

FULL ONLINE PROPERTY FAIR

Will Sell By Public Auction Via Online Bidding

On Tuesday, 2nd April 2024,

Time : 11.00 a.m. at WWW.NGCHANMAU.COM



> FEATURED PROPERTIES



FROM **RM 539,500**
Resensi Opus
in Kuala Lumpur
- LOT 1

704 sq.ft



FROM **RM 366,200**
Saville @ D' Lake
in Puchong, Selangor
- LOT 13

1,566 sq.ft



FROM **RM 539,500**
162 Residency
in Batu Caves, Selangor
- LOT 16

1,055 sq.ft



FROM **RM 277,100**
Emerald 9 Cheras
in Cheras, Selangor
- LOT 17

646 sq.ft



FROM **RM 900,000**
2 Storey Detached House
Taman Desa Impian
in Kajang, Selangor
- LOT 21

3,996 sq.ft



FROM **RM360,900**
Resensi Encorp
Puteri Harbour
in Iskandar Puteri, Johor
- LOT 28

1,023 sq.ft

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*Terms and conditions apply

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PROCLAMATION OF SALE

In Exercise Of The Rights And Powers Conferred Upon **Hong Leong Bank Berhad [19340100023 (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 Tuesday, 2nd April 2024, Time : 11.00 a.m.

at 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)



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.

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LOT 1 JALAN TALALLA	Reserve Price RM 539,500
	Service Apartment 704 sq. ft. Unit No. 1-15-8, Residensi Opus, No. 8, Jalan Talalla, 50460 Kuala Lumpur. Assignor/Customer : Thong Meng Yoong Solicitor : M/S Zahrin Emrad & Sujaihah (Tel : 03-2070 4986)
KUALA LUMPUR	*HONG LEONG ISLAMIC BANK BERHAD

LOT 2 SENTUL	Reserve Price RM 760,000
	Condominium 1,186 sq. ft. Unit No. A-18-6, Residensi Fennel Sentul, No. 2, Jalan Amra, Sentul, 51000 Kuala Lumpur. Assignor/Customer : Chiew Hock Ling Solicitor : M/S Zahrin Emrad & Sujaihah (Tel : 03-2070 4986)
KUALA LUMPUR	*HONG LEONG ISLAMIC BANK BERHAD

LOT 3 PETALING JAYA	Reserve Price RM 165,000
	Low-cost Apartment 653 sq. ft. Unit No. A-4-30, Rumah Pangsa Permai, No. 5, Jalan PJS 1/25, Taman Petaling Utama 7, 46000 Petaling Jaya, Selangor. Assignor/Borrower : Misran Bin Sidek Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)
SELANGOR	

LOT 4 PETALING JAYA	Reserve Price RM 182,300
	Apartment 700 sq. ft. Unit No. E-212, Block E, Apartment Bayu , No. 1, Jalan PJU 10/4, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor. Assignor/Borrower : Low Bee Siong Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)
SELANGOR	

LOT 5 PETALING JAYA	Reserve Price RM 850,000
	Office Unit 2,072 sq. ft. Unit No. F-1-03, Encorp Strand Garden, No. 12, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor. Assignor/Borrower : Designition Services Sdn. Bhd. Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)
SELANGOR	

LOT 6 SHAH ALAM	Reserve Price RM 103,500
	Office Unit 673 sq. ft. Unit No. 5-B2, Jalan E U19/E, Taman Medan Mas, Seksyen U19, 40160 Shah Alam, Selangor. Assignor/Borrower : Cheah Kue Lee Solicitor : M/S Simon Hue & Associates (Tel : 03-7960 7761)
SELANGOR	

LOT 7 SHAH ALAM	Reserve Price RM 117,000
	Low Cost Apartment 678 sq. ft. Unit No. S1-202, Pangsapuri Sunway Sinar, Jalan Ungu U9/33, Sunway Kayangan, Seksyen U9, 40150 Shah Alam, Selangor. Assignor/Borrower : Sathiyaraj A/L Kodisnaran Solicitor : M/S Y H Teh & Quek (Tel : 03-2698 8181)
SELANGOR	

LOT 8 SHAH ALAM	Reserve Price RM 262,500
	Service Apartment 714 sq. ft. Unit No. S1-5-18, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor. Assignors/Borrowers : Muhammad Zulfaez Bin Rozahan & Asmah Binti Ibrahim Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)
BUMI LOT SELANGOR	

LOT 9 SHAH ALAM	Reserve Price RM 422,900
	Apartment 915 sq. ft. Unit No. A2-09-11, Residensi Hijauan, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor. Assignor/Borrower : Beh Hui Chyn Solicitor : M/S S. N Yap & Associates (Tel : 03-2697 2282)
SELANGOR	

LOT 10 SHAH ALAM	Reserve Price RM 630,000
	Serviced Apartment 1,186 sq. ft. Unit No. SB1-9-7, D'sara Sentral @ Sungai Buloh Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor. Assignor/Customer : Sazaly Bin Hassan Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)
BUMI LOT SELANGOR	*HONG LEONG ISLAMIC BANK BERHAD

LOT 11 SHAH ALAM	Reserve Price RM 750,000
	Townhouse 2,379 sq. ft. Primer Garden Town Villas, No. Q-05-1, Jalan Hijau Pelangi U9/55, Cahaya SPK, Seksyen U9, 40150 Shah Alam, Selangor. Assignor/Customer : Badrol Bin Haji Ahmad Fathan Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)
BUMI LOT SELANGOR	*HONG LEONG ISLAMIC BANK BERHAD

LOT 12 PUCHONG	Reserve Price RM 240,000
	3 Bedroom Apartment 1,017 sq. ft. Unit No. G-11-20, Pangsapuri Vista Lavender, Persiaran Kinrara, Seksyen 3, 47190 Puchong, Selangor. Assignor/Borrower : Soong Wei Chean Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)
SELANGOR	

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LOT 13 PUCHONG Reserve Price **RM 366,200**



Service Apartment
1,566 sq. ft.

Unit No. 17-10, Jalan Saville, Saville D'Lake, 47130 Puchong, Selangor.
Assignor/Borrower : Liew Foong Peng
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR

LOT 14 SERI KEMBANGAN Reserve Price **RM 360,000**



3 Bedroom Serviced Apartment
936 sq. ft.

Unit No. A-25-05, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.
Assignor/Borrower : Goh Way Yong
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR

LOT 15

CALLED OFF

LOT 16 BATU CAVES Reserve Price **RM 236,300**



3 Bedroom Apartment
1,055 sq. ft.

Unit No. A-6-19, Block A, 162 Residency, KM 12, Jalan Ipoh-Rawang, 68100 Batu Caves, Selangor.
Assignors/Borrowers : Elavarasi A/P Chandira Segaram & Nilavezhilan A/L Chandira Segaram
Solicitor : M/S Wan Chin & Co
(Tel : 03-5632 8845)

SELANGOR

LOT 17 CHERAS Reserve Price **RM 277,100**



Service Apartment
646 sq. ft.

Unit No. B-19-3A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor.
Assignor/Customer : Ahmad Syafizan Bin Ab Jalil
Solicitor : M/S YH Teh & Quek
(Tel : 03-2698 8181)
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SELANGOR

LOT 18 CHERAS Reserve Price **RM 315,000**



Serviced Apartment
667 sq. ft.

No. A-21-3A, Blok A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor.
Assignors/Customers : Nur Azliza Binti Mat Saman & Nur Azlinasyafiqah Binti Mat Saman
Solicitor : M/S Wan Chin & Co
(Tel : 03-5632 8845)
***HONG LEONG ISLAMIC BANK BERHAD**

SELANGOR

LOT 19 CHERAS Reserve Price **RM 440,000**



Condominium
1,130 sq. ft.

Unit No. 7-17, Jalan Mutiara Cheras 1, Emerald Residence, 43200 Cheras, Selangor.
Assignor/Borrower : Chew Zhia Sheng
Solicitor : M/S S.N Yap & Associates
(Tel : 03-2697 2282)

SELANGOR

LOT 20 KAJANG Reserve Price **RM 135,000**



3 Bedroom Walk-up Apartment
701 sq. ft.

Unit No. B1-4-3, Jalan Anggerik Villa 2/1, Taman Anggerik Villa II, 43000 Kajang, Selangor.
Assignor/Borrower : Kok Ching Bong
Solicitor : M/S S.N Yap & Associates
(Tel : 03-2697 2282)

SELANGOR

LOT 21 KAJANG Reserve Price **RM 990,000**



2 Storey Detached House
8,525 sq. ft.

No. 104, Jalan Desa Impian 1, Taman Desa Impian, 43000 Kajang, Selangor.
Assignors : Shaiful Nizam Bin Yunus & Chek Puziah Binti Junit
Customer : Chek Puziah Binti Junit
Solicitor : M/S Simon Hue & Associates
(Tel : 03-7960 7761)
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LOT 22 SEMENYIH Reserve Price **RM 211,500**



Apartment
1,023 sq. ft.

No. D-27-13, Block D, Pangsapuri Idaman Abadi, Persiaran Tropicana Heights, 43500 Semenyih, Selangor.
Assignors/Customers : Muhammad Azhan Bin Eshak & Hasniza Binti Abu Hashim
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)
***HONG LEONG ISLAMIC BANK BERHAD**

SELANGOR

LOT 23 SEMENYIH Reserve Price **RM 700,000**



2 Storey Linked House
1,765 sq. ft.

No. 19, Jalan Kajang East 2/3, Kajang East, Precinct 2, 43500 Semenyih, Selangor.
Assignor/Borrower : Ng Soon Tat
Solicitor : M/S S.N Yap & Associates
(Tel : 03-2697 2282)

SELANGOR

LOT 24 SEMENYIH Reserve Price **RM 850,000**



2 Storey End Terraced House With Extra Land
2,734 sq. ft.

No. 2, Jalan Eco Forest 1/1B, Eco Forest, 43500 Semenyih, Selangor.
Assignors : Melvin Chua Peng Loon & Leong Pooi Shi
Borrower : Melvin Chua Peng Loon
Solicitor : M/S S.N Yap & Associates
(Tel : 03-2697 2282)

SELANGOR

LOT 25 BANDAR PUNCAK ALAM Reserve Price **RM 650,000**



2 Storey Corner Terraced House
1,873 sq. ft.

No. 2, Jalan Eco Grandeur 8/3A, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor.
Assignor/Customer : Fatin Nur Hidayah Binti Mohd Saleh
Solicitor : M/S Thomas Ong Leong & Associates
(Tel : 03-7784 1833)
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SELANGOR

LOT 26 SUNGAI PELEK Reserve Price **RM 90,000**



1 Storey Low-cost Terraced House
517 sq. ft.

No. 50, Jalan Kedidi 3, Pantai Sepang Putra, Bagan Lalang, 43950 Sungai Pelek, Selangor.
Assignor/Borrower : Kumar A/L Perumal
Solicitor : M/S S.N Yap & Associates
(Tel : 03-2697 2282)

SELANGOR

LOT 27 MASAI Reserve Price **RM 220,000**



Service Apartment
527 sq. ft.

Unit No. #19-03, Pangsapuri Rinting Indah, Jalan Rinting, Taman Rinting, 81750 Masai, Johor.
Assignor/Borrower : Venesh Nair A/L Raman
Solicitor : M/S Faizal Siow Brockett & Cho
(Tel : 07-333 2322 / 07-332 4322)

JOHOR

LOT 28 ISKANDAR PUTERI Reserve Price **RM 360,900**



Service Apartment
1,023 sq. ft.

Unit No. T1-L12-07, Residensi Encorp (also known as Encorp Marina Residence), Persiaran Dato Seri Amar Diraja, Puteri Harbour, 79000 Iskandar Puteri, Johor.
Assignor/Customer : Tay Chen Chun
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
(Tel : 03-5631 0415)
***HONG LEONG ISLAMIC BANK BERHAD**

JOHOR

LOT 29 KUANTAN Reserve Price **RM 112,500**



Studio Service Apartment
470 sq. ft.

Unit No. S1-05-06, Block S1, Caribbean Bay Resort, Jalan BGRC Utama, Bukit Gambang Resort City, 26300 Kuantan, Pahang.
Assignor/Borrower : Vishnuvartan Nair A/L Subramaniam
Solicitor : M/S S.N Yap & Associates
(Tel : 03-2697 2282)

PAHANG

LOT 30 KUANTAN Reserve Price **RM 405,000**



Commercial Shoplot
1,399 sq. ft.

Lot No. A-5, Ground Floor, Jalan Haji Ahmad 5, Sri Pahang Business Centre, 25300 Kuantan, Pahang.
Assignor : K. Santhanapillai A/L Kulandai
Borrowers : K. Santhanapillai A/L Kulandai & Saroja Devi A/P Kuppusamy
Solicitor : M/S S.N Yap & Associates
(Tel : 03-2697 2282)

PAHANG

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LOT 31 KUANTAN	Reserve Price RM 415,000
	Studio Service Apartment 541 sq. ft.
BUMI LOT	Unit No. TB-3A-15, Timur Bay @ Balok, Jalan Kuantan - Kemaman, 26100 Kuantan, Pahang.
PAHANG	Assignor/Customer : Marliyati Binti Ramli Solicitor : M/S S.N Yap & Associates (Tel : 03-2697 2282)
	*HONG LEONG ISLAMIC BANK BERHAD

LOT 32 CHEMOR	Reserve Price RM 162,000
	3 Bedroom Apartment 850 sq. ft.
PERAK	Unit No. J-9-16, Apartmen Casa Klebang 1, Jalan Klebang Sentosa 2, 31200 Chemor, Perak.
	Assignor/Borrower : Arivind Rao A/L Ramakrishnan Solicitor : M/S Chan & Associates (Tel : 05-2545293 / 2534091)

LOT 33 BANDAR PUNCAK ALAM	Reserve Price RM 5,600,000
	Detached Factory 21,744 sq. ft.
SELANGOR	No. 9, Jalan Eco Perindustrian 1/5C, Eco Perindustrian 5, 42300 Bandar Puncak Alam, Selangor.
	Assignor/Borrower : Perniagaan Riang Ria Harian Sdn Bhd Solicitor : M/S Shook Lin & Bok (Tel : 03-2031 1788)

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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 / 120 days (Lot 33)**. 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 on 25th March 2024.

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Johor

Unit 19-04B, Level 19, Menara Zurich, Johor.

Penang

Lot G, Ground Floor, Ixora Hotel Penang.

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STEP 2

Select Property with E-Bidding Option



STEP 3

Register To Bid Online



STEP 4

Placement Of Auction Deposit
*Refer T&C



STEP 5

On The Auction Day, Log On Via www.ngchanmau.com And Start To Bid

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Save Time and Cost



Transparent Bidding Process

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1. MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION

2. MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER

3. MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL

4. DISABLE THE SCREENSAVER OF YOUR DEVICE

5. USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)

6. TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON www.ngchanmau.com

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DON'T PRESS BACK BUTTON OF YOUR BROWSER WHEN AUCTION STARTED

NOTE : _____

