

FULL ONLINE PROPERTY FAIR

Will Sell By Public Auction Via Online Bidding
On Thursday, 5th December 2024,
Time : 3.30 p.m. at WWW.NGCHANMAU.COM



> FEATURED PROPERTIES



FROM **RM 153,000**

Taman Kerian Putra
in Parit Buntar, Perak
- LOT 1



FROM **RM 189,000**

Pangsapuri Klebang Elegan
in Chemor, Perak
- LOT 2



FROM **RM 198,000**

Pangsapuri Klebang Elegan
in Chemor, Perak
- LOT 3



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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 [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, 5th December 2024, Time : 3.30 p.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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 PARIT BUNTAR	Reserve Price RM 153,000
	3 Bedroom Apartment 860 sq. ft. No. 10-08, Rumah Perakku, Lintang Kerian Putra 18, Taman Kerian Putra, 34200 Parit Buntar, Perak . Assignor/Customer : Noraisarina Binti Saari Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845) <small>*HONG LEONG ISLAMIC BANK BERHAD</small>
BUMI LOT PERAK	

LOT 2 CHEMOR	Reserve Price RM 189,000
	3 Bedroom Apartment 982 sq. ft. Unit No. B-4-4, Persiaran Klebang Restu, Pangsapuri Klebang Elegan, 31200 Chemor, Perak. Assignors : Butha Raja Devan A/L Kathrayan & Inthira A/P Rammasamy Borrower : Butha Raja Devan A/L Kathrayan Solicitor : M/S Wan Chin & Co (Tel : 03-5632 8845)
PERAK	

LOT 3 CHEMOR	Reserve Price RM 198,000
	3 Bedroom Apartment 999 sq. ft. No. B-5-10, Persiaran Klebang Restu, Pangsapuri Klebang Elegan, 31200 Chemor, Perak. Assignor/Borrower : Cheong Kong Yan Solicitor : M/S Chan & Associates (Tel : 05-2545293 / 2534091)
PERAK	

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= 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 **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 on 27th November 2024.

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Licensed Auctioneers :

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

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STEP
2

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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,
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WHY SHOULD I BID ONLINE?



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NOTE :

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