor/Borrower : Lee Wai Tung Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268) KUALA LUMPUR
Reserve Price : RM 204,200 LOT 7 PETALING JAYA SERVICED APARTMENT 549 SQ. FT. No. 41-13A, Residensi Rimbun Perkasa (D'Vine Residences), No. 8, Jalan PJU 8/8B, Sentral Damansara, PJU 8, 47820 Petaling Jaya, Selangor. Assignor/Borrower : Siti Sarah Aina Binti Noorazman Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) SELANGOR	Reserve Price : RM 333,000 LOT 8 PETALING JAYA SERVICE APARTMENT 742 SQ. FT. Unit No. C-30-05, Blok C, Residensi Damai Meriah, The Zizz, No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor. Assignor/Customer : Umar Bin Mohd Hanim Solicitor : M/S Thomas Ong Leong & Associates (Tel : 03-7784 1833) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR	Reserve Price : RM 64,800 LOT 9 SHAH ALAM LOW-COST FLAT UNIT 580 SQ. FT. Unit No. B-403, Rumah Pangsa Fasa 2, Bandar Baru Sungai Buloh, Seksyen U20, 40160 Shah Alam, Selangor. Assignor/Customer : Hamid Bin Sarwi Solicitor : M/S YH Teh & Quek (Tel : 03-2698 8181) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR
Reserve Price : RM 328,100 LOT 10 SHAH ALAM 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) SELANGOR	Reserve Price : RM 405,000 LOT 11 SHAH ALAM SERVICED APARTMENT 1,567 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) SELANGOR	Reserve Price : RM 495,000 LOT 12 SHAH ALAM OFFICE LOT 1,160 SQ. FT. Unit No. A-10-8, Block A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor. Assignor/Customer : Mohd Hafiz Bin Jasli Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR

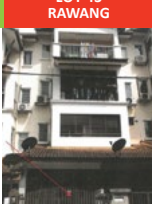
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HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD

Reserve Price : RM 261,000 LOT 13 SERI KEMBANGAN 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) SELANGOR	Reserve Price : RM 259,200 LOT 14 CYBERJAYA 2+1 BEDROOM SERVICED APARTMENT 975 SQ. FT. No. F-7-12A, Tower F, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor. Assignor/Borrower : Vimalraj A/L Ravendran Solicitor : M/S Shui-Tai (Tel : 03-7729 8906) SELANGOR	Reserve Price : RM 810,000 LOT 15 AMPANG CORNER 4+1 BEDROOM CONDOMINIUM 2,271 SQ. FT. Unit No. A-17-3A, Block A, D'suria Condominium, Jalan D'suria, Taman D'suria, 68000 Ampang, Selangor. Assignor/Borrower : Husin Hakim Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) SELANGOR
Reserve Price : RM 198,000 LOT 16 CHERAS 3 BEDROOM WALK-UP APARTMENT 818 SQ. FT. No. M12-4-08, Pangsapuri Waja, Jalan Tun Perak 5, Taman Tun Perak, 43200 Cheras, Selangor. Assignors : Jasmin Bin Ahmad & Nor Aishah Binti Mohamed @ Hashim Borrower : Jasmin Bin Ahmad Solicitor : M/S Mazlifah & Partners (Tel : 03-7806 2588) SELANGOR	Reserve Price : RM 279,000 LOT 17 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 288,000 LOT 18 KAJANG APARTMENT 1,045 SQ. FT. Unit No. B-09-08, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor. Assignor/Customer : Mohamad Fhatieha Bin Abdul Razak Solicitor : M/S Mimirahayu Haniff Heng & Partners (Tel : 03-6203 0823 / 2011 0017) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR
Reserve Price : RM 295,200 LOT 19 RAWANG 2 STOREY MID TERRACED HOUSE 1,346 SQ. FT. No. 6, Jalan 5/2B, BTP 5, Bandar Tasik Puteri, 48020 Rawang, Selangor. Assignors/Borrowers : Nanthini A/P Thaikai, Muthu Kumaran A/L Panjavarnam & Saravanan A/L Panjavarnam Solicitor : M/S Seow & Megat (Tel : 03-2166 3384) SELANGOR	Reserve Price : RM 360,000 LOT 20 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 : Muhammad 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 216,000 LOT 21 IPOH 2 BEDROOM CONDOMINIUM 667 SQ. FT. Unit No. D-12-20, Kondominium Anderson @ Kepayang, 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 73,800 LOT 22 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 171,000 LOT 23 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	Reserve Price : RM 260,000 LOT 24 SRI HARTAMAS SERVICE APARTMENT 500 SQ. FT. Unit No. B-5-37, Block B, Plaza Damas 3, No. 63, Jalan Sri Hartamas 1, Taman Sri Hartamas, 50480 Kuala Lumpur. Assignor/Customer : Multi Luxury Sdn Bhd Solicitor : M/S Zailan & Co. (Tel : 03-2164 9909) KUALA LUMPUR
Reserve Price : RM 160,000 LOT 25 PETALING JAYA FLAT 657 SQ. FT. No. B10-15-30, Block 10, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor. Assignor/Borrower : Abdollah Bin Che Hashim Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) SELANGOR	Reserve Price : RM 1,100,000 LOT 26 PETALING JAYA 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 SELANGOR	Reserve Price : RM 660,000 LOT 27 SUBANG JAYA SERVICE APARTMENT 915 SQ. FT. No. A-13A-09, Residensi Paisley, Jalan MP 1, Tropicana Metropark, 47500 Subang Jaya, Selangor. Assignor/Borrower : Hoo Hann Hwan Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) SELANGOR
Reserve Price : RM 110,000 LOT 28 SHAH ALAM APARTMENT 663 SQ. FT. No. 1-516, Pangsapuri Indah, Jalan Suria U5/103A, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Customer : Mohd Zamri Bin Desa Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR	Reserve Price : RM 240,000 LOT 29 SHAH ALAM APARTMENT 775 SQ. FT. Unit No. 03-07-08, Pangsapuri Subang Suria, Level 7, Block 3, Jalan Bintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Customer : Fauziana Bte Ismail Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR	Reserve Price : RM 320,000 LOT 30 SHAH ALAM APARTMENT 538 SQ. FT. No. 20-21, Menara U, No. 2, Jalan Boling Padang 13/62, Seksyen 13, 40100 Shah Alam, Selangor. Assignor/Customer : Mhuralii A/L Chadrar Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) SELANGOR

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HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD

Reserve Price : RM 640,000 SERVICE APARTMENT 1,186 SQ. FT. No. SB1-20-07, Dsara Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor. Assignors/Borrowers : Sallehuddin Shah Bin Jelani (P) Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 31 SHAH ALAM  SELANGOR	Reserve Price : RM 133,000 SERVICE APARTMENT 549 SQ. FT. B-14-04, Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor. Assignor/Customer : Mohd Kamarulzaman Bin Mohd Rosli Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 32 PUCHONG  SELANGOR	Reserve Price : RM 505,000 UNIT OF TOWNHOUSE 1,356 SQ. FT. No. 10-2, Jalan Elegan 5, Taman Putra Perdana, 47130 Puchong, Selangor. Assignor/Borrower : Danial Asqalani Bin Ghazali Solicitor : M/S Simon Hue & Associates (Tel : 03-79607761) *HONG LEONG ISLAMIC BANK BERHAD	LOT 33 PUCHONG  SELANGOR
Reserve Price : RM 160,000 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) *HONG LEONG ISLAMIC BANK BERHAD	LOT 34 SERI KEMBANGAN  SELANGOR	Reserve Price : RM 410,000 SERVICE APARTMENT 951 SQ. FT. No. A-13-12, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor. Assignor/Customer : Geuan Hooi Chee & Ng Pern Chiat Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 35 SERI KEMBANGAN  SELANGOR	Reserve Price : RM 140,000 LOW COST FLAT 686 SQ. FT. No. 1-1-13, Pangsapuri Permai, Taman Gombak Permai, 68100 Batu Caves, Selangor. Assignor/Borrower : Vallithavayani A/P Subramaniam Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 36 BATU CAVES  SELANGOR
Reserve Price : RM 370,000 APARTMENT 969 SQ. FT. No. 2-3, Ria @ Amaniah Mulia, Jalan Amaniah Mulia 5, Taman Amaniah Mulia, 68100 Batu Caves, Selangor. Assignor/Borrower : Latifah Binti Khasron & Hamdan Bin Ahmad Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415) *HONG LEONG ISLAMIC BANK BERHAD	LOT 37 BATU CAVES  SELANGOR	Reserve Price : RM 350,000 CONDOMINIUM 980 SQ. FT. No. 03-02A, Pangsapuri Sering Akasia, Jalan Sering 3, Taman Sungai Sering, 43200 Cheras, Selangor. Assignor/Borrower : Mohammad Hossen Bin Kadir & Na'imah Binti Baharom Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 38 CHERAS  SELANGOR	Reserve Price : RM 340,000 CORNER 3 BEDROOM APARTMENT 1,087 SQ. FT. No. C-14-1, Block C, Residensi Adelia, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor. Assignors/Customers : Sarah Nadia Binti Muhammad Ridzuan Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415) *HONG LEONG ISLAMIC BANK BERHAD	LOT 39 KAJANG  SELANGOR
Reserve Price : RM 275,600 SERVICE APARTMENT 657 SQ. FT. No. B-13-11, The Amber Residences, Persiaran Oleander, Gamuda Kemuning 25.7, 42500 Telok Panglima Garang, Selangor. Assignor/Borrower : Mohd Hafizee Bin Shahri Solicitor : M/S Simon Hue & Associates (Tel : 03-79607761) *HONG LEONG ISLAMIC BANK BERHAD	LOT 40 TELOK PANGLIMA GARANG  SELANGOR	Reserve Price : RM 130,000 FLAT 635 SQ. FT. No. 14-4-09, Rumah Pangsa Impian, Jalan SP 4/3, Bandar Saujana Putra, 42610 Jenjarom, Selangor. Assignor/Borrower : M.Manimala A/P Muniandy Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 41 JENJAROM  SELANGOR	Reserve Price : RM 340,000 TOWNHOUSE 1,245 SQ. FT. No. 3-3, Jalan Amansiara 1/6, Taman Amansiara, 48000 Rawang, Selangor. Assignor/Borrower : Choong Soon Loy Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 42 RAWANG  SELANGOR
Reserve Price : RM 340,000 TOWNHOUSE 1,129 SQ. FT. No. 59-1, Jalan Amansiara 1/7, Taman Amansiara, 48000 Rawang, Selangor. Assignor/Borrower : Mohd Zaizul Ibrahim Bin Mat Said Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 43 RAWANG  SELANGOR	Reserve Price : RM 390,000 TOWNHOUSE 1,296 SQ. FT. No. 2-4, Jalan Amansiara 2/5, Taman Amansiara, 48000 Rawang, Selangor. Assignor/Customer : Kee Keok Ju & Heng Moi Khim Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 44 RAWANG  SELANGOR	Reserve Price : RM 410,000 2 STOREY TERRACED HOUSE 1420 SQ. FT. No. 20, Jalan Rentak 1/3, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor. Assignor/Customer : Juniza Binti Mohamad Nugelah Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 45 BANDAR PUNCAK ALAM  SELANGOR
Reserve Price : RM 450,000 2 STOREY TERRACED HOUSE 1,208 SQ. FT. No. 22, Jalan Irama 1, Irama Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor. Assignor/Borrower : Kavitha A/P Marimuthu Solicitor : M/S Shui-Tai (Tel : 03-7729 8906) *HONG LEONG ISLAMIC BANK BERHAD	LOT 46 BANDAR PUNCAK ALAM  SELANGOR	Freshly Shortlisted Below Market Price Auction Listings www.ngchanmau.com  			

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**Publication as dated 18th June 2025.*



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