

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Malaysian Banking Berhad (196001000142/3813-K) / Maybank Islamic Berhad (200701029411/787435-M), the Assignee/Bank by the Assignor(s)/Borrower(s)/Customer(s), it is hereby proclaimed that the said Assignee/Bank with the assistance of the undermentioned Auctioneer(s)

will sell by Public Auction on Monday 29th day of April 2024
Time: 12.00 noon via Online Bidding at www.leongauctioneer.com

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

(BIDDER REGISTRATION AND PAYMENT OF AUCTION DEPOSIT MUST BE MADE AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE)

KUALA LUMPUR COMMERCIAL **LA 1** RESERVE PRICE: **RM 1,100,000**
Three bedroom serviced apartment dual key
 (Approx 108.30 sq m / 1,166 sq ft)
Unit No. 1-15-13A, Tower 1, Suite Sentral, No. 248, Jalan Tun Sambanthan, Kuala Lumpur Sentral, 50470 Kuala Lumpur
 Assignor(s) / Borrower(s) : Chan Pei Tien
 Solicitors : Azam, Baba & Aqmar (Tel: 03-4143 4566)
 Bank Ref: 414851018716 / NIL / NC

KUALA LUMPUR COMMERCIAL **LA 2** RESERVE PRICE: **RM 328,000**
Three bedroom serviced apartment (BUMI)
 (Approx 85.29 sq m / 918 sq ft)
Unit No. C-32-19, Block C, KLTS (KL Traders Square), No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur
 Assignor(s) / Customer(s) : Yaccob Bin Mamtaj
 Solicitors : T K Ooi & Nadira (Tel: 03-2031 9988)
 Bank Ref: 462236135157 / NIL / RO2 (Islamic)

CYBERJAYA COMMERCIAL **LA 3** RESERVE PRICE: **RM 210,000**
SOHO (Approx 42 sq m / 452 sq ft)
No. A-23-3, Tower A (Asphire Tower), Kanvas SOHO, Jalan Teknokrat 6, Cyber 5, 63000 Cyberjaya, Selangor
 Assignor(s) / Customer(s) : Mohd Fauzi Bin Zakaria
 Solicitors : Yong Dan Rakan-Rakan (Tel: 03-3342 7207)
 Bank Ref: 468603013845 / NIL / RO2 (Islamic)

SEPAANG COMMERCIAL **LA 4** RESERVE PRICE: **RM 290,000**
SOHO (Approx 45 sq m / 484 sq ft) (BUMI)
No. B-23-27, Horizon Suites, Jalan HVO, Bandar Sunsuria, 43900 Sepang, Selangor
 Assignor(s) / Customer(s) : Mohd Khairazief Bin Kamis
 Solicitors : Yong Dan Rakan-Rakan (Tel: 03-3342 7207)
 Bank Ref: 464874515139 / NIL / NC (Islamic)

SERI KEMBANGAN COMMERCIAL **LA 5** RESERVE PRICE: **RM 300,000**
SOHO (Approx 42 sq m / 452 sq ft)
No. C-16-11, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor
 Assignor(s) / Customer(s) : Chew Keng Hong
 Solicitors : Jal & Lim (Tel: 03-7620 1218)
 Bank Ref: 464285013584 / NIL / NC (Islamic)

AMPANG RESIDENTIAL **LA 6** RESERVE PRICE: **RM 340,000**
SOVO (Approx 39.95 sq m / 430 sq ft)
Unit No. A-12-23, Ampang Tiga, No. 6, Jalan Nipah, 55000 Ampang, Kuala Lumpur
 Assignor(s) / Customer(s) : Lokmanulhakim Bin Abdul Adzis
 Solicitors : Jal & Lim (Tel: 03-7620 1218)
 Bank Ref: 464306131726 / NIL / NC (Islamic)

KUALA LUMPUR RESIDENTIAL **LA 7** RESERVE PRICE: **RM 640,000**
Duplex service apartment
 (Approx 87.79 sq m / 945 sq ft)
Unit No. A-17-5, Wisma Infinitum, Jalan Sultan Sulaiman, 50300 Kuala Lumpur
 Assignor(s) / Borrower(s) : Tee Lin Seng (Zheng Rensheng)
 Solicitors : Othman Hashim & Co (Tel: 03-6257 3399)
 Bank Ref: 414196068899 / NIL / RO3

KUALA LUMPUR RESIDENTIAL **LA 8** RESERVE PRICE: **RM 450,000**
Corner condominium
 (Approx 135.64 sq m / 1,460 sq ft)
Unit No. 13A-63, Casa Prima, No. 25, Jalan Metro 2, Metro Prima, 52100 Kuala Lumpur
 Assignor(s) / Borrower(s) : Nor Hisham Bin Ayub
 Solicitors : Azam, Baba & Aqmar (Tel: 03-4143 4566)
 Bank Ref: 414589900073 / NIL / NC

KUALA LUMPUR RESIDENTIAL **LA 9** RESERVE PRICE: **RM 264,000**
Service apartment (Approx 69 sq m / 743 sq ft)
Unit No. C-12-09, Level 12, Block C, Endah Promenade, No. 5, Jalan 3/149E, Taman Sri Endah, 57000 Kuala Lumpur
 Assignor(s) / Borrower(s) : Lai Yut Sing
 Solicitors : Taxfewf Badjenid & Partners (Tel: 03-7960 0582)
 Bank Ref: 414011751825 / NIL / RO2

KUALA LUMPUR RESIDENTIAL **LA 10** RESERVE PRICE: **RM 149,000**
Medium cost apartment (Approx 545 sq ft)
Unit No. H-6-404, Block H, Segar Apartment, Jalan 1A, Taman Segar, 56100 Kuala Lumpur
 Assignor(s) / Customer(s) : Loh Chan Sang & Goh Ching Chow
 Borrower(s) : Goh Ching Chow
 Solicitors : Tee Bee Kim & Partners (Tel: 03-7880 3868)
 Bank Ref: 414280600309 / DR / RO2

KAJANG RESIDENTIAL **LA 11** RESERVE PRICE: **RM 240,000**
Apartment (Approx 105 sq m)
Unit No. 9-16, Residensi Permai, Jalan Dana Permai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor
 Assignor(s)/Borrower(s) : S Shermen Shan
 Solicitors : Tee Bee Kim & Partners (Tel: 03-7880 3868)
 Bank Ref: 414280030493 / NIL / RO2

KLANG RESIDENTIAL **LA 12** RESERVE PRICE: **RM 840,000**
Extended and renovated double storey semi-detached house (Approx 331.58 sq m / 3,569 sq ft)
No. 44, Jalan Aman Perdana 6G/KU5, Taman Aman Perdana, 41050 Klang, Selangor
 Assignor(s) / Borrower(s) : Vejaya Latchumy A/P Kothandem & Tambusamy A/L K. Veerasamy
 Solicitors : Markiman & Associates (Tel: 03-3377 1176)
 Bank Ref: 412138207487 / OIL / NC

K. KUBU BAHRU RESIDENTIAL **LA 13** RESERVE PRICE: **RM 90,000**
1 1/2 storey corner terrace house
 (Approx 248.98 sq m / 2,680 sq ft)
No. 21, Jalan Chamar 1B/3, Lembah Beringin, 44110 Kuala Kubu Bharu, Selangor
 Assignor(s) / Borrower(s) : Ramlee Bin Abdul Manaf & Maria Binti Mat Isa
 Solicitors : Kington Tan Dzul (Tel: 03-7931 9099)
 Bank Ref: 414329106301 / DR / NC

PUCHONG RESIDENTIAL **LA 14** RESERVE PRICE: **RM 135,000**
Corner 3-bedroom walk-up apartment
 (Approx 56.30 sq m / 606 sq ft)
No. 02-4-07, Block 2, Rista Villa Apartment, Taman Putra Perdana, 47130 Puchong, Selangor
 Assignor(s) / Borrower(s) : Khairul Bin Zainudin
 Solicitors : Othman Hashim & Co (Tel: 03-6257 3399)
 Bank Ref: 414383906178 / DR / NC

RAWANG RESIDENTIAL **LA 15** RESERVE PRICE: **RM 34,000**
Low cost apartment (Approx 60.38 sq m / 650 sq ft)
Unit No. C-4-19, Block C, Apartment Teratai, Jalan Bunga Raya 3, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor
 Assignor(s) : Azman Bin Mat Zan & Nor Azian Binti Mohd Nor
 Borrower(s) : Nor Azian Binti Mohd Nor
 Solicitors : Azam, Baba & Aqmar (Tel: 03-4143 4566)
 Bank Ref: 412017309621 & 412017318553 / NIL / RO2

SEMENYIH RESIDENTIAL **LA 16** RESERVE PRICE: **RM 302,000**
Single storey intermediate lot terrace house
 (Approx 139 sq m / 1,500 sq ft)
No. 27, Jalan TP5 3/13, Taman Pelangi Semenyih, 43500 Semenyih, Selangor
 Assignor(s) / Customer(s) : Hairy Afandey Bin Samsuddin & Noorziana Binti Ismail
 Solicitors : T K Ooi & Nadira (Tel: 03-2031 9988)
 Bank Ref: 462021101599 / NIL / RO2 (Islamic)

SEPAANG RESIDENTIAL **LA 17** RESERVE PRICE: **RM 276,000**
Service apartment (Approx 65.032 sq m / 700 sq ft)
Unit No. 07-07, Tangerine Suites, Persiaran Sunsuria, Bandar Sunsuria, 43900 Sepang, Selangor
 Assignor(s) / Customer(s) : Muhamad Haziq Bin Jonit
 Solicitors : T K Ooi & Nadira (Tel: 03-2031 9988)
 Bank Ref: 464753112839 / NIL / RO2 (Islamic)

SHAH ALAM RESIDENTIAL **LA 18** RESERVE PRICE: **RM 500,000**
Three-bedroom condominium
 (Approx 85 sq m / 915 sq ft)
Unit No. A1-09-06, Residensi Hijauan, Jalan Budiman 2/3, Section 22, Shah Alam, 40300 Shah Alam, Selangor
 Assignor(s) / Borrower(s) : Lim Aik Ling
 Solicitors : Azam, Baba & Aqmar (Tel: 03-4143 4566)
 Bank Ref: 414271044441 / NIL / NC

SHAH ALAM RESIDENTIAL **LA 19** RESERVE PRICE: **RM 285,000**
Apartment (Approx 79.52 sq m / 856 sq ft) (BUMI)
Unit No. D1-1-12, Tingkat 1, Block D1, Pangsapuri Damai, Jalan Tasik Raja Lumu U4/17, Taman Subang Delima, Seksyen U4, 40150 Shah Alam, Selangor
 Assignor(s) / Customer(s) : Nur Afiza Binti Aziz
 Solicitors : Yong Dan Rakan-Rakan (Tel: 03-3342 7207)
 Bank Ref: 46126064316 / NIL / NC (Islamic)

SHAH ALAM RESIDENTIAL **LA 20** RESERVE PRICE: **RM 200,000**
Apartment (Approx 78.04 sq m / 840 sq ft)
Unit No. 01-01-23, 1st Floor, Block 01, Pangsapuri Taman Sri Rasau, Seksyen 16, 40200 Shah Alam, Selangor
 Assignor(s) / Customer(s) : Bahari Abdullah @ Jedwin Bin Ajok & Nor Sitah Binti Sani
 Solicitors : Sidek Teoh Wong & Dennis (Tel: 03-2692 3000)
 Bank Ref: 462429620464 / OIL / NC (Islamic)

The subject properties will be sold on an "as is where is basis", to the respective reserve price and to the conditions of sale.
 The Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date and subject always to a maximum amount as follows:
 • 50% OF THE RESERVE PRICE FOR COMMERCIAL PROPERTY
 • 100% OF THE RESERVE PRICE FOR RESIDENTIAL PROPERTY

BID ONLINE ONLY Auction by:
LEONG AUCTIONEER SDN BHD (922719-M)
 Suite 1009, 10th Floor, Ampcorp Tower, Ampcorp Trade Centre, No. 18, Jalan Persiaran Barat, 46050 Petaling Jaya, Selangor
 Tel: 03-795 83 795 (4 Hunting Lines)
 E-mail: leongauc@gmail.com
 Website: www.leongauctioneer.com
LEONG WYE HOONG
KENNETH LEONG KHEEN CHOONG
 (Licensed Auctioneers)

All intending bidders are required to deposit 10% of the fixed reserve price by way of bank draft or cashier's order only in favour of **Malayan Banking Berhad/Maybank Islamic Berhad** (applicable to Maybank Islamic account) or remit the same through online banking transfer, at least one (1) working day before auction date. The balance of the purchase price is to be settled within **90 days** from the date of auction sale. For further particulars, please Contact the respective solicitor(s) or the auctioneer.