



HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD

Auction Sale

Auction Date : 3rd September 2025, 3.30pm

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 under the FACILITIES/LOAN AGREEMENT(S) and DEED OF ASSIGNMENT(S), it is hereby proclaimed that the said ASSIGNEE with the assistance of the UNDERMENTIONED AUCTIONEERS will sell by public auction on **Wednesday, 3rd September 2025, 3:30pm** via Online Bidding at www.ngchanmau.com



LOT 1 Reserve Price: RM 490,000 SERVICE APARTMENT (499 SQ. FT.) Unit No. A-17-6, Block A, Ativo Suites, No. 1, Jalan PIU 9/1, Damansara Avenue, Bandar Sri Damansara, 52200 Kuala Lumpur. Assignor/Customer: David Kong Kar Keong Solicitor: M/S Azhar & Wong (Tel: 03-2602 3898) *HONG LEONG ISLAMIC BANK BERHAD	LOT 2 Reserve Price: RM 510,000 3+1 BEDROOM CONDOMINIUM (1,313 SQ. FT.) Unit No. B-24-02, Block B, Kelana Mahkota Condo, No. 2, Jalan SS 7/19, 47301 Petaling Jaya, Selangor. Assignor/Borrower: Maheswaren A/L Velayudham Solicitor: M/S Azhar & Wong (Tel: 03-2602 3898)	LOT 3 Reserve Price: RM 140,000 LOW COST APARTMENT (655 SQ. FT.) Unit No. 9-5-16 (Developer's Parcel No. B9-516), Pangsapuri Subang Hijauan, Jalan Pintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Borrower: Sahrom Bin Po'at Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-5631 0415)
LOT 4 Reserve Price: RM 215,400 END UNIT RETAIL LOT (1,607 SQ. FT.) Unit No. L3-08, Pusat Komersial Arenal Bintang, No. 3, Jalan Zuhdi U5/179, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Borrower: Platinum Properties Sdn. Bhd. Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282)	LOT 5 Reserve Price: RM 115,000 APARTMENT UNIT (645 SQ. FT.) Unit No. 3-01-H6, Spring Court 2, Jalan Daqam Mas 2, Taman Mas 47100 Puchong, Selangor. Assignors/Borrowers: Johnny Anak Henry Ginyo & Christopher Zakrie Anak Henry Ginyo Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-5631 0415)	LOT 6 Reserve Price: RM 500,000 SERVICED APARTMENT (1,156 SQ. FT.) Unit No. B-21-02, Blok B, Twin Residences, Jalan Pipit, Bukit Tandang, 47170 Puchong, Selangor. Assignor/Borrower: Pou Chia Fei Solicitor: M/S Shui-Tai (Tel: 03-7729 8906)
LOT 7 Reserve Price: RM 288,000 DUPLEX SERVICE APARTMENT UNIT (995 SQ. FT.) Unit No. H-16-02, Blok H, Mutiara Ville, Cyber 11, 63000 Cyberjaya, Selangor. Assignor/Borrower: Muhammad Yusri Bin Abdullah Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-5631 0415)	LOT 8 Reserve Price: RM 189,600 APARTMENT UNIT (818 SQ. FT.) Unit No. 12-03, Residensi Aman, Jalan Dana Permai, Bandar Teknologi Kajang (R/P), 43500 Semenyih, Selangor. Assignor/Customer: Aina Mardiyah @ Siti Balkis Binti Mohamad Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-5631 0415) *HONG LEONG ISLAMIC BANK BERHAD	LOT 9 Reserve Price: RM 220,000 APARTMENT UNIT (755 SQ. FT.) Unit No. B-1-18, Blok B, Tingkat 1, Perdana Villa, Di Jalan Temenggung 19, Jalan Sungai Jati, 41000 Klang, Selangor. Assignors: S Joseph A/L Soosaimariyan & R. Poveneswari A/P M. Rengan Borrower: S Joseph A/L Soosaimariyan Solicitor: M/S Shui-Tai (Tel: 03-7729 8906)
LOT 10 Reserve Price: RM 160,000 FLAT (635 SQ. FT.) Unit No. G-6-16, Ground Floor, Block 6, Rumah Pangsa Impian, Jalan SP 4/3, Bandar Saujana Putra, 42610 Jenjarom, Selangor. BUMI LOT Assignors/Borrowers: Mahadi Bin Mahmud & Aisyah Selvi Binti Abdullah Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282)	LOT 11 Reserve Price: RM 800,000 STRATIFIED 2 STOREY TERRACED HOUSE + EXTRA LAND (2,013 SQ. FT.) No. 19, Jalan Rimba 7, Taman Rimba, Bandar Gamuda Cove, 42700 Banting, Selangor. Assignor/Borrower: Immanuel Anak Allas Solicitor: M/S Azhar & Wong (Tel: 03-2602 3898)	LOT 12 Reserve Price: RM 100,000 3 BEDROOM APARTMENT (728 SQ. FT.) No. A23-C-12, Block A23, Pangsapuri Azalea Court, Persiaran Lembah Hijau 4, Bandar Tasik Puteri, 48020 Rawang, Selangor. Assignors: Syamsudin Bin Mohamed Amin & Siti Sapiah Binti Sukari Borrower: Syamsudin Bin Mohamed Amin Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282)
LOT 13 Reserve Price: RM 320,000 SERVICE APARTMENT (960 SQ. FT.) Unit No. C1-29-03A, 29th Floor, Block C1, Savanna Executive Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor. Assignor/Customer: Mohd Ariffin Bin Don Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 14 Reserve Price: RM 30,400 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)	LOT 15 Reserve Price: RM 65,000 STUDIO SERVICE APARTMENT (470 SQ. FT.) Unit No. S1-05-06, Caribbean Bay Resort, Jalan Bukit Gambang Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Borrower: Vishnuvarthan Nair A/L Subramaniam Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282)
LOT 16 Reserve Price: RM 65,000 STUDIO SERVICE APARTMENT (413 SQ. FT.) Unit No. C-01-07, Arabian Bay Resort, Jalan BGRC Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Borrower: Aerie @ Mohd Syazuwan Bin Rusli Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282)	LOT 17 Reserve Price: RM 100,000 STUDIO SERVICE APARTMENT (413 SQ. FT.) Unit No. 2413 (Parcel No. C-3A-13), Block C, Arabian Bay Resort, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Customer: Suliza Binti Razali Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD	LOT 18 Reserve Price: RM 100,000 STUDIO SERVICE APARTMENT (413 SQ. FT.) Unit No. 3411 (Suite No. C-3A-11), Block C, Arabian Bay Resort, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Customer: Suliza Binti Razali Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD
LOT 19 Reserve Price: RM 140,000 2 BEDROOM SERVICE APARTMENT (810 SQ. FT.) Suite No. N1-01-06, Caribbean Bay Resort, Jalan BGRC Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang. BUMI LOT Assignors/Borrowers: Mohamad Kamsani Bin Jamadi & Norizani Binti Mohd Nasir Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282)	LOT 20 Reserve Price: RM 160,000 2 BEDROOM SERVICED APARTMENT (738 SQ. FT.) Suite No. B-08-06 (on site Unit No. 2806), Arabian Bay Resort, Jalan BGRC Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Borrower: Mohd Amir Bin Ab Ghani Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282)	LOT 21 Reserve Price: RM 165,000 2 BEDROOM SERVICE APARTMENT (738 SQ. FT.) Suite No. A-02-02 (on site 1202), Arabian Bay Resort, Jalan BGRC Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang. Assignor/Customer: Mohd Tamimi Bin A Rani Solicitor: M/S S.N Yap & Associates (Tel: 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD
LOT 22 Reserve Price: RM 221,600 2 STOREY CORNER TERRACE HOUSE (2,368 SQ. FT.) No. 573, Jalan Arowana 8, Taman Arowana, 08000 Sungai Petani, Kedah. Assignor/Customer: Muhammad Zahir Bin Mat Isa Solicitor: M/S Mazlifah & Partners (Tel: 03-7806 2588) *HONG LEONG ISLAMIC BANK BERHAD	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.	