

FULL ONLINE PROPERTY FAIR

Will Sell By Public Auction Via Online Bidding

On Thursday, 29th May 2025,

Time : 3.30 p.m. at WWW.NGCHANMAU.COM



> FEATURED PROPERTIES



FROM **RM 610,000**
D'Latour
in Subang Jaya, Selangor
- LOT 7



FROM **RM 520,000**
2 Storey Terrace House
Kota Emerald
in Rawang, Selangor
- LOT 17



FROM **RM 500,000**
Tulip Residence
in Shah Alam, Selangor
- LOT 9



FROM **RM 420,000**
Residensi 28
in Kuala Lumpur
- LOT 4



FROM **RM 328,100**
Silk Residence
in Cheras, Selangor
- LOT 12



FROM **RM 315,000**
Connaught Avenue
in Kuala Lumpur
- LOT 1

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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(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 Thursday, 29th May 2025, 3.30 p.m.

at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) 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.)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.

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Reserve Price : RM 315,000 LOT 1 TAMAN BUKIT CHERAS SERVICED APARTMENT 950 SQ. FT. Unit No. D-16-11, Blok D, Connaught Avenue, Jalan 9, Taman Bukit Cheras, 56000 Kuala Lumpur. Assignors : Gan Yow Chuan & Foo Chong Wei Borrower : Gan Yow Chuan Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) KUALA LUMPUR	Reserve Price : RM 330,000 LOT 2 BANDAR BARU SENTUL APARTMENT 1,025 SQ. FT. Unit No. A-20-8, Block A, Pangsapuri Melur, Jalan 2/48A, Sentul Perdana, Bandar Baru Sentul, 51000 Kuala Lumpur. Assignors/Borrowers : Lim Chong Ming & Bay Siew Tin Solicitor : M/S Amin-Tan & Co (Tel : 03-2247 1268) KUALA LUMPUR	Reserve Price : RM 390,000 LOT 3 TAMAN SRI ENDAH SERVICE APARTMENT 981 SQ. FT. Unit No. C-19-3A, Block C, Endah Promenade, No. 5, Jalan 3/149E, Taman Sri Endah, 57000 Kuala Lumpur. Assignor/Borrower : Wai Ah Moi Solicitor : M/S CH Yeap Maluda Cheh (Tel : 03-4041 0405) KUALA LUMPUR
Reserve Price : RM 420,000 LOT 4 JALAN KASIPILLAY SERVICED APARTMENT 703 SQ. FT. Unit No. 18-10, Residensi 28, Jalan Kasipillay, Off Jalan Ipoh, 51200 Kuala Lumpur. Assignor/Borrower : Wong Teck Heng Solicitor : M/S Jeff Leong, Poon & Wong (Tel : 03-2203 3388) KUALA LUMPUR	Reserve Price : RM 510,000 LOT 5 KAMPUNG PADANG TEMBAK 3 BEDROOM CONDOMINIUM 1,066 SQ. FT. Unit No. B-28-07, Block B, Residensi Semarak Platinum (Platinum Splendor Residensi Semarak), No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur. Assignor/Borrower : Ronnie Lee Chze Siang Solicitor : M/S CH Yeap Maluda Cheh (Tel : 03-4041 0405) KUALA LUMPUR	Reserve Price : RM 150,000 LOT 6 PETALING JAYA LOW-COST FLAT UNIT 657 SQ. FT. Unit No. B-4-409, Block B, Apartment Seri Meranti, Jalan PJU 1A/5, Ara Damansara, 47301 Petaling Jaya, Selangor. Assignors/Borrowers : Norakma Binti Sharifuddin & Janawi Bin Awang Besar Solicitor : M/S Seow & Megat (Tel : 03-2166 3384) SELANGOR
Reserve Price : RM 610,000 LOT 7 SUBANG JAYA SOHO 947 SQ. FT. Unit No. A-13-02A, Blok A, D'Latour, Jalan Taylor, Bandar Sunway PJS 7, 47500 Subang Jaya, Selangor. Assignor : Liew Chai Yen Borrowers : Lee Yit Pheng & Liew Chai Yen Solicitor : M/S Y H Teh & Quek (Tel : 03-2698 8181) SELANGOR	Reserve Price : RM 80,000 LOT 8 SHAH ALAM LOW-COST FLAT UNIT 580 SQ. FT. Unit No. B-403, Rumah Pangsa Fasa 2, Bandar Baru Sungai Buloh, Seksyen U20, 40160 Shah Alam, Selangor. Assignor/Borrower : Hamid Bin Sarwi Solicitor : M/S YH Teh & Quek (Tel : 03-2698 8181) SELANGOR	Reserve Price : RM 500,000 LOT 9 SHAH ALAM SERVICED APARTMENT 956 SQ. FT. Unit No. A-27-03, Tulip Residence, No. 6, Persiaran Metafasa, Taman Bukit Subang, Seksyen U16, 40160 Shah Alam, Selangor. Assignor/Borrower : Tou Tze Hooi Solicitor : M/S Mazlifah & Partners (Tel : 03-7806 2588) SELANGOR
Reserve Price : RM 164,100 LOT 10 PUCHONG SERVICED APARTMENT 549 SQ. FT. Unit No. B-14-04, Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor. Assignor/Customer : Mohd Kamarulzaman Bin Mohd Rosli Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) *HONG LEONG ISLAMIC BANK BERHAD BUMI LOT SELANGOR	Reserve Price : RM 320,000 LOT 11 PUCHONG SERVICED APARTMENT 1,063 SQ. FT. No. A-27-06, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor. Assignor/Customer : Muhammad Hazizi Afandi Bin Ab Hadi Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) SELANGOR	Reserve Price : RM 328,100 LOT 12 CHERAS SERVICED APARTMENT 1,677 SQ. FT. No. 7-15, Silk Residence, Jalan Sutera, 43200 Cheras, Selangor. Assignors/Borrowers : Eng Kok Wah & Ooi Kim Kooi Solicitor : M/S Shui-Tai (Tel : 03-7729 8906) SELANGOR

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LOT 13 CALLLED OFF	Reserve Price : RM 300,000 LOT 14 SEMENYIH 1 STOREY MID TERRACED HOUSE 1,302 SQ. FT. No. 13, Jalan 6/6D, Seksyen 6, Bandar Rinching, 43500 Semenyih, Selangor. Assignors : Vaneja A/P Vairakannan, Vijayalaxmi A/P Suppiah & Vairakannan A/L P. Nagappan Borrowers : Vairakannan A/L P. Nagappan & Vaneja A/P Vairakannan Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) SELANGOR	Reserve Price : RM 360,000 LOT 15 KLANG 1 STOREY TERRACED HOUSE 1,260 SQ. FT. No. 7, Jalan 3B/KU4, Taman Hijrah 2, Rantau Panjang, 42100 Klang, Selangor. Assignors/Borrowers : Muhazri Bin Mohamad & Nik Zailani Binti Md Noor Solicitor : M/S S. N Yap & Associates (Tel : 03-2697 2282) MALAY RESERVED SELANGOR
Reserve Price : RM 390,000 LOT 16 KLANG SERVICED APARTMENT 624 SQ. FT. Unit No. C-12-3A, Block C, Trio Residence, Jalan Langat/KS06, Bandar Bukit Tinggi, 41200 Klang, Selangor. Assignor/Borrower : Noor Ezmi Bin Mahno Solicitor : M/S S. N Yap & Associates (Tel : 03-2697 2282) SELANGOR	Reserve Price : RM 520,000 LOT 17 RAWANG EXTENDED 2 STOREY MID TERRACED HOUSE 1,650 SQ. FT. No. 6, Jalan KE 4/3, Kota Emerald (Fasa 3E1), 48000 Rawang, Selangor. Assignor : Sundram A/L Jagamarthan Borrowers : Sundram A/L Jagamarthan & Jagamarthan A/L Rajagopal Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282) SELANGOR	Reserve Price : RM 750,000 LOT 18 BANDAR PUNCAK ALAM END STRATIFIED 2 STOREY TERRACED GARDEN HOUSE 1,873 SQ. FT. No. 40, Jalan Eco Grandeur 8/3B, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor. Assignor/Customer : Mohd Hanafi Bin Md Ali Zana Solicitor : M/S Seow & Megat (Tel : 03-2166 3384) *HONG LEONG ISLAMIC BANK BERHAD SELANGOR

 = Hong Leong Bank Berhad  = 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**. The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 22nd May 2025.*



For More Information Please Contact

Hong Leong Bank Berhad
Auction Sale

Hotline : 03-93680309

012-264 0446 (Daniel Ng) / 011-7276 2243 (Jerrick Ong)

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