

PROPERTIES for AUCTION



ONLINE BIDDING ONLY
(Bidders are further subject to the Online Terms and Conditions at the Auctioneer's Website)

PUBLIC AUCTION

ON THURSDAY THE 16TH DAY OF OCTOBER 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



VILLA PUTRA CONDOMINIUM, KL
1,152 sq ft - RM299,700



ECO GRANDEUR, BDR PUNCAK ALAM
1,798 sq ft - RM648,000



BANDAR SRI PERMAISURI, KL
650 sq ft - RM170,100

PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE 
AT WWW.LEONGAUCTIONEER.COM ("AUCTIONEER'S WEBSITE")

(ONLINE BIDDERS ARE FURTHER SUBJECT TO THE ONLINE TERMS AND CONDITIONS AT THE AUCTIONEER'S WEBSITE)

LA 1	RESERVE PRICE RM 299,700	KUALA LUMPUR	
Type	: Condominium		
Address	: Approx 1,152 sq ft Unit No. 33B-11-5, 11th Floor, Block B, Villa Putra Condominium, Lot 33, Jalan Tun Ismail, 50480 Kuala Lumpur		
Assignor(s)	: Transflex Engineering Sdn Bhd (323767-A)		
Solicitors	: M/S Zailan & Co (03-2164 9909)		
			(LA25/468.3)

LA 2	RESERVE PRICE RM 648,000	PUNCAK ALAM	
Type	: Double storey mid terraced house		
Address	: Approx 1,798 sq ft No. 10, Jalan Eco Grandeur 2/1L, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor		
Assignor(s)	: Thana Sehgaran A/L Shanmugam		
Solicitors	: M/S Wan Chin & Co (03-5632 8845)		
			(LA25/518.2)

LA 3	RESERVE PRICE RM 260,000	DENGKIL	
Type	: Apartment		
Address	: Approx 1,022 sq ft Unit No. A-04-22, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor		
Assignor(s)	: Jegathish Jason A/L David		
Solicitors	: M/S Mazlifah & Partners (03-7806 2588)		
			(LA25/523.2)

LA 4	RESERVE PRICE RM 432,000	KUALA LUMPUR	
Type	: Serviced apartment		
Address	: Approx 852 sq ft Unit No. A-16-13, Residensi Riana Dutamas 1, No. 346, Jalan Segambut, Segambut, 52100 Kuala Lumpur		
Assignor(s)	: Hazlinda Binti Mohd Hoshni		
Solicitors	: M/S Zahrin Emrad & Sujaihah (03-2070 4986)		
			(LA25/524.2)

LA 5	RESERVE PRICE RM 324,000	KUALA LUMPUR	
Type	: Serviced apartment		
Address	: Approx 635 sq ft Unit No. B-20-3A, Blok B, The Elements @ Ampang, Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur		
Assignor(s)	: Olia Mohammad Shaffiq Feroz & Amir S/O Feroz Olia		
Solicitors	: M/S Wan Chin & Co (03-5632 8845)		
			(LA25/517.2)

LA 6	RESERVE PRICE RM 170,100	KUALA LUMPUR	
Type	: Low cost flat		
Address	: Approx 650 sq ft Unit No. 5-4-11, Rumah Pangsa Kasturi, Jalan Tasik Permaisuri 3, Bandar Sri Permaisuri, 56000 Kuala Lumpur		
Assignor(s)	: Adnan Bin Hassan & Robiatul Adawiah Binti Abdul Aziz		
Solicitors	: M/S Zahrin Emrad & Sujaihah (03-2070 4986)		
			(LA25/469.3)

LA 7	RESERVE PRICE	SHAH ALAM
	RM 441,000	

Type : Office lot
 Address : Approx 1,021 sq ft
 Unit No. A-10-06, 10th Floor, Block A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor
 Assignor(s) : Yap Ah Chee
 Solicitors : M/S Wan Chin & Co
 (ISLAMIC) (03-5632 8845)



(LA25/516.2)

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.

BID ONLINE ONLY:

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MORTGAGE SALES CONTACTS : MR. DANIEL NG : 012-264 0446 / MR. JERRICK ONG : 011-7276 2243

FOR MORE INFORMATION KINDLY CONTACT - HONG LEONG BANK BERHAD AUCTION SALES HOTLINE : TEL NO. 03-9368 0309

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STEP 3
SELECT PROPERTY AND
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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.