

# FULL ONLINE PROPERTY FAIR

Will Sell By Public Auction Via Online Bidding  
On Friday, 18th April 2025,  
Time : 3.30 p.m. at [WWW.NGCHANMAU.COM](http://WWW.NGCHANMAU.COM)



## > FEATURED PROPERTIES



**FROM RM 1,100,000**  
2 Storey Terrace House  
Bandar Tropicana Aman  
in Telok Panglima Garang, Selangor  
- LOT 22



**FROM RM 495,000**  
Residensi Bintang Shamelin  
Taman Shamelin Perkasa  
in Kuala Lumpur  
- LOT 7



**FROM RM 468,000**  
Kuchai Sentral  
in Kuala Lumpur  
- LOT 6



**FROM RM 405,000**  
Aster Residence  
in Kajang, Selangor  
- LOT 20



**FROM RM 396,900**  
Plaza Dwtasik  
in Kuala Lumpur  
- LOT 4



**FROM RM 360,000**  
Residensi M Luna  
in Kuala Lumpur  
- LOT 2

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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(s) / Borrower(s) Under The Loan / Facilities / Property Purchase / Property Sale Agreement(s) And Deed Of Assignment(s)**, It Is Hereby Proclaimed That The Said **Assignee** With The Assistance Of The **Undermentioned Auctioneer(s)**

### WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

**On Friday, 18th April 2025, Time : 3.30 p.m.**  
at **[WWW.NGCHANMAU.COM](http://WWW.NGCHANMAU.COM)**

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)



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Prospective bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual Titles/Strata Titles (ii) obtain a copy of the Proclamation Of Sale together with the Conditions of Sale and seek independent legal advice (iii) conduct official Parent Master Titles/Individual Titles search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras or Malay only and with the relevant authorities on the terms of consent to the sale prior to the auction sale.

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

**LOT 1 BANDAR SRI PERMAISURI** Reserve Price **RM 189,000**

**Low Cost Flat Unit 650 sq. ft.**

**Unit No. B-01-40, Sri Penara, Jalan Sri Permaisuri 1, Bandar Sri Permaisuri, 56000 Kuala Lumpur.**

Assignors/Borrowers : Rajamah Binti Raja Allang & Halimah Binti Lebai Omar  
Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)

**KUALA LUMPUR**

**LOT 2 KEPONG** Reserve Price **RM 360,000**

**Serviced Apartment Unit 732 sq. ft.**

**Unit No. B-47-05, Residensi M Luna, No. 888, Jalan Lingkaran Tengah 2, Kepong, 52100 Kuala Lumpur.**

Assignor/Customer : Raja Yusaini Bin Raja Mohamed Yusop  
Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268)

**KUALA LUMPUR** \*HONG LEONG ISLAMIC BANK BERHAD

**LOT 3 SETAPAK** Reserve Price **RM 364,500**

**Apartment Unit 1,184 sq. ft.**

**No. A-16-03, Residensi Casa Danao, Residensi Danao, No. 3, Jalan 5/23E, Taman Danao Kota, Setapak, 53300 Kuala Lumpur.**

Assignor/Customer : Nor Hafiz Bin Ahmad Helimi  
Solicitor : M/S Zailan & Co. (Tel : 03-2164 9909)

**KUALA LUMPUR** \*HONG LEONG ISLAMIC BANK BERHAD

**LOT 4 BANDAR SRI PERMAISURI** Reserve Price **RM 396,900**

**Office Lot 1,528 sq. ft.**

**No. B6-07, Block B, Plaza Dwtasik, Jalan Sri Permaisuri, Bandar Sri Permaisuri, 56000 Kuala Lumpur.**

Assignor/Borrower : Halimi Bin Ibrahim  
Solicitor : M/S Zahrin Emrad & Sujaihah (Tel : 03-2070 4986)

**KUALA LUMPUR**

**LOT 5 DESA SRI HARTAMAS** Reserve Price **RM 450,000**

**SOHO 469 sq. ft.**

**Unit No. B-5-03A, The Signature, Suites & Residences, No. 3, Jalan 22/70A, Desa Sri Hartamas, 50480 Kuala Lumpur.**

Assignor/Borrower : Jaffar Bin Mohamed Taib  
Solicitor : M/S CH Yeap Maluda Cheh (Tel : 03-4041 0405)

**KUALA LUMPUR**

**LOT 6 JALAN KUCHAI MAJU 9** Reserve Price **RM 468,000**

**Serviced Apartment 850 sq. ft.**

**Unit No. A-21-12, Block A, Kuchai Sentral, Jalan Kuchai Maju 9, 58200 Kuala Lumpur.**

Assignor/Borrower : Tan Chun Nam  
Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)

**KUALA LUMPUR**

**LOT 7 TAMAN SHAMELIN** Reserve Price **RM 495,000**

**Serviced Apartment Unit 872 sq. ft.**

**Unit No. C-10-7, Residensi Shamelin Star, No. 36A, Jalan 4/91, Taman Shamelin Perkasa, 56100 Kuala Lumpur.**

Assignor/Borrower : Chia Di Biao  
Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268)

**KUALA LUMPUR**

**LOT 8 JALAN ROBERTSON** Reserve Price **RM 623,700**

**Service Apartment 689 sq. ft.**

**Unit No. S-32-07, Idaman Robertson, No. 2, Jalan Robertson, 50150 Kuala Lumpur.**

Assignor/Borrower : Tan Wei Yan  
Solicitor : M/S Zailan & Co. (Tel : 03-2164 9909)

**KUALA LUMPUR**

**LOT 9 PETALING JAYA** Reserve Price **RM 279,000**

**Serviced Apartment Unit 550 sq. ft.**

**Unit No. A-39-13A, Residensi Puri Damai (D'Vervain Residences), Sentral Damansara, Jalan PJU 8/8B, Damansara Perdana, 47820 Petaling Jaya, Selangor.**

Assignor/Borrower : Tan Guan Yu  
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415)

**SELANGOR**

**LOT 10 SHAH ALAM** Reserve Price **RM 441,000**

**Office Unit 1,021 sq. ft.**

**Unit No. A-10-06, Block A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.**

Assignor/Customer : Yap Ah Chee  
Solicitor : M/S YH Teh & Quek (Tel : 03-2698 8181)

**SELANGOR** \*HONG LEONG ISLAMIC BANK BERHAD

**LOT 11 PUCHONG** Reserve Price **RM 124,800**

**3 Bedroom Low-cost Apartment 678 sq. ft.**

**No. D-8-20, Block D, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor.**

Assignor/Customer : Mohd Nasarudin Bin Naaim  
Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845)

**SELANGOR** \*HONG LEONG ISLAMIC BANK BERHAD

**LOT 12 PUCHONG** Reserve Price **RM 243,000**

**Serviced Apartment Unit 883 sq. ft.**

**No. A-20-11, Skylake Residence, (Jalan Putra Perdana 5A), Taman Putra Perdana, 47130 Puchong, Selangor.**

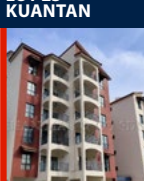
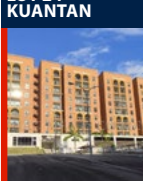
Assignor/Borrower : Hii Siew Hock  
Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)

**SELANGOR**

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# HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD

|                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOT 13 PUCHONG</b><br><br><b>SELANGOR</b>                 | <b>Reserve Price</b> <b>RM 333,000</b><br><b>Service Apartment</b><br><b>1,098 sq. ft.</b><br><b>Unit No. C-13-07, Block C, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor.</b><br><b>Assignor/Customer :</b><br><b>Hasmarul Hazizi Bin Abu Hasan</b><br><b>Solicitor : M/S YH Teh &amp; Quek</b><br><b>(Tel : 03-2698 8181)</b><br><b>*HONG LEONG ISLAMIC BANK BERHAD</b>           | <b>LOT 14 PUCHONG</b><br><br><b>SELANGOR</b>           | <b>Reserve Price</b> <b>RM 466,600</b><br><b>Townhouse Unit</b><br><b>2,142 sq. ft.</b><br><b>Unit No. 1-2, Jalan Sierra 1/3A, Bandar 16 Sierra, 47120 (47110) Puchong, Selangor.</b><br><b>Assignor/Borrower :</b><br><b>Mohd Hisham Bin Harun</b><br><b>Solicitor : M/S Seow &amp; Megat</b><br><b>(Tel : 03-2166 3384)</b>                                        | <b>LOT 15 CHERAS</b><br><br><b>SELANGOR</b>      | <b>Reserve Price</b> <b>RM 350,000</b><br><b>3 Bedroom Condominium</b><br><b>1,227 sq. ft.</b><br><b>Unit No. A-2-10, Block A, Suria Residence, Jalan Residence, Bandar Mahkota Cheras, 43200 Cheras, Selangor.</b><br><b>Assignor/Borrower : Chong Mui Nyuk</b><br><b>Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners</b><br><b>(Tel : 03-5631 0415)</b>                                                       |
| <b>LOT 16 CHERAS</b><br><br><b>SELANGOR</b>                  | <b>Reserve Price</b> <b>RM 396,000</b><br><b>Condominium</b><br><b>1,161 sq. ft.</b><br><b>Unit No. 7-17, Jalan Mutiara Cheras 1, Emerald Residence, 43200 Cheras, Selangor.</b><br><b>Assignor/Borrower : Chew Zhia Sheng</b><br><b>Solicitor : M/S Mazlifah &amp; Partners</b><br><b>(Tel : 03-7806 2588)</b>                                                                                                 | <b>LOT 17 KAJANG</b><br><br><b>SELANGOR</b>            | <b>Reserve Price</b> <b>RM 170,100</b><br><b>Apartment</b><br><b>980 sq. ft.</b><br><b>Unit No. B-4-23, 4th Floor, Block B, Pangsapuri Sutera, Jalan Seksyen 3/1A, Taman Kajang Utama, 43000 Kajang, Selangor.</b><br><b>Assignor/Borrower :</b><br><b>Norsamsu Bin Mohd Yusof</b><br><b>Solicitor : M/S Y H Teh &amp; Quek</b><br><b>(Tel : 03-2698 8181)</b>       | <b>LOT 18 KAJANG</b><br><br><b>SELANGOR</b>      | <b>Reserve Price</b> <b>RM 242,200</b><br><b>Condominium</b><br><b>1,044 sq. ft.</b><br><b>Unit No. 07-15, Residensi Iris, Jalan Kiara Sg. Long, 43000 Kajang, Selangor.</b><br><b>Assignor/Borrower : Yeow Keng Yian</b><br><b>Solicitor : M/S Wan Chin &amp; Co</b><br><b>(Tel : 03-5632 8845)</b>                                                                                                                                |
| <b>LOT 19 KAJANG</b><br><br><b>SELANGOR</b>                  | <b>Reserve Price</b> <b>RM 315,000</b><br><b>Apartment</b><br><b>1,012 sq. ft.</b><br><b>No. A-09-10, Block A, Jalan Pintar, Puncak Hijauan, 43000 Kajang, Selangor.</b><br><b>Assignor/Borrower : Mazrah Binti Che Him</b><br><b>Solicitor : M/S S.N Yap &amp; Associates</b><br><b>(Tel : 03-2697 2282)</b>                                                                                                   | <b>LOT 20 KAJANG</b><br><br><b>SELANGOR</b>            | <b>Reserve Price</b> <b>RM 405,000</b><br><b>3 Bedroom Condominium</b><br><b>1,075 sq. ft.</b><br><b>No. 21-5, Aster Residence, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor.</b><br><b>Assignor/Borrower : Admond Pang Hon Wai</b><br><b>Solicitor : M/S Seow &amp; Megat</b><br><b>(Tel : 03-2166 3384)</b>                                 | <b>LOT 21 SEMENYIH</b><br><br><b>SELANGOR</b>    | <b>Reserve Price</b> <b>RM 196,900</b><br><b>Apartment Unit</b><br><b>840 sq. ft.</b><br><b>No. S02-01-15, Blok S02, Pangsapuri Cassia, Jalan Ecohill 1/2, Setia Ecohill (R/P), 43500 Semenyih, Selangor.</b><br><b>Assignors/Borrowers :</b><br><b>Sumitra A/P Kaneson &amp; Rajendran A/L T. Kanasan</b><br><b>Solicitor : M/S Azhar &amp; Wong</b><br><b>(Tel : 03-2602 3898)</b>                                                |
| <b>LOT 22 TELOK PANGLIMA GARANG</b><br><br><b>SELANGOR</b> | <b>Reserve Price</b> <b>RM 1,100,000</b><br><b>2 Storey Terraced House</b><br><b>2,078 sq. ft.</b><br><b>No. 21, Jalan Aman Elemen 5, Bandar Tropicana Aman (Elemen), 42500 Telok Panglima Garang, Selangor.</b><br><b>Assignors : Raymond Wong Jit Sheng &amp; Tan Xiao Xuan</b><br><b>Borrower : Raymond Wong Jit Sheng</b><br><b>Solicitor : M/S S.N Yap &amp; Associates</b><br><b>(Tel : 03-2697 2282)</b> | <b>LOT 23 KUANTAN</b><br><br><b>PAHANG</b>           | <b>Reserve Price</b> <b>RM 53,600</b><br><b>2 Bedroom Serviced Apartment</b><br><b>810 sq. ft.</b><br><b>Suites No. S3A-02-11, Caribbean Bay Resort, Jalan Bukit Gambang Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang.</b><br><b>Assignor/Borrower : Gan Song Lian</b><br><b>Solicitor : M/S S. N Yap &amp; Associates</b><br><b>(Tel : 03-2697 2282)</b> | <b>LOT 24 KUANTAN</b><br><br><b>PAHANG</b>     | <b>Reserve Price</b> <b>RM 128,000</b><br><b>2 Bedroom Service Apartment</b><br><b>738 sq. ft.</b><br><b>Unit No. 2713, Block B, Arabian Bay Resort, Jalan BGRC Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang.</b><br><b>Assignor/Borrower : Chong Mei Fong</b><br><b>Solicitor : M/S S.N Yap &amp; Associates</b><br><b>(Tel : 03-2697 2282)</b>                                                                         |
| <b>LOT 25 KUANTAN</b><br><br><b>PAHANG</b>                 | <b>Reserve Price</b> <b>RM 2,070,000</b><br><b>2 1/2 Storey Semi-Detached House</b><br><b>4,768 sq. ft.</b><br><b>No. 10A, Lorong Semambu Baru 76, Perumahan Semambu Baru, 25300 Kuantan, Pahang.</b><br><b>Assignor/Borrower : K H Link Sdn Bhd</b><br><b>Solicitor : M/S S.N Yap &amp; Associates</b><br><b>(Tel : 03-2697 2282)</b>                                                                          | <b>LOT 26 WANGSA MAJU</b><br><br><b>KUALA LUMPUR</b> | <b>Reserve Price</b> <b>RM 524,900</b><br><b>Condominium Unit</b><br><b>1,518 sq. ft.</b><br><b>Unit No. B-23A-8, Residensi Infiniti 3, No. 2, Jalan Seri Wangsa 2, 53300 Wangsa Maju, Kuala Lumpur.</b><br><b>Assignor/Customer :</b><br><b>Tan Ee Choe &amp; Tung Ting Fong</b><br><b>Solicitor : M/S Zailan &amp; Co.</b><br><b>(Tel : 03-2164 9909)</b>          | <b>LOT 27 SHAH ALAM</b><br><br><b>SELANGOR</b> | <b>Reserve Price</b> <b>RM 171,400</b><br><b>Serviced Apartment Unit (Student Suite)</b><br><b>502 sq. ft.</b><br><b>Unit No. I-30-07, Edusentral, No. 1, Jalan Setia Murni U13/S1, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor.</b><br><b>Assignor/Customer :</b><br><b>Nor Aishah Binti Mat Nawawi</b><br><b>Solicitor : M/S Azhar &amp; Wong</b><br><b>(Tel : 03-2602 3898)</b><br><b>*HONG LEONG ISLAMIC BANK BERHAD</b> |

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\*Publication on 10th April 2025.

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