

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 30TH DAY OF OCTOBER 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

5%
DEPOSIT
ONLY

FEATURED PROPERTIES



VILLA PUTRA CONDOMINIUM, KL
1,152 sq ft - RM269,800



ECO GRANDEUR, BDR PUNCAK ALAM
1,798sq ft - RM583,200



BUKIT JELUTONG, SHAH ALAM
1,021 sq ft - RM396,900

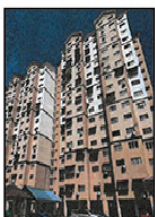
PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE 
AT WWW.LEONGAUCTIONEER.COM ("AUCTIONEER'S WEBSITE")

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

LA 1	RESERVE PRICE RM 269,800	KUALA LUMPUR
Type	: Condominium Approx 1,152 sq ft	
Address	: 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)	
		
(LA25/468.4)		

LA 2	RESERVE PRICE RM 583,200	PUNCAK ALAM
Type	: Double storey mid terraced house Approx 1,798 sq ft	
Address	: 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)	
		
(LA25/518.3)		

LA 3	RESERVE PRICE RM 234,000	DENGKIL
Type	: Apartment Approx 1,022 sq ft	
Address	: 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)	
		
(LA25/523.3)		

LA 4	RESERVE PRICE RM 153,100	KUALA LUMPUR
Type	: Low cost flat Approx 650 sq ft	
Address	: 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)	
		
BUMI (ISLAMIC)		
(LA25/469.4)		

LA 5	RESERVE PRICE RM 396,900	SHAH ALAM
Type	: Office lot Approx 1,021 sq ft	
Address	: 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 (03-5632 8845)	
		
(ISLAMIC)		
(LA25/516.3)		

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 5% 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 5% 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:

LEONG AUCTIONEER SDN BHD (922719-M)

Suite 1009, 10th Floor, Amcorp Tower,
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46050, Petaling Jaya, Selangor
Tel: 03-795 83 795 (4 Hunting Lines)
E-mail: leongauc@gmail.com
Website: www.leongauctioneer.com



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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

HOW TO REGISTER ONLINE



STEP 1
LOGIN TO www.leongauctioneer.com



STEP 2
SIGN UP FOR 1ST TIME USER
CHECK YOUR EMAIL AT INBOX OR
SPAM AND CLICK LINK TO ACTIVATE



STEP 3
SELECT PROPERTY AND
REGISTER ONLINE



STEP 4
BIDDERS SHALL PAY A 5% DEPOSIT
AT LEAST ONE (1) WORKING DAY
BEFORE AUCTION DATE



STEP 5
ON AUCTION DAY LOGIN TO
www.leongauctioneer.com
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.