

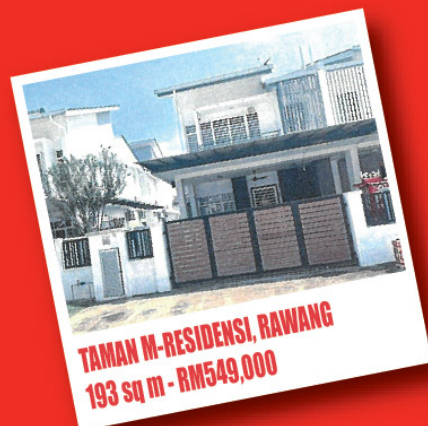
# PROPERTIES for AUCTION

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

**PUBLIC AUCTION**  
**ON TUESDAY THE 15TH DAY OF SEPTEMBER 2026 AT 3.00 PM**  
**VIA ONLINE BIDDING AT [WWW.LEONGAUCTIONEER.COM](http://WWW.LEONGAUCTIONEER.COM)**  
**(AUCTIONEER'S WEBSITE)**

**10%  
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ONLY

## 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<br>RM 550,800                                                                                                         | AMPANG |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------|--------|
| Type         | : Condominium                                                                                                                       |        |
| Address      | : Approx 1,291.67 sq ft<br>Unit No. A1-16-09, Block A1, Bayu Sejahtera (Trinity Wellness), Persiaran Bayu 2, 68000 Ampang, Selangor |        |
| Assignor(s)  | : Loke Weng Loong & Lee Kai Sam                                                                                                     |        |
| Solicitors   | : M/S Wan Chin & Co (03-5632 8845)                                                                                                  |        |
| (LA25/714.3) |                                                                                                                                     |        |

| LA 2         | RESERVE PRICE<br>RM 216,000                                                                         | AMPANG |
|--------------|-----------------------------------------------------------------------------------------------------|--------|
| Type         | : Apartment                                                                                         |        |
| Address      | : Approx 1,248 sq ft<br>Unit No. 30D, Jalan Wawasan 2/4, Bandar Baru Ampang, 68000 Ampang, Selangor |        |
| Assignor(s)  | : Mohd Sabri Bin Omar & Rosnani Binti Ismail                                                        |        |
| Solicitors   | : M/S Mimrahayu Haniff Heng & Partners (03-6203 0823)                                               |        |
| (LA26/648.2) |                                                                                                     |        |

| LA 3         | RESERVE PRICE<br>RM 230,900                                                                                       | KAJANG |
|--------------|-------------------------------------------------------------------------------------------------------------------|--------|
| Type         | : Serviced-apartment                                                                                              |        |
| Address      | : Approx 753 sq ft<br>No. B-27-09, Block B, Residensi Parkland @ Kajang 2, Jalan Zamrud 3, 43000 Kajang, Selangor |        |
| Assignor(s)  | : Nethianantha A/L Regunathan                                                                                     |        |
| Solicitors   | : M/S S. N. Yap & Associates (03-2697 2282)                                                                       |        |
| (LA26/573.3) |                                                                                                                   |        |

| LA 4                                  | RESERVE PRICE<br>RM 328,100                                                                                                                | SHAH ALAM |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Type                                  | : Serviced apartment                                                                                                                       |           |
| Address                               | : Approx 728 sq ft<br>No. I-18-3A, Block I, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor |           |
| Assignor(s)                           | : Jamaludin Bin Ab Wahab                                                                                                                   |           |
| Solicitors                            | : M/S Azhar & Wong (03-2602 3898)                                                                                                          |           |
| <b>BUMI (ISLAMIC)</b><br>(LA26/571.3) |                                                                                                                                            |           |

| LA 5                             | RESERVE PRICE<br>RM 283,500                                                                                            | KAJANG |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------|--------|
| Type                             | : Intermediate 2+1 bedroom serviced apartment                                                                          |        |
| Address                          | : Approx 84 sq m<br>No. B-14-12, Blok B, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor |        |
| Assignor(s)                      | : Muhammad Asyraf Bin Mohd Zainurin & Nurshuhadah Binti Shuhery                                                        |        |
| Customer(s)                      | : Muhammad Asyraf Bin Mohd Zainurin & Nurhayati Binti Ahmad Zamri                                                      |        |
| <b>(ISLAMIC)</b><br>(LA25/174.3) |                                                                                                                        |        |

| LA 6                             | RESERVE PRICE<br>RM 549,000                                                                                      | RAWANG |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|--------|
| Type                             | : Double (2) storey cluster house                                                                                |        |
| Address                          | : Approx 193 sq m<br>No. 25 (Developer's Parcel No. P3-161), Jalan MR 2/7, Taman M-Residensi 2, Rawang, Selangor |        |
| Assignor(s)                      | : Lim Ching Whui                                                                                                 |        |
| Solicitors                       | : M/S Azhar & Wong (03-2602 3898)                                                                                |        |
| <b>(ISLAMIC)</b><br>(LA26/649.2) |                                                                                                                  |        |

**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: LEONG AUCTIONEER SDN BHD (922719-M)

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**KENNETH LEONG KHEEN CHOONG**  
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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 2**  
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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 10% DEPOSIT  
AT LEAST ONE (1) WORKING DAY  
BEFORE AUCTION DATE



**STEP 5**  
ON AUCTION DAY LOGIN TO  
[www.leongauctioneer.com](http://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.