

FULL ONLINE PROPERTY AUCTION FAIR

On Tuesday, 23 December 2025

Time : 10.30 A.M.

At multibidauctions.com

ORGANISED BY:

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PROCLAMATION OF SALE

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 SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, 23 DECEMBER 2025, TIME : 10.30 A.M.
at www.multibidauctions.com**



(Bidder registration and payment of auction deposit must be made by 4pm, 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 AUCTION SALE

- 1) Read and fully understand all the terms and conditions of sale herein
- 2) Conduct an official search on the individual/parent title of the subject property at the land office and/or other relevant authorities
- 3) Inspect the subject property
- 4) Verify pertinent particulars of Proclamation of Sale
- 5) Verify the postal address of the subject property with the developer
- 6) Check on the issuance of separate individual title for the subject property with the developer
- 7) Seek independent legal advice on the terms and conditions of sale herein
- 8) Make necessary inquiries with the relevant authorities and the developer on the restriction or encumbrance imposed on the property, and/or the requirement of consent for the sale herein (if any)
- 9) The subject property is sold on "as is where is" basis
- 10) 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.

View Live Auction at <https://www.youtube.com/@multibidauctions/streams>

MD 1 8818 	BANDAR BARU BANGI RESERVE PRICE : RM 520,000.00 Double Storey Terrace House 111 sq. mt. (1,200 sq. ft.) No. 20, Jalan 3/37, Seksyen 3, Bandar Baru Bangi, 43000 Bandar Baru Bangi, Selangor. Assignee(s)/Customer(s): Renda Erid Hartono Rafael Bin Jani Soldier : Sofia Darnesh & Associates BUMIPUTERA LOT	MD 2 19102 	BATU CAVES RESERVE PRICE : RM 120,000.00 Apartment 72.08 sq. mt. (780 sq. ft.) Unit No. 38-0A, Tingkat 3, Jalan Pinggan 2/2, Pinggan Batu Caves, 68100 Batu Caves, Selangor. Assignee(s)/Customer(s): Nangkil Baki Osman Mohd Razli Bin Abdul Latif Soldier : Zulqadri & Eham	MD 3 118225 	SHAH ALAM RESERVE PRICE : RM 480,000.00 Serviced Apartment 106 sq. mt. (1,140.97 sq. ft.) Unit No. 3-07-01, Residensi Alam, Jalan Tiga 12/30, Seksyen 13, 40100 Shah Alam, Selangor. Assignee(s)/Customer(s): Mohd AJP Bin Md Rahwan Soldier : Roshidah Shafarman
MD 4 251235 	BATANG KALI RESERVE PRICE : RM 270,000.00 Double Storey Low Cost Terrace House 12.81 sq. mt. (160 sq. ft.) No. 4, Jalan Warisan BA/2, Bandar 2 Jambatan Kall Fasa 1, 60200 Batang Kali, Selangor. Assignee(s)/Customer(s): Rahayati Binti Rosli Soldier : Zulqadri & Eham BUMIPUTERA LOT	MD 5 723894 	KUALA LUMPUR RESERVE PRICE : RM 210,000.00 Apartment 76 sq. mt. (796.82 sq. ft.) Unit No. A-12A-09, Residensi Metro Keping, No. 3, Jalan Metro Perdana Barat, Taman Metropolitan Keping, 62100 Kuala Lumpur. Assignee(s)/Customer(s): Muhammad Fauzi Bin Rahmat DR Rahmah Binti Zamsaidi Soldier : Zamriyah & Wang	MD 6 168954 	SERI KEMBANGAN RESERVE PRICE : RM 520,000.00 Serviced Apartment 88 sq. mt. (950 sq. ft.) No. A-29-06, Aesthetica Residences, Jalan Daging SRI, The Mines Resort City, 42300 Seri Kembangan, Selangor. Assignee(s)/Customer(s): Indranee S.S. Sathu Rajula Thangarasa LPP Batu Soldier : Sofia Darnesh & Associates
MD 7 94122 	SHAH ALAM RESERVE PRICE : RM 200,000.00 Apartment 12 sq. mt. (129 sq. ft.) Unit No. B-2-2, Pangsapuri Taw Taw 1, No. 3, Jalan Tekonggong 20/77A, Alam Impian, 40470 Shah Alam, Selangor. Assignee(s)/Customer(s): Rumaliza Bin Mohamed Sulein Soldier : J. Lee & Associates	MD 8 139478 	PUCHONG RESERVE PRICE : RM 140,000.00 Low Cost Apartment 62.28sq. mt. (673 sq. ft.) Unit No. D-1-18, Starline Apartment, Jalan Putra Perdana 3A, Taman Putra Perdana, 47100 Puchong, Selangor. Assignee(s)/Customer(s): Joni Yusoff Bin Mohd Khamari Raz Nangkil Binti Roshidah Shafarman Soldier : Khairudin & Co. MAYLIS RESERVED	MD 9 63010 	PELABUHAN KLANG RESERVE PRICE : RM 160,000.00
MD 10 998469 	CYBERJAYA RESERVE PRICE : RM 279,000.00 Apartment 12.81 sq. mt. (160 sq. ft.) Unit No. 3-26-02, Block 3, Jalan Angira 1, Angira Residences, Cyber 10, 63000 Cyberjaya, Selangor. Assignee(s)/Customer(s): Muhammad Anas Renu Bin Md Rahaf Abd Rahaf Bin Md Rafiq Soldier : Rafiqul & Co.	MD 11 1041219 	NILAI RESERVE PRICE : RM 400,000.00 Serviced Apartment 82.88 sq. mt. (893 sq. ft.) Unit No. A-14-27, Block A, Youth City, Bandar Baita Bandar Wawasan, 71800 Nilai, Negeri Sembilan. Assignee(s)/Customer(s): Lestari AP Adnanulhasbi Soldier : Sofia Darnesh & Associates	MD 12 802623 	RANTAU RESERVE PRICE : RM 200,000.00

CALLED OFF

CALLED OFF

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

MD 13 921008	MELAKA RESERVE PRICE : RM 170,000.00 Apartment 87.88 sq. mt. (1,880 sq. ft.) Unit No. D-7-10, Pangkajenei Block D, Jalan PRIMA 2/1, Residensi PRIMA 2/Pangkajenei 2, 78000 Alor Gajah, Melaka. Assignee(s)/Customer(s): World Chandi Bin Jaffer Solicitor : Abdul Aziz Rahim & Co.	MD 14 131230	TUARAN RESERVE PRICE : RM 160,000.00 Apartment 76.22 sq. mt. (800 sq. ft.) Lot No. D-3A-6, Level 4, Block D, Type A (Intermedate), Residensi Seri Akasia, C/2 KM 29, Jalan Kota Kinabalu - Kota Belud, 88200 Tuaran, Sabah. Assignee(s)/Customer(s): Abdul Nasay Bin Syahar Solicitor : LCC Law Firm	MD 15 900412	BATU FERINGGI RESERVE PRICE : RM 140,000.00 3 Bedroom Flat 68.82 sq. mt. (740 sq. ft.) Unit No. 3-22-18, Salkah Sungai Emas 3, Cerkia Residence, 11100 Batu Perring, Pulau Pinang. Assignee(s)/Customer(s): Rapsani SP K. Ajan Solicitor : World Inuar & Co.
MD 16 758814	PERMATANG PAUH RESERVE PRICE : RM 380,000.00 Apartment 82.81 sq. mt. (890 sq. ft.) A-22-15, Residential Pauh Permai, Jalan Pauh Permai, 13800 Permatang Pauh, Pulau Pinang. Assignee(s)/Customer(s): Lenny Ay Beng Solicitor : World Inuar & Co.	MD 17 040388	JOHOR BAHRU RESERVE PRICE : RM 270,000.00 Medium Cost Apartment 90.80 sq. mt. (1,000 sq. ft.) Unit No. A-12-07, Perumahan Mutak Ria, Perumahan Bumi Hijau, Taman Mutak, 81100 Johor Bahru, Johor. Assignee(s)/Customer(s): Dharman S.S. Sathitham Venkatesh A.P. Ramo Solicitor : Shanthikrishna & Nargi	MD 18 128556	PASIR GUDANG RESERVE PRICE : RM 320,000.00 Double Storey Terrace House 12 sq. mt. (770 sq. ft.) No. 83, Jalan Kedah 2, Taman Sejahtera, 81700 Pasir Gudang, Johor. Assignee(s)/Customer(s): Nee Huiyong Erit Rami Mohd Zu Bin Zamil Solicitor : Syed Izzat, Ng & Co.
MD 19 503167	GELANG PATAH RESERVE PRICE : RM 220,000.00 Apartment 86 sq. mt. (1,022 sq. ft.) Unit No. D-08-15, Pangkajenei Densai Nusantara, Jalan Puncawan Densai, Taman Densai Nusantara, 81800 Gelang Patah, Johor. Assignee(s)/Customer(s): Mohd Nasrudin Bin Mohd Izzati Nur Sufia Binti Rusdani Solicitor : Tazleek Sajjad & Partners	MD 20 134936	KULAI RESERVE PRICE : RM 200,000.00 Terracehouse 81 sq. mt. (872 sq. ft.) Unit No. 300, Jalan Serambi 5, Rumah Bandar Laman Pulis, Bandar Pulis, 81000 Kulai, Johor. Assignee(s)/Customer(s): Farhanudin Bin Firdaus Solicitor : Tazleek Sajjad & Partners	MD 21 147176	BATU CAVES RESERVE PRICE : RM 600,000.00 3 Storey Terrace House 188.8 sq. mt. (1,128 sq. ft.) No. 87, Jalan BP 13A, Bukit Permais, 68100 Batu Caves, Selangor. Assignee(s)/Customer(s): Mohd Fari Bin Jaffer (J) Jaffer Mohd Saibul Bin Ali-Kali Solicitor : Francis Marina & Partners
MD 22 181828	SEPANG RESERVE PRICE : RM 200,000.00 Apartment 86 sq. mt. (1,022 sq. ft.) Unit No. D-08-15, Pangkajenei Densai Nusantara, Jalan Puncawan Densai, Taman Densai Nusantara, 81800 Gelang Patah, Johor. Assignee(s)/Customer(s): Mohd Nasrudin Bin Mohd Izzati Nur Sufia Binti Rusdani Solicitor : Tazleek Sajjad & Partners	MD 23 230423	PEDAS RESERVE PRICE : RM 180,000.00 Single Storey Terrace House 112 sq. mt. (1,208 sq. ft.) No. 86, Loring PP 2, Taman Punggahan Pedas, 71800 Pedas, Negeri Sembilan. Assignee(s)/Customer(s): Nurazee Binti Syahar Nurahish Binti Muhamad Solicitor : T. Rajagopala & Co.	MD 24 94813	MELAKA RESERVE PRICE : RM 70,000.00 Apartment 18.82 sq. mt. (750 sq. ft.) No. B-3-6, 3 rd Floor, Block B, Pangkajenei Katyaji Sungai Putat, Batu Berendam, 75200 Klang Tuah Jaya, Melaka. Assignee(s)/Customer(s): Jeyarajoo Sati Bal Subram Solicitor : Gu Tong Sim & Associates
MD 25 979436	MELAKA RESERVE PRICE : RM 280,000.00 Condominium 89 sq. mt. (1,000 sq. ft.) Unit No. C-12-07, Tingkat 12, Admiral Residence, Jalan KEL 2, 78200 Melaka. Assignee(s)/Customer(s): Mohd Zamri Mohd Mohd Zubairi Lee Zahara Binti Zamil Solicitor : Andrew T.S. Goh & Khair SUNGPUTERA LOT	MD 26 316232	MELAKA RESERVE PRICE : RM 80,000.00 1 Bedroom Flat 63.8821 sq. mt. (688.47 sq. ft.) Unit No. B2-2-2 (Phase 22.2), Tingkat 2, Blok B2, Rumah Pangsa Kuala Sungai Baru, 78200 Kuala Sungai Baru, Melaka. Assignee(s)/Customer(s): Muhamad Saad Bin Muhamad Dinan Solicitor : Gu Tong Sim & Associates	MD 27 81000	KOTA KINABALU RESERVE PRICE : RM 600,000.00 Double Storey Terrace House 272.8 sq. mt. (2,940 sq. ft.) Lot No. 1, Block B-6, Type A2, Taman Indah Permai, Phase 3, OTM 2.8 Jalan Sepanggar, 88000 Kota Kinabalu, Sabah. Assignee(s)/Customer(s): Vitor Bero Susan Rajana Solicitor : Zamil & Associates
MD 28 339603	PERAI RESERVE PRICE : RM 80,000.00 2 Bedroom Low Cost Flat 81.1 sq. mt. (868 sq. ft.) 1-12, Blok A, Loring Tengah 4, Setengah Jaya, 13700 Perai, Pulau Pinang. Assignee(s)/Customer(s): Bala Chandran S.S. Muthiah Ramesan AP Muthiah Solicitor : San Lee Chandran	MD 29 262082	AMPANG RESERVE PRICE : RM 40,000.00 Double Storey Link House 82 sq. mt. (882 sq. ft.) No. 289, Jalan Dagang 1/6, Taman Dagang, 68000 Ampang, Selangor. Assignee(s)/Customer(s): Mohd Ali, Likhithan Nita AP Ganesan Solicitor : T. Rajagopala & Co.	MD 30 390644	SEREMBAN RESERVE PRICE : RM 210,000.00 Single Storey Terrace House 188 sq. mt. (1,680 sq. ft.) No. 8, Jalan Mayang Sari 1, Taman Mayang Sari, 70500 Seremban, Negeri Sembilan. Assignee(s)/Customer(s): Mohd Fari Bin Jaffer Solicitor : Zamil & Co.

CALLLED OFF

MB 31 1087270 	MELAKA RESERVE PRICE : RM 258,000.00 Apartment 82 sq. mt. (7,800 sq. ft.) C-08-11, Storey No. 6, Block C, Residential Seri Berdik, Jalan Taman Bandaya, 75000 Melaka. Assignee(s)/Customer(s) Muhammad Nur Hafiz Bin Rosli Solicitor : Abdul Aziz Rahim & Co. 	MB 32 1138690 	SERI KEMBANGAN RESERVE PRICE : RM 275,000.00 Serviced Apartment 114 sq. mt. (1,237 sq. ft.) Unit No. B-27-07, Residential Bina, Pusat Perdagangan Melitcity, Jalan Atmosphere Utama 2, Bandar Pulis Permai, 62000 Seri Kembangan, Selangor. Assignee(s)/Customer(s) Remy Lee Hoon Solicitor : J. Lee & Associates 	MB 33 616933 	MELAKA RESERVE PRICE : RM 270,000.00 Apartment 83 sq. mt. (1,001 sq. ft.) Unit No. B2-7-08, PTMMA Residential Rumpun Bahagia, Jalan Taman Rumpun Bahagia, 75000 Melaka. Assignee(s)/Customer(s) Goh Min Joon Solicitor : Abdul Aziz Rahim & Co. 
MB 34 7610 	BAKU PAHAT RESERVE PRICE : RM 81,000.00 3 mile Storey Low Cost Terrace House 72 sq. mt. (778 sq. ft.) No. 38, Jalan Pulis Indah 10/1A, Bandar Pulis Indah, 62010 Batu Pahat, Johor. Assignee(s)/Customer(s) Joh Deng Lim Solicitor : Tanfakh Bajrang & Partners 	MB 35 687268 	SERI KEMBANGAN RESERVE PRICE : RM 490,270.00 Serviced Apartment 110 sq. mt. (1,184 sq. ft.) Unit No. G-20-03A, Residential Zella, Jalan CS, One South, Taman Serikang Perdana, Seksyen 6, 43000 Seri Kembangan, Selangor. Assignee(s)/Customer(s) Ng Tan Ping Solicitor : Saadli & Co. 	MB 36 1017287 	KOTA KINABALU RESERVE PRICE : RM 137,884.00 Apartment 78.97 sq. mt. (850 sq. ft.) 2nd No. 8-10-10, Level 10, Block B, PTMMA @ Manggatal, 88000 Kota Kinabalu, Sabah. Assignee(s)/Customer(s) Siti Isahara Binti Jannah Mohd Ruffin Bin Jusoff Solicitor : M. Muzum & Associates 
MB 37 1162282 	<div>JOHOR BAHRU</div> <div>RESERVE PRICE : RM 249,218.00</div> <div colspan="4">CALLED OFF</div>	MB 38 668249 	PETALING JAYA RESERVE PRICE : RM 196,400.00 2 Bedroom Low Medium Cost Apartment 70.67 sq. mt. (762 sq. ft.) Unit No. C-12-07, 12th Floor, Block D, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor. Assignee(s)/Customer(s) Muhammad Tyah Razi Bin Mohar Solicitor : Tanfakh Bajrang & Partners 	MB 39 966422 	KUANTAN RESERVE PRICE : RM 438,370.00 Serviced Apartment 10 sq. mt. (107 sq. ft.) Unit No. M19-18, Imperium Residence, Kuantan Waterfront Resort City, Jalan Tanjung Lumpur 1, 25000 Kuantan, Pahang. Assignee(s)/Customer(s) Siti Amawati Binti Bahad Solicitor : Hanway Haham Anshah & Associates 
MB 40 363067 	SHAH ALAM RESERVE PRICE : RM 90,000.00 Flat 87.66 sq. mt. (942 sq. ft.) Unit No. 8B, 2nd Floor, Block 2A, Jalan Selar 2003, Taman Sri Muda, Seksyen 28, 40000 Shah Alam, Selangor. Assignee(s)/Customer(s) Rajendran A. Ganesan Solicitor : Tanfakh Bajrang & Partners 	MB 41 765026 	SHAH ALAM RESERVE PRICE : RM 190,000.00 Apartment 84 sq. mt. (904 sq. ft.) Unit No. A-11-04, Level 11, Block A, Pangsapuri Harmoni Riverside 1, Jalan Casuarina 5/77B, Elmina Wei, Seksyen U17, 40170 Shah Alam, Selangor. Assignee(s)/Customer(s) Mohd Saiful Bin Shamsuddin Norhafizah Binti Roslan Solicitor : Khumbar & 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 equivalent to 10% of the reserve price by **BANK DRAFT** in favour of **BANK SIMPANAN NASIONAL** or via **RENTAS** or online banking transfer (FPX) by 4PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE, and the balance of the purchase money is to be settled within 120 days from the auction date. For further particulars, please contact the respective Solicitors or the undersigned 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.multiplebids.com

5 STEPS TO BID ONLINE



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