

# FULL ONLINE PROPERTY AUCTION FAIR



## PROPERTY AUCTION HOUSE

DATE: WEDNESDAY 27 MARCH 2024

TIME: 3.00 P.M

VENUE:

AT THE AUCTION CENTRE

NO. 1-3, GROUND FLOOR, JALAN AMPANG,

50450 KUALA LUMPUR

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## ORGANISED BY:

### PROPERTY AUCTION HOUSE SDN. BHD.

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**JEFFREY C.K.CHOONG**  
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In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer

**WILL SALE BY PUBLIC AUCTION VIA ONLINE BIDDING**  
**DATE: WEDNESDAY 27 MARCH, 2024 (3:00 PM)**  
**AT THE AUCTION CENTRE, NO.1, GROUND FLOOR, JALAN AMPANG,**  
**50450 KUALA LUMPUR**  
**EBID.AUCTIONS.COM.MY**

**10%**  
DEPOSIT ONLY!

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided below and be on standby before the auction time)

**ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:**

- a) Read and fully understand all the terms and conditions of sale herein;
- b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- c) Inspect the subject property;
- d) Verify pertinent particulars of **subject property**;
- e) Verify the postal address of the subject property with the developer;
- f) Check on the issuance of separate individual title for the subject property with Developer;
- g) Seek independent legal advice on the terms and conditions of sale herein;
- h) Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and
- i) The subject property is sold on "as is where is" basis;
- j) The Assignee Bank is not responsible in obtaining any consent from the Developer and/or state authorities or any relevant bodies prior or after the auction sale.

<p><b>PAH01</b> PAH36215</p>  <p><b>MELAKA</b> Reserve Price <b>RM770,000.00</b></p> <p>No. 2, Jalan Melati 3, Taman Paya Rumput Perdana, 76450 Melaka.</p> <p>1 1/2 storey detached house 8,310 square feet</p> <p>Assignor(s): 1) Suzelina Binti Sabtu 2) Ahmad Sallehudin Bin Sabtu 3) Radiah Binti Shariff</p> <p>Solicitor(s): M/S Abdul Aziz Rahim &amp; Co</p>	<p><b>PAH02</b> PAH36201</p>  <p><b>SEREMBAN</b> Reserve Price <b>RM720,000.00</b></p> <p>No. 48, Jalan Senawang Perdana 4, Taman Senawang Perdana, 71450 Seremban, Negeri Sembilan Darul Khusus.</p> <p>Double storey detached house 4,628 square feet</p> <p>Assignor(s): 1) Ramesh A/I Puvalan</p> <p>Solicitor(s): M/S Zailan &amp; Co</p>	<p><b>PAH03</b> PAH36229</p>  <p><b>SHAH ALAM</b> Reserve Price <b>RM542,700.00</b></p> <p>No. SA2-2-1, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor Darul Ehsan.</p> <p>Service apartment 1,351 square feet</p> <p>Assignor(s): 1) Tan Sze Pin 2) Yong Yeong Ren</p> <p>Solicitor(s): M/S Leong &amp; Tan</p>
<p><b>PAH04</b> PAH36217</p>  <p><b>SERI KEMBANGAN</b> Reserve Price <b>RM502,200.00</b></p> <p>Unit No. A-20-03A, Astetica Residences, Jalan Dagang SB, 43300 Seri Kembangan, Selangor Darul Ehsan.</p> <p>Serviced Apartment 1,151.74 square feet</p> <p>Assignor(s): 1) Ng Chia Keat</p> <p>Solicitor(s): M/S Nashili &amp; Co</p>	<p><b>PAH05</b> PAH36199</p>  <p><b>PUTRAJAYA</b> Reserve Price <b>RM490,000.00</b></p> <p>No. B2-03-04, Dwiputra Residences, No. 1, Jalan P15H, 62050 Putrajaya, Wilayah Persekutuan Putrajaya.</p> <p>3 bedroom apartment 1,238 square feet</p> <p>Assignor(s): 1) Abdul Munir Lutfi Bin Said</p> <p>Solicitor(s): M/S S.Ravichandaran &amp; Anuar</p>	<p><b>PAH06</b> PAH36202</p>  <p><b>CYBERJAYA</b> Reserve Price <b>RM420,000.00</b></p> <p>Unit No. H-08-03, Block H, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan.</p> <p>Duplex service apartment 953 square feet</p> <p>Assignor(s): 1) Nik Hanum Binti Abdul Halim</p> <p>Solicitor(s): M/S Zulpadli &amp; Edham</p>
<p><b>PAH07</b> PAH36235</p>  <p><b>SHAH ALAM</b> Reserve Price <b>RM370,000.00</b></p> <p>No. 18, Jalan Tanjung Balai 30/132, Taman Amir Shafiqah, Seksyen 30, 40460 Shah Alam, Selangor Darul Ehsan.</p> <p>Single storey terrace house (Malay Reserved Land) 1,377 square feet</p> <p>Assignor(s): 1) Amirulnizam Bin Md Idris 2) Siti Salmah Binti Shamsuddin</p> <p>Solicitor(s): M/S Rashidah Shahrman</p>	<p><b>PAH08</b> PAH36194</p>  <p><b>SEMENYIH</b> Reserve Price <b>RM350,000.00</b></p> <p>No. 19, Jalan 5/13, Seksyen 5, Bandar Rinching, 43500 Semenyih, Selangor Darul Ehsan.</p> <p>Single storey terrace house 1,302.43 square feet</p> <p>Assignor(s): 1) Mohd Abdul Wahab Bin Ahmad 2) Haz Ebrina Binti Edris</p> <p>Solicitor(s): M/S Sofia Darmindr &amp; Associates</p>	<p><b>PAH09</b> PAH36193</p>  <p><b>CYBERJAYA</b> Reserve Price <b>RM350,000.00</b></p> <p>Unit No. 1-13-02, Block 1, Aspire Residence, Persiaran Aspirasi, 63000 Cyberjaya, Selangor Darul Ehsan.</p> <p>3 bedroom apartment (Bumi Lot) 900 square feet</p> <p>Assignor(s): 1) Muhammad Firdaus Bin Mohd Yusof</p> <p>Solicitor(s): M/S Sofia Darmindr &amp; Associates</p>

The images shown are for illustration purpose only and may not be an exact representation for the property. Terms and Conditions apply.

<b>PAH10</b> PAH36209	<b>KLANG</b> Reserve Price <b>RM330,000.00</b>	<b>PAH11</b> PAH36195	<b>KLANG</b> Reserve Price <b>RM316,000.00</b>	<b>PAH12</b> PAH36224	<b>RAWANG</b> Reserve Price <b>RM315,900.00</b>
	Unit No. J-3-12A, Townhouse Laman Impian, Jalan Impian 11A, Laman Impian, Bandar Botanik, 41200 Klang, Selangor Darul Ehsan.  Townhouse ( <b>Bumi Lot</b> ) 904.17 square feet  Assignor(s): 1) Nurhamiza Binti Hamzah  Solicitor(s): M/S Tawfeek Badjenid & Partners		Unit No. B-06-30, Pangsapuri Trifolia, Jalan Samarinda 19A/KS07, Taman Saga, Kampung Jawa, 41000 Klang, Selangor Darul Ehsan.  Apartment 904 square feet  Assignor(s): 1) Mohamed Salahuddin Sha Bin Zakaria  Solicitor(s): M/S Sofia Darmindr & Associates		No. 39, Jalan 2/12, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan.  Double storey terrace house 1,496.18 square feet  Assignor(s): 1) Sathiya Seelan A/I Sinnaiah 2) Sinnaiah A/I Nadesan  Solicitor(s): M/S Paizah & Nazira
<b>PAH13</b> PAH36197	<b>SEREMBAN</b> Reserve Price <b>RM300,000.00</b>	<b>PAH14</b> PAH36208	<b>NILAI</b> Reserve Price <b>RM285,000.00</b>	<b>PAH15</b> PAH36218	<b>CYBERJAYA</b> Reserve Price <b>RM279,000.00</b>
	Unit No. C-G-12, Block C, Laman Villa, Jalan Taman Bandar Senawang 4, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Darul Khusus.  Apartment 999.97 square feet  Assignor(s): 1) Nor Juaniza Binti Johari 2) Mohamad Fuad Bin Abdul Aziz  Solicitor(s): M/S Adnan Rahim & Co		No. C 15/12, Bandar Belia@Bandar Wawasan, 71800 Nilai, Negeri Sembilan Darul Khusus.  Serviced apartment 528 square feet  Assignor(s): 1) Mohamad Affendi Bin Bahrom  Solicitor(s): M/S Tawfeek Badjenid & Partners		Unit No. 3-18-08, Block 3, Aspire Residence, Jalan Aspire 1, 63000 Cyberjaya, Selangor Darul Ehsan.  Apartment 900 square feet  Assignor(s): 1) Anisah Binti Hamdan  Solicitor(s): M/S Nashili & Co
<b>PAH16</b> PAH36196	<b>SEREMBAN</b> Reserve Price <b>RM250,000.00</b>	<b>PAH17</b> PAH36239	<b>PENANG</b> Reserve Price <b>RM243,000.00</b>	<b>PAH18</b> PAH36237	<b>PETALING JAYA</b> Reserve Price <b>RM242,757.00</b>
	Unit No. B-4-17, Block Begonia, Bayu Temiang Residensi, Jalan Bayu, Bandar Seremban, 70200 Seremban, Negeri Sembilan Darul Khusus.  3 bedroom condominium 900 square feet  Assignor(s): 1) Lee Hua Chye  Solicitor(s): M/S Sofia Darmindr & Associates		Unit No. 3-26-15, Halaman Sungai Ara, Ara Greens Apartment, 11900 Bayan Lepas, Pulau Pinang.  3 bedroom apartment 650 square feet  Assignor(s): 1) Siti Fazliza Binti Shaik Ibrahim  Solicitor(s): M/S Rosidi Mustafa & Harryzan		Unit No. F-03-02, Flora Damansara, Jalan PJJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  Apartment ( <b>Bumi Lot</b> ) 850 square feet  Assignor(s): 1) Fatimah Zaharah Bt Zainal @ Sulong  Solicitor(s): M/S Rashidah Shahrman
<b>PAH19</b> PAH36212	<b>PENANG</b> Reserve Price <b>RM240,000.00</b>	<b>PAH20</b> PAH36236	<b>SITIAWAN</b> Reserve Price <b>RM200,000.00</b>	<b>PAH21</b> PAH36198	<b>SUNGAI BESI</b> Reserve Price <b>RM200,000.00</b>
	<div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 48px; color: red; opacity: 0.5; pointer-events: none;">WITHDRAWN</div>		No. 136, Jalan Pr1ma 6, PR1MA @ Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak Darul Ridzuan.  Single storey terrace house ( <b>Malay Reserved Land</b> ) 1,399 square feet  Assignor(s): 1) Mohd Hafezi Bin Mohamad Asri  Solicitor(s): M/S Rashidah Shahrman		Unit No. 6-2-16, Block 6, Jalan 2A/146, Desa Tasik, Sungai Besi, 57000 Wilayah Persekutuan Kuala Lumpur.  Flat 730 square feet  Assignor(s): 1) Moktar Bin Mohd Isa  Solicitor(s): M/S Khamdan & Co
<b>PAH22</b> PAH36200	<b>SEREMBAN</b> Reserve Price <b>RM182,250.00</b>	<b>PAH23</b> PAH36216	<b>SANDAKAN</b> Reserve Price <b>RM180,000.00</b>	<b>PAH24</b> PAH36219	<b>PETALING JAYA</b> Reserve Price <b>RM180,000.00</b>
	No. D-2-10, Block D, Garden Villa (also known as Laman Villa), Jalan Taman Bandar Senawang 4, 70450 Taman Bandar Senawang, Seremban, Negeri Sembilan Darul Khusus  3 bedroom apartment 995 square feet  Assignor(s): 1) Norsaeidah Binti Zulkefle 2) Muhammad Qurratu' Syukri Bin Muhammad Rapee  Solicitor(s): M/S Shaikh David & Co		Lot 12, Block D, 3rd Floor, Taman Permata, Mile 8, Labuk Road, 90000 Sandakan, Sabah.  Apartment ( <b>Bumi Lot</b> ) 850 square feet  Assignor(s): 1) Carl Rogers Charles 2) Patricia Binti Japarsa  Solicitor(s): M/S Zainal & Associates		No. G-06-03, Block G, Taman Medan Cahaya, 46000 Petaling Jaya, Selangor Darul Ehsan.  Apartment 650 square feet  Assignor(s): 1) Mohd Abdul Jalal Bin Mat Shih  Solicitor(s): M/S Nashili & Co

<b>PAH25</b> PAH36223	<b>TAWAU</b> Reserve Price <b>RM171,000.00</b>	<b>PAH26</b> PAH36225	<b>SITIAWAN</b> Reserve Price <b>RM170,100.00</b>	<b>PAH27</b> PAH36221	<b>DENGKIL</b> Reserve Price <b>RM165,000.00</b>
	Lot B185 (Intermediate) (also known as MPT No. 173), Type B, PR1MA @ Rangu, Batu 10, Jalan Apas, Rangu, 91000 Tawau, Sabah.  Single storey terrace house 1,589 square feet  Assignor(s): 1) Israh Binti Aripin  Solicitor(s): M/S MN Maduarin & Associates		No. 426, Jalan Residen 6/16, Residen 6, Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak Darul Ridzuan.  Single storey cluster house (Malay Reserved Land) 1,916 square feet  Assignor(s): 1) Nurul Anissa Binti Kamaruzaman 2) Mohd Fairus Bin Md Sani  Solicitor(s): M/S Azman Tahir Tan & Co		Unit No. B-6F-18, 6th Floor, Block B, Taman Topaz, 43800 Dengkil, Selangor Darul Ehsan  Apartment 814 square feet  Assignor(s): 1) Zurina Binti Omar  Solicitor(s): M/S Nashili & Co
<b>PAH28</b> PAH36210	<b>SHAH ALAM</b> Reserve Price <b>RM150,000.00</b>	<b>PAH29</b> PAH35745(2)	<b>TAWAU</b> Reserve Price <b>RM129,908.00</b>	<b>PAH30</b> PAH36233	<b>SEREMBAN</b> Reserve Price <b>RM113,400.00</b>
	Unit No. 2-1003, Pangsapuri Mentari, Jalan Matahari U5/117, Section U5, 40150 Shah Alam, Selangor Darul Ehsan.  Apartment 645 square feet  Assignor(s): 1) Bazilina Binti Kamaruzaman  Solicitor(s): M/S Tawfeek Badjenid & Partners		Lot No. A26, PR1MA @ Rangu, Tawau, Sabah, approximately 19.5 kilometres (12.11 miles) by road to the north-east of the Tawau Municipal Council.  Single storey terraced house 1,719 square feet  Assignor(s): 1) Chong Shu Nyen  Solicitor(s): M/S Luping & Co		Unit No. B-1-04, Permai Apartment, Taman Permai Impian, 70200 Seremban, Negeri Sembilan Darul Khusus.  Apartment 646 square feet  Assignor(s): 1) Ayuanis Binti Abdul Kadir  Solicitor(s): M/S Rashidah Shahriman
<b>PAH31</b> PAH36234	<b>MELAKA</b> Reserve Price <b>RM111,537.00</b>	<b>PAH32</b> PAH36214	<b>MELAKA</b> Reserve Price <b>RM105,000.00</b>	<b>PAH33</b> PAH35722(2)	<b>AMPANG</b> Reserve Price <b>RM102,060.00</b>
	No. KM 450, Jalan Kasa Heights 39, Taman Matahari U5/117, Section U5, 40150 Shah Alam, Selangor Darul Ehsan.  3 storey cluster house 998 square feet  Assignor(s): 1) Mohd Yusri Bin Tomin 2) Razira Binti Abdul Rahman  Solicitor(s): M/S Go Tiong Siew & Associates		Unit No. A1-2-5 (Parcel 05-2), 2nd Floor, (Block A1), Rumah Pangsa Kuala Sungai Baru, 78200 Kuala Sungai Baru, Melaka.  3 bedroom apartment 770 square feet  Assignor(s): 1) Mariana Binti Abd Rashid  Solicitor(s): M/S Abdul Aziz Rahim & Co		Unit No. 35BF, 2nd Floor, Jalan Bunga Cempaka 6A, Taman Muda, 68000 Ampang, Selangor Darul Ehsan.  Apartment 630 square feet  Assignor(s): 1) Norazlina Binti Mohd Sharif 2) Muhammad Afwan Speri Bin Abdullah  Solicitor(s): M/S Mozni Sham & Co
<b>PAH34</b> PAH36211	<b>PENANG</b> Reserve Price <b>RM85,000.00</b>	<b>PAH35</b> PAH36213	<b>SANDAKAN</b> Reserve Price <b>RM85,000.00</b>	<b>PAH36</b> PAH36222	<b>LANCHANG</b> Reserve Price <b>RM70,000.00</b>
	Unit No. 1-12, Block A, Lorong Tenggiri 4, Seberang Jaya, 13700 Perai, Pulau Pinang.  2 bedroom flat 550 square feet  Assignor(s): 1) Bala Chandran A/I Muthiah 2) Rajeswari A/p Muthiah  Solicitor(s): M/S San Law Chambers		Lot No. 64, Block M4, Taman Nuri, Mile 8, Jalan Labuk, 90000 Sandakan, Sabah.  Double storey terrace house 924 square feet  Assignor(s): 1) Yusof Bin Otoh 2) Fadzila Binti Karim  Solicitor(s): M/S Zainal & Associates		No. 26, Jalan LP 4, Taman Lanchang Permai (formerly PPRM Bolok Hilir), 28500 Lanchang, Pahang Darul Makmur.  Single storey terrace house (Malay Reserved Land) 2,185 square feet  Assignor(s): 1) Khairul Amar Bin Kassim 2) Aminah Binti Merah Ali  Solicitor(s): M/S Haranay Hisham Anikah & Associates
<b>PAH37</b> PAH35720(2)	<b>SEMANGGOL</b> Reserve Price <b>RM59,049.00</b>	<b>PAH38</b> PAH36220	<b>KAJANG</b> Reserve Price <b>RM55,000.00</b>		
	No. 1-1-11, Block 1, Lakefront Villa, Bukit Merah Laketown, Jalan Bukit Merah, 34400 Simpang Ampat Semangol, Perak Darul Ridzuan.  Apartment 904 square feet  Assignor(s): 1) R. Hannan Bin Baidawi  Solicitor(s): M/S S. Ravichandaran & Anuar		Unit No. B1-21, Rumah Pangsa Mewah Indah, Taman Mewah Indah, Batu 16, Jalan Reko, 43000 Kajang, Selangor Darul Ehsan.  Flat 549 square feet  Assignor(s): 1) Mohd Nasaruddin Bin Saleh  Solicitor(s): M/S Nashili & Co		

**RESERVE PRICE:**

The property will be sold on an 'as is where is' basis, separately at the respective Reserve Price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum of equivalent **10%** of the reserve price by **Bank Draft** in favour of **BANK SIMPANAN NASIONAL** or via **RENTAS** or **online banking transfer (FPX)** by **5pm, AT LEAST ONE WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money is to be settled within **ONE HUNDRED TWENTY (120) days** from the auction date. **Online bidders are further subject to the Terms and Conditions on [ebid.auctions.com.my](http://ebid.auctions.com.my).**

**REQUIRED SUPPORTING DOCUMENTS BY BIDDER**

- Your identity Card("IC") together with photocopies of I/C \*both sides for identification and registration purpose.
- A nomination letter (if a 3rd party had nominated you to bid on their behalf).
- Certified copy of M&A, Form 24 & 49 and BOD resolution (corporate company/firm).
- Additional funds to pay for the difference between the deposit paid upon registration and 5% of the successful bidding price.



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