PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MALAYAN 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 THE PROPERTIES DESCRIBED BELOW BY

PUBLIC AUCTION

ON WEDNESDAY, THE 11TH DAY OF NOVEMBER, 2026
AT 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)

COMMERCIAL LA 1

COMMERCIAL – SERVICE APARTMENT

SERI KEMBANGAN — LA 1

RESERVE PRICE
RM 368,000.00



SELANGOR

Approx 77 sq metres / 829 sq feet
Serviced apartment

Unit No. C-07-09, Block C, One Equine Residency, Persiaran Akademi Perdana, Taman Equine, 43300 Seri Kembangan, Selangor

Assignor(s)/
Customer(s) Lim Kok Chong
Solicitor Azam, Baba & Aqmar (Tel: 03-4143 4566)
Bank Ref 050493/NIL/R02 (LA26/740)

ISLAMIC

FOR MORE AUCTION PROPERTIES PLEASE VISIT
WWW.LEONGAUCTIONEER.COM

RESIDENTIAL LA 2 - LA 5

RESIDENTIAL – TOWNHOUSE

SEPANG — LA 2

RESERVE PRICE
RM 340,000.00



SELANGOR

Approx 144 sq metres / 1,550 sq feet
Townhouse

No. 19-2, Jalan Seraya 5, Salak Perdana, 43900 Sepang, Selangor

Assignor(s)/
Customer(s) Mohd Izharudin Bin Abd Kadir & Sheryle Sulim
Solicitor Yong Dan Rakan-Rakan (Tel: 03-3342 7207)
Bank Ref 052509/NIL/R02 (LA26/751)

ISLAMIC | **BUMIPUTRA LOT**

RESIDENTIAL – HOUSE

SHAH ALAM — LA 3

RESERVE PRICE
RM 621,000.00



SELANGOR

Approx 139 sq metres / 1,496 sq feet
Double storey terrace house (intermediate unit)

No. 5, Jalan Platinum 7/47, Section 7, 40000 Shah Alam, Selangor

Assignor(s)
Customer(s) Noor Akashah Bin Basharon
Solicitor Yong Dan Rakan-Rakan (Tel: 03-3342 7207)
Bank Ref 002466/NIL/R02 (Y/095/21)

ISLAMIC | **BUMIPUTRA LOT**

RESIDENTIAL – FLAT

JOHOR — LA 4

RESERVE PRICE
RM 140,000.00



JOHOR

Approx 60 sq metres / 646 sq feet
Low cost flat

Unit No. #01-10, Block E, Jalan Larkin Perdana 3, Larkin Perdana, 80350 Johor Bahru, Johor

Assignor(s)/
Borrower(s) Tan Lee Sinn
Solicitor Shahinuddin & Ranjit (Tel: 07-221 6755)
Bank Ref 309601/ILR-MFRS9/R02 (LA26/746)

RESIDENTIAL – HOUSE

KEDAH — LA 5

RESERVE PRICE
RM 240,000.00



KEDAH

Approx 109 sq metres / 1,173 sq feet
Double storey intermediate terrace house

No. 80, Jalan Arowana Emas 4, Taman Arowana Emas, 08000 Sungai Petani, Kedah

Assignor(s)/
Customer(s) Nivitha A/P Naybalan & Suriyaprshnt A/L Subramaniam
Solicitor Khairil Sani, Gobal & Beng Tatt (Tel: 04-398 3240)
Bank Ref 661670/REG PKP/R02 (LA26/744)

ISLAMIC

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 properties. 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.

NOTE : PROSPECTIVE BIDDERS ARE ADVISED TO : (I) INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLE/STRATA TITLE (II) OBTAIN A COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITIONS OF SALE AND SEEK INDEPENDENT LEGAL ADVICE (III) CONDUCT AN OFFICIAL PARENT/MASTER TITLE/INDIVIDUAL TITLE SEARCH AT THE RELEVANT LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES AND (IV) MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER AS TO WHETHER THE SALE IS OPEN TO ALL RACES OR TO MALAYSIAN CITIZENS WHO ARE BUMIPUTRA OR MALAY ONLY AND WITH THE RELEVANT AUTHORITIES ON THE TERMS OF CONSENT TO THE SALE PRIOR TO THE AUCTION SALE.

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

Note : The conditions is subject to change from time to time as advise by the Bank. (Applicable To Maybank Islamic Account)

THE SUCCESSFUL PURCHASER SHALL SUBMIT EVIDENCE OF THE RELEVANT PAYMENTS IN RESPECT OF MAINTENANCE CHARGES, LATE PENALTY CHARGES, SINKING FUND, QUIT RENT AND ASSESSMENT BY WAY OF ORIGINAL RECEIPT(S) AND/OR COPY OF THE ORIGINAL RECEIPT(S) DULY CERTIFIED BY ISSUER OF THE SAID RECEIPT(S) AND ITEMIZED BILLING OF THE RESPECTIVE CHARGES TO THE ASSIGNEE/BANK WITHIN NINETY (90) DAYS FROM THE DATE OF THE AUCTION SALE. ALL OUTSTANDING CHARGES INCURRED AFTER THE DATE OF SUCCESSFUL AUCTION SHALL BE BORNE BY THE SUCCESSFUL PURCHASER. FOR THE AVOIDANCE OF DOUBT, IN THE EVENT SUCH RECEIPT(S) AND ITEMIZED BILLING ARE NOT SUBMITTED, ANY SUBSEQUENT CLAIMS MADE THEREUNDER WILL NOT BE ENTERTAINED BY THE ASSIGNEE/BANK.

ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT 10% OF THE FIXED RESERVE PRICE BY 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. FOR FURTHER PARTICULARS, PLEASE CONTACT THE RESPECTIVE SOLICITOR(S) OR THE BELOW MENTIONED AUCTIONEER.

FOR FINANCING / REFINANCING PURPOSE PLEASE CONTACT:
En Shafiq : 017-7404742 / 03-79570879
En Salmi : 012-9273676 / 03-79572854 or
OUR NEAREST MAYBANK BRANCHES

LEONG AUCTIONEER SDN BHD (922719-M)
Suite 1009, 10th Floor, Amcorp Tower,
Amcorp Trade Centre,
No. 18, Jalan Persiaran Barat,
46050 Petaling Jaya,
Selangor Darul Ehsan.
Tel: 03-795 83 795 (4 Hunting Lines)
E-mail: leongauc@gmail.com
Website: www.leongauctioneer.com

BID ONLINE ONLY Auction by :
LEONG WYE HOONG
KENNETH LEONG KHEEN CHOONG
Licensed Auctioneers

HOW TO REGISTER ONLINE



STEP 1
LOGIN TO www.leongauctioneer.com



STEP 2
SIGN UP FOR 1ST TIME USER
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
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) 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 bid 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.