


# 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 9TH DAY OF OCTOBER 2025 AT 3.00 PM**  
**VIA ONLINE BIDDING AT [WWW.LEONGAUCTIONEER.COM](http://WWW.LEONGAUCTIONEER.COM)**  
**(AUCTIONEER'S WEBSITE)**

## FEATURED PROPERTIES



PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE   
AT [WWW.LEONGAUCTIONEER.COM](http://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 140,000	AMPANG
Type	: Low cost apartment Approx 650 sq ft	
Address	: 15-01, Mesra Ria, Jalan Ikan Emas, Taman Pandan Mesra, 68000 Ampang, Selangor	
Assignor(s)	: Sabariah Binti Othman	
Borrower(s)	: Sabariah Binti Othman & Marlizan Bin Ali	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	
		(LA25/544.1)

LA 2	RESERVE PRICE RM 300,000	KLANG
Type	: Apartment Approx 1,100 sq ft	
Address	: E-3A-20, Pangsapuri Perdana Villa, Jalan Temenggung 19, Off Jalan Sungai Jati, 41200 Klang, Selangor	
Assignor(s)	: Mohd Zakl Bin Kadir	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
		(LA25/543.1)

LA 3	RESERVE PRICE RM 153,900	SERI KEMBANGAN
Type	: Shop apartment Approx 829.25 sq ft	
Address	: Unit No. D-4-7, Jalan Indah 2/6, Red Ruby Apartment, Taman Universiti Indah, 43300 Seri Kembangan, Selangor	
Assignor(s)	: Rahayu Binti Me & Ishamuddin Bin Palen	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
		(LA24/360.3)

LA 4	RESERVE PRICE RM 250,000	KAJANG
Type	: Serviced apartment Approx 560 sq ft	
Address	: No. B-17-15, Residensi Emas, Jalan Zamrud 2, 43000 Kajang, Selangor	
Assignor(s)	: Mahesh A/L Govindan	
Borrower(s)	: Mahesh A/L Govindan & Noor Liza Begem Binti Ahmad Shariff	
Solicitors	: M/S Mazifah & Partners (03-7806 2588)	
		(LA25/540.1)

LA 5	RESERVE PRICE RM 360,000	PUNCAK ALAM
Type	: Intermediate double (2) storey terraced house Approx 1,080 sq ft	
Address	: No. 6, Lorong Cakera Purnama 12/16, Section 12, 42300 Bandar Puncak Alam, Selangor	
Assignor(s)	: Juven Bin Kurniwas & Shamala A/P Balakrishnan	
Solicitors	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)	
		(LA25/542.1)

LA 6	RESERVE PRICE RM 116,700	JENJAROM
Type	: Apartment Approx 743 sq ft	
Address	: Unit No. H-4-06, Rumah Pangsa Sri Saujana, Jalan SP 4/2, Bandar Saujana Putra, 42610 Jenjarom, Selangor	
Assignor(s)	: Suhailen Bin Salleh	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		(U525/19.4)



**LA 7** **RESERVE PRICE RM 6,100** **BUKIT SENTOSA**

Type : Office  
 Address : Approx 78.71 sq m  
 No. 3-9A, Jalan Kemboja 3F/1, Perumahan Jalan Kemboja, 48300 Bukit Sentosa, Selangor  
 Assignor(s) : Tan Eng Hoon  
 Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/248.9)

**LA 8** **RESERVE PRICE RM 190,400** **SHAH ALAM**

Type : Serviced apartment  
 Address : Approx 502 sq ft  
 Unit No. C-17-08, Type 1, Edusentral @ Setia Alam – Phase 3, 40170 Shah Alam, Selangor  
 Assignor(s) : Ridzuan Bin Ramli  
 Solicitors : M/S S. N. Yap & Associates (03-2697 2282)  
**(ISLAMIC)**



(LA24/512.5)

**LA 9** **RESERVE PRICE RM 251,100** **KAJANG**

Type : Apartment  
 Address : Approx 1,045 sq ft  
 Unit No. A-10-08, Block A, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor  
 Assignor(s) : Mohd Ridzuan Bin Zawawi & Zanariah Binti Suri  
 Solicitors : M/S Mazifah & Partners (03-7806 2588)  
**(ISLAMIC)**



(LA25/459.3)

**LA 10** **RESERVE PRICE RM 370,000** **KUALA LANGAT**

Type : Condominium  
 Address : Approx 870 sq ft  
 No. C-16-11, Block C, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Jelang Panglima Garang, Kuala Langat, Selangor  
 Assignor(s) : Mohd Rezainuddin Bin Mustapha Azahari  
 Solicitors : M/S S. N. Yap & Associates (03-2697 2282)  
**BUMI (ISLAMIC)**



(LA25/541.1)

**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:

### LEONG AUCTIONEER SDN BHD (922719-M)

Suite 1009, 10th Floor, Amcorp Tower,  
 Amcorp Trade Centre, No. 18, Jalan Persiaran Barat  
 46050, Petaling Jaya, Selangor  
 Tel: 03-795 83 795 (4 Hunting Lines)  
 E-mail: leongauc@gmail.com  
 Website: www.leongauctioneer.com



**LEONG WYE HOONG**  
**KENNETH LEONG KHEEN CHOONG**  
 Licensed Auctioneers

All photographs printed in this brochure is for artist impression only. The Auctioneer shall not be liable for any misrepresentation, mis-description and mis-statement of the particulars contained in this brochure.

**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**