



NCM Co<sup>TM</sup>

## 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 Tuesday, 17th June 2025, 3.30 p.m.

at [www.ngchanmau.com](http://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.

View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

<p>Reserve Price : <b>RM 211,500</b></p> <p><b>LOT 1 IPOH</b></p> <p><b>2 BEDROOM CONDOMINIUM</b> 667 SQ. FT.</p> <p>Unit No. A-4-12, Kondominium Anderson @ Kepayang, Lebuhr Cator, 30450 Ipoh, Perak. Assignor/Borrower : Shaktiraja A/L N Segaran Solicitor : M/S Wan Chin &amp; Co (Tel : 03-5632 8845)</p> <p><b>PERAK</b></p>	<p>Reserve Price : <b>RM 240,000</b></p> <p><b>LOT 2 IPOH</b></p> <p><b>2 BEDROOM CONDOMINIUM</b> 667 SQ. FT.</p> <p>Unit No. D-12-20, Kondominium Anderson @ Kepayang, Lebuhr Cator, 30450 Ipoh, Perak. Assignor/Borrower : Logeswary A/P Murgisi Solicitor : M/S Wan Chin &amp; Co (Tel : 03-5632 8845)</p> <p><b>PERAK</b></p>	<p>Reserve Price : <b>RM 650,000</b></p> <p><b>LOT 3 IPOH</b></p> <p><b>SEMI-DETACHED HOUSE</b> 3,391 SQ. FT.</p> <p>No. 8, Jalan Tawas Idamn 10, Taman Tawas Idaman, 30010 Ipoh, Perak. Assignor/Borrower : Lee Yoon Sam &amp; Yeap Choon Hwa Solicitor : M/S Chan &amp; Associates (Tel : 05-2545293)</p> <p><b>PERAK</b></p>
<p>Reserve Price : <b>RM 410,000</b></p> <p><b>LOT 4 Kuantan</b></p> <p><b>STRATIFIED COMMERCIAL SHOPLOT</b> 1,163 SQ. FT.</p> <p>Lot No. B-42, Ground Floor, Lorong Tun Ismail 6, Sri Dagangan, 25000 Kuantan, Pahang. Assignor/Borrower : Saga Warisan Sdn. Bhd. Solicitor : M/S S.N Yap &amp; Associates (Tel : 03-2697 2282)</p> <p><b>PAHANG</b></p>	<div><h3>Freshly Shortlisted Below Market Price Auction Listings</h3><p><a href="http://www.ngchanmau.com/reduced-price-property">www.ngchanmau.com/reduced-price-property</a></p></div>	

**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](http://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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# 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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NOTE :