

FULL ONLINE PROPERTY AUCTION SALE



Date & Time:

**Tuesday, 23 DECEMBER 2025
10.30AM**



Venue:

RAJAN AUCTIONEERS SDN BHD
No. 36A, Jalan Dato Hamzah, 41000
Klang, Selangor Darul Ehsan.

10%
*Deposit
Required*



RAJAN AUCTIONEERS SDN BHD 889884-H

G. RAJAN (Licensed Auctioneer)

No. 36A, Jalan Dato Hamzah, 41000
Klang, Selangor Darul Ehsan.

TEL NO: 03-33749312
H/P NO: 013-3040060
H/P NO: 012-2738109

 Rajan Auctioneers Sdn Bhd
 Rajan Auctioneers Sdn Bhd
 rajanauctioneers
 rajanauctioneers@gmail.com

LIVESTREAMING Live Auction Bidding @
<https://www.youtube.com/@rajanauuctioneers>

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

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 Assignor(s)/Customers(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer.



PUBLIC AUCTION VIA ONLINE BIDDING
ON TUESDAY, 23 DECEMBER 2025, 10.30 A.M.
AT WEBSITE www.rajanauctioneers.com

10%
Deposit
Required!

(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 website and be on standby before the auction time)

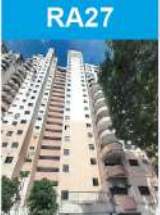
ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

- a) Read and fully understand all the terms and conditions of sale herein;
- b) Conduct an official search on the 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 the documents;
- e) Verify the postal address of the subject property with the developer/registered proprietor;
- f) Check on the issuance of separate individual title for the subject property with developer/registered proprietor;
- g) Seek 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).
- 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 relevant bodies prior or after the auction sale.

View Live Auction at: YouTube Channel Rajanauctioneers Sdn Bhd

RA1  BDR SUNWAY Reserve Price RM 180,000.00 Type : 3-Bedroom Medium Cost Apartment Unit (992 Sq Ft) Address : Unit No. 2-01-09, Jalan PJS 9/1, Pangsapuri Lagoon Perdana, 46150 Bandar Sunway, Selangor Assignor(s) : Noor Haslina Bee Binti Mohd Dun Chin & Mohamad Ali Bin Mohamad Solicitors : Messrs Paizah & Nazira Auctioneer Ref : RA0257	RA2  KUALA LUMPUR Reserve Price RM 210,000.00 Type : 3-Bedroom Low-Cost Flat Unit (650 Sq Ft) Address : Unit No. D-03-15, Block D, Perumahan Pantai Permai, Jalan Pantai Permai, Off Jalan Pantai Dalam, 59200 Kuala Lumpur Assignor(s) : Rozita Binti Mohamad Solicitors : Messrs Sidek Teh Wong & Dennis Auctioneer Ref : RA0258	RA3  KAJANG Reserve Price RM 290,000.00 Type : 3-Bedroom Apartment Unit (958 Sq Ft) Address : Unit No. D-8-3, Block D, Pangsapuri Putra, Jalan Putra Impian, Taman Putra Impian, 43000 Kajang, Selangor Assignor(s) : Ahmad Faiz Bin Ismail Solicitors : Messrs Paizah & Nazira Auctioneer Ref : RA0259
RA4  SHAH ALAM Reserve Price RM 565,000.00 Type : An Apartment Unit (1,031 Sq Ft) Address : Unit No. B-7-3A, Pangsapuri Embun Bayu, No. 1, Persiaran Kosmos, Subang Murni, Seksyen U5, 40150 Shah Alam, Selangor Assignor(s) : Mohd Firdause Bin Ahmad Solicitors : Messrs Rashidah Shahriman (KL) Auctioneer Ref : RA0260	RA5  PETALING JAYA Reserve Price RM 200,000.00 Type : An Apartment Unit (850 Sq Ft) Address : Unit No. E-15-05, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Assignor(s) : Syed Al Hafez Bin Sayed Aluwi Solicitors : Messrs Zulpadli & Edham Auctioneer Ref : RA0261	RA6  SHAH ALAM Reserve Price RM 330,000.00 Type : 3 Rooms Apartment Unit (971 Sq Ft) Address : No. E-10-2, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Section 25, 40400 Shah Alam, Selangor Assignor(s) : Siti Aishah Binti Ibrahim & Mohd Haizat Binti Mohamad Jamali Solicitors : Messrs Tawfeek Badjenid & Partners (PJ) Auctioneer Ref : RA0262 BUMIPUTRA LOT
RA7  PETALING JAYA Reserve Price RM 220,000.00 Type : An Apartment Unit (710 Sq Ft) Address : Unit No. A-205, Blok A, Apartment Saujana, Jalan PJU 10/1C, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Assignor(s) : Adli Bokhari Bin Azmi Solicitors : Messrs Tawfeek Badjenid & Partners (PJ) Auctioneer Ref : RA0263	RA8  PELABUHAN KLANG Reserve Price RM 140,000.00 Type : Low-Cost Flat Unit (650 Sq Ft) Address : Unit No. L-1-12, Tingkat 1, Blok L, Pangsapuri Seri Perantau, Persiaran Sireh Junjung, 42000 Pelabuhan Klang, Selangor Assignor(s) : Muhammad Firdaus Bin Ayub Solicitors : Messrs Khamdan & Co Auctioneer Ref : RA0164	RA9  PELABUHAN KLANG Reserve Price RM 130,000.00 Type : 3-Bedroom Low-Cost Apartment (650 Sq Ft) Address : Unit No. J-7-3, Block J, Pangsapuri Seri Perantau, Persiaran Sireh Junjung, Kawasan 14, 42000 Pelabuhan Klang, Selangor Assignor(s) : Mohd Hazlizam Bin Hashim & Siti Juleana Binti Kamarrudin Solicitors : Messrs Tawfeek Badjenid & Partners (PJ) Auctioneer Ref : RA0264
RA10  DENGKIL Reserve Price RM 160,000.00 Type : 1+1 Bedroom Serviced Apartment Unit (549 Sq Ft) Address : Unit No. B-16-15, Block B, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, 43800 Dengkil, Selangor Assignor(s) : Nur Hafizah Binti Hashim Solicitors : Messrs Rashidah Shahriman (KL) Auctioneer Ref : RA0265 MALAY RESERVED	RA11  SEPANG Reserve Price RM 395,000.00 Type : A Serviced Apartment Unit (850.35 Sq Ft) Address : Unit No. AR-21-09, Pangsapuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Assignor(s) : Muhammad Hafiz Bin Rapie Solicitors : Messrs Adnan Rahim & Co Auctioneer Ref : RA0266	RA12  MELAKA Reserve Price RM 370,000.00 Type : Single Storey Semi-Detached House (3,003 Sq Ft) Address : No. ST 89, Jalan Jeram Perdana 4, Taman Jeram Perdana, 78300 Masjid Tanah, Melaka Assignor(s) : Rosaliza Binti Mohd Zaini Solicitors : Messrs Go Tiong Siew & Associates Auctioneer Ref : RA0267

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RA13 	MELAKA Reserve Price RM 200,000.00 Type : 3-Bedroom Ground Floor Cluster House (936 Sq Ft) Address : No. 15, Jalan Kemboja 7, Taman Paya Rumput Perdana, Paya Rumput, 76450 Melaka. Assignor(s) : Mohd Idham Bin Md Lazim Solicitors : Messrs Andrew, T. S. Goh & Khairil Auctioneer Ref : RA0268	RA14 	PEKAN Reserve Price RM 85,000.00 Type : Single Storey Low-Cost Terrace House (1,195 Sq Ft) Address : No. 9, Lorong Tanjung Agas Rosa 2, PPR(M) Tanjung Agas, Taman Tanjung Agas Rosa, 26600 Pekan, Pahang. Assignor(s) : Mohd Fauzi Bin Mohd Sara & Norhazalina Binti Ismail Solicitors : Messrs Haranay Hisham Anikah & Associates Auctioneer Ref : RA0269	RA15 	SEREMBAN Reserve Price RM 364,500.00 CALLLED OFF
RA16 	JOHOR BAHRU Reserve Price RM 195,000.00 Type : Low Medium Cost Flat Unit (893 Sq Ft) Address : Unit No. C-04-13, Blok C, Jalan Seroja Indah 3, Taman Seroja, 81200 Johor Bahru, Johor Assignor(s) : Mohd Akmal Bin Norazman & Siti Wahida Binti Mohd Yunus Solicitors : Messrs Tawfeek Badjenid & Partners (JB) Auctioneer Ref : RA0271	RA17 	PASIR GUDANG Reserve Price RM 340,000.00 Type : An End Double Storey Terrace House (775 Sq Ft) Address : No. 1, Jalan Kedidi 2, Taman Scientex, 81700 Pasir Gudang, Johor Assignor(s) : Gunganasevari A/P Gunasellan Solicitors : Messrs Hazelin & Associates Auctioneer Ref : RA0272	RA18 	JOHOR BAHRU Reserve Price RM 250,000.00 CALLLED OFF
RA19 	KULAI Reserve Price RM 150,000.00 Type : Ground Floor Townhouse (RMMJ) (1,001 Sq Ft) Address : No. 39, Jalan Cendana 1, Rumah Bandar Cendana, Bandar Putra, 81000 Kulai, Johor. Assignor(s) : Mohamad Haziq Ashraf Bin Zaid Solicitors : Messrs Shahinuddin & Ranjit Auctioneer Ref : RA0274	RA20 	SHAH ALAM Reserve Price RM 620,000.00 Type : A Condominium Unit (915 Sq Ft) Address : Unit No. A2-09-09, Residensi Hijauan, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor Assignor(s) : Ng Ke Jie Solicitors : Messrs Paizah & Nazira Auctioneer Ref : RA0178	RA21 	PULAU INDAH Reserve Price RM 50,000.00 Type : 3-Bedroom Shop-Apartment Unit (832 Sq Ft) Address : Unit No. 16-2B, Pangsapuri Samudera, Jalan Sungai Chandong 19, Bandar Armada Putra, 42920 Pulau Indah, Selangor. Assignor(s) : Azlina Binti Azizhan Solicitors : Messrs S. Ravichandran & Anuar (KL) Auctioneer Ref : RA0180
RA22 	PETALING JAYA Reserve Price RM 180,000.00 Type : Low-Cost Apartment Unit (606 Sq Ft) Address : No. 202, Block D, Jalan PJS 7/15, Bandar Sunway, 46150 Petaling Jaya, Selangor. Assignor(s) : Priya A/P Sreedaran Solicitors : Messrs S. Ravichandran & Anuar (KL) Auctioneer Ref : RA0092	RA23 	T. PANGLIMA GARANG Reserve Price RM 400,000.00 Type : A Single Storey Semi-Detached House (2,625 Sq Ft) Address : No. A7, Jalan Sempadan Batu 7, Taman Riveria Perdana, 42500 Telok Panglima Garang, Selangor Assignor(s) : Alinafiah Harahap Bin Anshory Solicitors : Messrs Khamdan & Co Auctioneer Ref : RA0275	RA24 	MELAKA Reserve Price RM 94,500.00 Type : 3-Bedrooms Medium Low-Cost Flat Unit (792 Sq Ft) Address : Unit No. A2-3-12, (Parcel 12-3), Tingkat 3 (Blok A2), Rumah Pangsa Kuala Sungai Baru, 78200 Kuala Sungai Baru, Melaka. Assignor(s) : Aina Nabillah Binti Rosli Solicitors : Messrs Go Tiong Siew & Associates Auctioneer Ref : RA0277
RA25 	MELAKA Reserve Price RM 200,000.00 Type : 3-Bedroom Apartment Unit (1,001 Sq Ft) Address : Unit No A-G-9, Jalan PJ 19, Pangsapuri Pertam Jaya Idaman, 75050 Melaka. Assignor(s) : Mohamad Aniff Bin Mat Yatim & Noraini Binti Idros Solicitors : Messrs Abdul Aziz Rahim & Co Auctioneer Ref : RA0278	RA26 	KEPALA BATAS Reserve Price RM 405,000.00 Type : 2-Storey Intermediate Terrace House (1,539 Sq Ft) Address : No. 17, Persiaran Seksyen 5/11, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang Assignor(s) : Megat Razie Bin Megat Aziz Solicitors : Messrs Rosidi Mustafa & Harryzan Auctioneer Ref : RA0279	RA27 	KLANG Reserve Price RM 207,000.00 Type : A Condominium Unit (976 Sq Ft) Address : No. 2A-1-10, Kondominium Bandar Baru Klang, Persiaran Bukit Raja, 41050 Klang, Selangor Assignor(s) : Ummi Kartini Binti Abd Latiff Solicitors : Messrs Rashidah Shahrman (Seremban) Auctioneer Ref : RA0280
RA28 	CYBERJAYA Reserve Price RM 400,000.00 Type : 2+1 Bedroom Serviced Apartment (975 Sq Ft) Address : No. F-15-12A, Tower F, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya Selangor Assignor(s) : Wan Fariza Binti Wan Husain Solicitors : Messrs Adnan & Rashid Auctioneer Ref : RA0281	RA29 	KAJANG Reserve Price RM 160,000.00 Type : Low-Cost Apartment Unit (650 Sq Ft) Address : Unit No. C-302, Blok C, Apartment Kelisa Ria, Jalan Kelisa 1, 43000 Kajang, Selangor Assignor(s) : Puspnanathan A/L Anthonysamy Solicitors : Messrs T. Rajagopal & Co (Seremban) Auctioneer Ref : RA0215	RA30 	PAPAR Reserve Price RM 275,400.00 Type : Double Storey Intermediate Terraced House (914.93 Sq Ft) Address : Lot No. 38, Taman Eko Tropika 2, 89600 Papar, Sabah. Assignor(s) : Saherman Bin Ramli @ Lamri Solicitors : Messrs LCZ Law Firm Auctioneer Ref : RA0282

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RA31  PETALING JAYA Reserve Price RM 612,000.00 Type : 3 Bedroom Serviced Apartment (880 sq ft) Address : Unit No. B-10-16, H2O @ Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor Assignor(s) : Tee Shu Hong Solicitors : Messrs Sofia Darmindr & Associates Auctioneer Ref : RA0135	RA32  DENGKIL Reserve Price RM 244,215.00 Type : Serviced Apartment Unit (904.17 Sq Ft) Address : Unit No. A-11-04, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor. Assignor(s) : Hasbullah Bin Hishamsuddin & Siti Nadirah Binti Kamarudin Solicitors : Messrs Mozni Sham & Co Auctioneer Ref : RA0283	RA33  LUMUT Reserve Price RM 91,854.00 Type : Apartment (829 Sq Ft) Address : No. J-L6-23, Blok Mustika, Apartment Bukit Permata, 32200 Lumut, Perak Assignor(s) : Muhammad Zuhairi Bin Zakaria Solicitors : Messrs Azman Tahir Tan & Co Auctioneer Ref : RA0044
RA34  SHAH ALAM Reserve Price RM 354,294.00 Type : An Apartment Unit (2,046 Sq Ft) Address : Unit No. D2-6-08, Tingkat 6, Bangunan Gaya Irama D2, Jalan M U6/M, Pekan Subang, Seksyen U6, 40150 Shah Alam, Selangor Assignor(s) : Goh Hui Lee Solicitors : Messrs Tawfeek Badjenid & Partners (PJ) Auctioneer Ref : RA0285	RA35  MELAKA Reserve Price RM 623,700.00 Type : 1 1/2 Storey Detached House (8,310 Sq Ft) Address : No. 2, Jalan Melati 3, Taman Paya Rumput Perdana, 76450 Melaka. Assignor(s) : Suzelina Binti Sabtu Solicitors : Messrs Abdul Aziz Rahim & Co Auctioneer Ref : RA0286 MALAY LOT	RA36  SHAH ALAM Reserve Price RM 206,672.00 Type : An Apartment Unit (1,041 Sq Ft) Address : Unit No. E-11-13, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan Assignor(s) : Mohd Redza Bin Mahmud Solicitors : Messrs Nashili & Co Auctioneer Ref : RA0246
RA37  PAPAR Reserve Price RM 177,147.00 Type : Condominium Unit (1,325 Sq Ft) Address : Lot No. B2-1, Level 2, Block B, Type A, Puncak Gloxinia, Kinarut South, Papar, Sabah Assignor(s) : Raymond Bin Judip & Judy Mariana Binti Undoh Solicitors : Messrs MN Maduarin & Associates Auctioneer Ref : RA0276		

- RESERVE PRICE:**
The property will be sold on "as is where is basis" separately at the Reserve Price, Conditions of Sale and subject to the consent being obtained by the Purchaser from the Developer and other relevant authorities, if any.
- All intending bidders are required to deposit to the Auctioneer **10%** of the fixed reserve price by way of **BANK DRAFT** in favour of **BANK SIMPANAN NASIONAL** or remit the same through online banking transfer latest by 4pm, at least **ONE (1) WORKING DAY BEFORE THE AUCTION DATE**. The balance of the purchase price to be settled by the Purchaser within **ONE HUNDRED AND TWENTY (120) days** from the date of the sale to **BANK SIMPANAN NASIONAL**. Online bidders are further subject to the **Terms & Conditions on www.rajanauctioneers.com**

CONSENT TO TRANSFER:

The subject property will be sold subject to the Consent to Transfer and/or Assignment being obtained by the successful purchaser from the relevant authorities (if applicable).

3) Required Supporting Documents:

INDIVIDUAL BIDDER

- Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for registration purposes.
- Correspondence address
- Telephone contact no

CORPORATE COMPANY / FIRM

- A Certified True Copy of the Company's Memorandum and Articles of Association (M&A)
- Forms 44, 24 and 49
- Board of Director's Resolution

AGENT / REPRESENTATIVE

- Letter of authority from the intending bidder
- A photocopy of the intending bidder's NRIC card (both sides)

- Additional funds to pay the different between the deposit paid upon registration and 10% of the successful bid price.
- A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

HOW TO BID/REGISTER ONLINE

- 1-Go to our website >> www.rajanauctioneers.com
- 2-Click Online Bidding
- 3-Choose property that you interest
- 4-Click more details and scroll down

- 5-Click E-Bidder Registration and fill up your details
- 6-Read the Term & Conditions and Click Agree
- 7-Do submission and our admin will contact you soon

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