

# FULL ONLINE PROPERTY AUCTION FAIR



## PROPERTY AUCTION HOUSE

DATE: TUESDAY 24 JUNE 2025

TIME: 11.00 A.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.**

Ground Floor, No. 1, Jalan Ampang,

50450 Kuala Lumpur

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**PATRICK K.M.WONG  
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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 SALE BY PUBLIC AUCTION VIA ONLINE BIDDING**  
**DATE: TUESDAY 24 JUNE, 2025 (11:00 AM)**  
**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:

- Read and fully understand all the terms and conditions of sale herein;
- Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- Inspect the subject property;
- Verify pertinent particulars of the documents
- Verify the postal address of the subject property with the developer;
- Check on the issuance of separate individual title for the subject property with Developer;
- Seek independent legal advice on the terms and conditions of sale herein;
- 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);
- The subject property is sold on "as is where is" basis;
- 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.

<b>PAH01</b> PAH38609	<b>SABAH</b> Reserve Price <b>RM680,000.00</b>	<b>PAH02</b> PAH38573	<b>PAHANG</b> Reserve Price <b>RM630,000.00</b>	<b>PAH03</b> PAH38578	<b>KUALA LUMPUR</b> Reserve Price <b>RM450,000.00</b>
 <p>Lot No. 1, Block B-6, Type A2 (DBKK House No. B6-1, Lorong Indah Permai 15), Taman Indah Permai Phase 3, Off Km 2.0, Jalan Sepangar, 88450 Kota Kinabalu, Sabah</p> <p>Double Storey Terrace House 2,945 Square Feet</p> <p>Assignor(s): 1) Victor Amin 2) Suzan Kojuna</p> <p>Solicitor(s): M/s Zainal Associates</p>		 <p>Unit No. B-15-16, Imperium Residence, Kuantan Waterfront Resort City, Jalan Tanjung Lumpur 1, 26060 Kuantan, Pahang Darul Makmur.</p> <p>2 Bedroom Service Apartment 861 Square Feet</p> <p>Assignor(s): 1) Nor Asmawati Binti Wahat</p> <p>Solicitor(s): M/s Haranay,hisham,anikah &amp; Associates</p>			
<b>PAH04</b> PAH38605	<b>PENANG</b> Reserve Price <b>RM450,000.00</b>	<b>PAH05</b> PAH38580	<b>KUALA LUMPUR</b> Reserve Price <b>RM420,000.00</b>	<b>PAH06</b> PAH38613	<b>JOHOR</b> Reserve Price <b>RM420,000.00</b>
 <p>No.17, Persiaran Seksyen 5/11, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang</p> <p>Double Storey Terrace House 1,539 Square Feet</p> <p>Assignor(s): 1) Megat Razie Bin Megat Aziz</p> <p>Solicitor(s): M/s Rosidi Mustafa &amp; Harryzan</p>		 <p>Unit No. A-13-10, Residensi PR1MA Brickfields, No. 12, Jalan Thamby Abdullah 1, Brickfields, 50470 Kuala Lumpur.</p> <p>Apartment 923 square feet</p> <p>Assignor(s): 1) Prisila A/P Soosainathan</p> <p>Solicitor(s): M/S J.Lee &amp; Associates</p>		 <p>No. 2063, Jalan Pulau Jaya 55, Bandar Pulau Jaya, 81300 Skudai, Johor</p> <p>Single Storey Terrace House 1,302 Square Feet</p> <p>Assignor(s): 1) Marshitah Binti Zaid 2) Mohamad Yusri Bin Saim</p> <p>Solicitor(s): M/s Hazelin &amp; Associates</p>	
<b>PAH07</b> PAH37668(2)	<b>PUCHONG</b> Reserve Price <b>RM396,900.00</b>	<b>PAH08</b> PAH38598	<b>SABAH</b> Reserve Price <b>RM360,000.00</b>	<b>PAH09</b> PAH38603	<b>BERANANG</b> Reserve Price <b>RM340,000.00</b>
 <p>Unit No. 18-2, Jalan Elegan 5, Elegan Residensi, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan.</p> <p>Townhouse (Bumi Lot) 1,356 square feet</p> <p>Assignor(s): 1) Nabil Bin Kasim</p> <p>Solicitor(s): M/S Nashili &amp; Co</p>		 <p>Lot No. E-8-1, Level 8, Emerald Tower, Type A1, Alam Pesona Putatan Phase 1, Off Jalan Ketiau Tombovo, 88200 Putatan, Sabah.</p> <p>Apartment 868 Square Feet</p> <p>Assignor(s): 1) Rachel Binti Anthony @ Shim Siaw Chin</p> <p>Solicitor(s): M/s Mn Maduarin &amp; Associates</p>		 <p>No. 4, Jalan Kesuma 1/14, Bandar Tasik Kesuma, 43700 Beranang, Selangor Darul Ehsan.</p> <p>Double storey terrace house 1,076.39 square feet</p> <p>Assignor(s): 1) Azuan Bin Mohd Ali 2) Rosmawati Binti Buyong</p> <p>Solicitor(s): M/s Zulpadli &amp; Edham</p>	



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



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<b>PAH10</b> PAH38599 	<b>NILAI</b> Reserve Price <b>RM320,000.00</b>	<b>PAH11</b> PAH38574 	<b>JOHOR</b> Reserve Price <b>RM307,800.00</b>	<b>PAH12</b> PAH38579 	<b>KUALA LUMPUR</b> Reserve Price <b>RM300,000.00</b>
<p><b>WITHDRAWN</b></p>		<p>Unit No. C-15-3, Menara C, Residensi Larkin Indah, Jalan Larkin Indah, 80350 Johor Bahru, Johor Darul Takzim.</p> <p>Apartment 1,200 square feet</p> <p>Assignor(s): 1) Girthana A/P N Velavan 2) Mugunthan A/L Karthikeyan</p> <p>Solicitor(s): M/S Hazelin &amp; Associates</p>		<p>Unit No. 20-16, Impiana Sky Residensi @ Residensi Impian Awan, No. 3, Jalan Jalil Indah, Bukit Jalil, 57000 Kuala Lumpur.</p> <p>Apartment 850 square feet</p> <p>Assignor(s): 1) Mohd Hasnulhisyam Bin Hamzah</p> <p>Solicitor(s): M/S J.Lee &amp; Associates</p>	
<b>PAH13</b> PAH38575 	<b>SEREMBAN</b> Reserve Price <b>RM300,000.00</b>	<b>PAH14</b> PAH38612 	<b>SHAH ALAM</b> Reserve Price <b>RM299,700.00</b>	<b>PAH15</b> PAH38576 	<b>SUBANG JAYA</b> Reserve Price <b>RM280,000.00</b>
<p>Unit No. C-G-12, Block C, Laman Villa, Jalan Taman Bandar Senawang 4, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Darul Khusus.</p> <p>Apartment 999.97 square feet</p> <p>Assignor(s): 1) Nor Juaniza Binti Johari 2) Mohamad Fuad Bin Abdul Aziz</p> <p>Solicitor(s): M/S Adnan Rahim &amp; Co</p>		<p>Unit No.C-7-10,pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400, Shah Alam, Selangor.</p> <p>Apartment 971 Square Feet</p> <p>Assignor(s): 1) Parameswari A/p Sellan 2) Sathiyen A/I Marimuthu</p> <p>Solicitor(s): M/s Tawfeek Badjenid &amp; Partners</p>		<p>Unit No. B-03-15, Blok Suria B, Jalan TBP 2, Taman Bukit Pelangi, Off Jalan Batu Tiga Lama, 47500 Subang Jaya, Selangor Darul Ehsan</p> <p>Apartment 1,001 square feet</p> <p>Assignor(s): 1) Yaakob Bin Abdullah 2) Halisa Binti Harun</p> <p>Solicitor(s): M/S Khamdan &amp; Co</p>	
<b>PAH16</b> PAH38611 	<b>PENANG</b> Reserve Price <b>RM280,000.00</b>	<b>PAH17</b> PAH38606 	<b>PENANG</b> Reserve Price <b>RM280,000.00</b>	<b>PAH18</b> PAH38600 	<b>KAJANG</b> Reserve Price <b>RM262,440.00</b>
<p>Unit No. 3-28-09, Halaman Sungai Ara, Ara Greens Apartment, 11900 Bayan Lepas, Pulau Pinang</p> <p>3 Bedroom Flat 650 Square Feet</p> <p>Assignor(s): 1) Anull Raj A/I Murgaya</p> <p>Solicitor(s): M/s Shukor &amp; Co</p>		<p>Unit No. 3-12b-03, Halaman Sungai Ara, Ara Greens Apartment, 11900 Bayan Lepas, Pulau Pinang</p> <p>3 Bedroom Flat 650 Square Feet</p> <p>Assignor(s): 1) Noor Rasyidah Maulat Shaari</p> <p>Solicitor(s): M/s San Law Chambers</p>		<p>No. B-22-10 Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, Bandar Bukit Mahkota, 43000 Kajang, Selangor Darul Ehsan</p> <p>Serviced Apartment 1,107.96 Square Feet</p> <p>Assignor(s): 1) Muhammad Hazwan Bin Md Taib</p> <p>Solicitor(s): M/s Sofia Darmindr &amp; Associates</p>	
<b>PAH19</b> PAH38583 	<b>DENGKIL</b> Reserve Price <b>RM240,000.00</b>	<b>PAH20</b> PAH38581 	<b>BATU CAVES</b> Reserve Price <b>RM230,000.00</b>	<b>PAH21</b> PAH 	<b>JOHOR</b> Reserve Price <b>RM215,000.00</b>
<p>No. A-4-10, Block A, Pangsapuri Jenderam Indah, Taman Jenderam Indah, 43800 Dengkil, Selangor Darul Ehsan</p> <p>Apartment 930 square feet</p> <p>Assignor(s): 1) Ahmad Safwan Bin Ahmad Asmadi</p> <p>Solicitor(s): M/S S.Ravichandran &amp; Anuar</p>		<p><b>WITHDRAWN</b></p>		<p><b>WITHDRAWN</b></p>	
<b>PAH22</b> PAH38586 	<b>SABAH</b> Reserve Price <b>RM210,000.00</b>	<b>PAH23</b> PAH38604 	<b>JOHOR</b> Reserve Price <b>RM210,000.00</b>	<b>PAH24</b> PAH38601 	<b>PAHANG</b> Reserve Price <b>RM207,000.00</b>
<p>Lot No. 12 (No. C-9-12), Level 9 (9th Floor), Block C, PR1MA @ Borneo Cove, Mile 1.5, Buli Sim-Sim Road, 90000 Sandakan, Sabah.</p> <p>Apartment 902 square feet</p> <p>Assignor(s): 1) Al-Sirudin Bin Samson</p> <p>Solicitor(s): M/S LCZ Law Firm</p>		<p>Unit No. 7A</p> <p>Townhouse 764 Square Feet</p> <p>Assignor(s): 1) Noorhaslin Binti Mohd Noorly</p> <p>Solicitor(s): M/s Tawfeek Badjenid &amp; Partners</p>		<p>No. 25, Lorong Pinggiran Putra 3/82, (formerly known as Lorong Kempadang Sejahtera 13), Taman Kuantan Jaya, 26060 Kuantan, Pahang Darul Makmur.</p> <p>Single Storey Terrace House 1,540 Square Feet</p> <p>Assignor(s): 1) Abdul Razak Zulkifli &amp; Partners</p> <p>Solicitor(s): M/s Tawfeek Badjenid &amp; Partners</p>	



<b>PAH25</b> PAH38595	<b>PAHANG</b> Reserve Price <b>RM200,000.00</b>	<b>PAH26</b> PAH38597	<b>PERAK</b> Reserve Price <b>RM190,000.00</b>	<b>PAH27</b> PAH38608	<b>PENANG</b> Reserve Price <b>RM185,000.00</b>
	No.C2-3-11 , 3rd Floor, Block C2, Taman Royal Lily, 39000 Tanah Rata, Pahang  2+1 Bedroom Apartment 680 Square Feet  Assignor(s): 1) As'aari Bin Othman 2) Azimah Binti Ariffin  Solicitor(s): M/s Tawfeek Badjenid & Partners		No. 22, Jalan Putra 1A, Taman Klebang Putra, 31200 Chemor, Perak Darul Ridzuan.  1 Storey Terrace House 1,098 Square Feet  Assignor(s): 1) Asok Kumar A/I Perumal 2) Theivanai A/p Gobal  Solicitor(s): M/s Azman Tahir Tan & Co		Unit No. 2-2-23, Lintang Sungai Batu, Taman Teluk Kumbang, 11920 Bayan Lepas, Pulau Pinang  2 Bedroom Flat 463 Square Feet  Assignor(s): 1) Zariza Binti Saad  Solicitor(s): M/s San Law Chambers
<b>PAH28</b> PAH38602	<b>SABAH</b> Reserve Price <b>RM180,000.00</b>	<b>PAH29</b> PAH38585	<b>SEPANG</b> Reserve Price <b>RM180,000.00</b>	<b>PAH30</b> PAH38596	<b>MELAKA</b> Reserve Price <b>RM140,000.00</b>
	Lot No. C20, 2nd Floor, Block LH, Seraya Apartments, Putera Jaya, Mile 13, Jalan Tuaran, Telipok, 88450 Kota Kinabalu, Sabah.  2+1 bedroom apartment 647 square feet  Assignor(s): 1) Hariff Nazwan Bin Jasofa  Solicitor(s): M/S Luping & Co		Unit No. B-03-09, Seri Wawasan @ Selangorku, Jalan WB 7/1, Taman Warisan Bestari, 43900 Sepang, Selangor Darul Ehsan  3 bedroom apartment (Bumi Lot) 753.48 square feet  Assignor(s): 1) Ahmad Hilmy Bin Ahmad Tajudin  Solicitor(s): M/S Frances Hazlina & Partners		<b>WITHDRAWN</b>
<b>PAH31</b> PAH38577	<b>SERI KEMBANGAN</b> Reserve Price <b>RM135,000.00</b>	<b>PAH32</b> PAH38584	<b>MELAKA</b> Reserve Price <b>RM131,220.00</b>	<b>PAH33</b> PAH38607	<b>KEDAH</b> Reserve Price <b>RM110,000.00</b>
	Unit No. B2-01-14, Pangsapuri Kuang, Jalan SB Indah 5/1, Taman Sungai Besi Indah, 43300 Seri Kembangan, Selangor Darul Ehsan  3 bedroom apartment (Bumi Lot) 700 square feet  Assignor(s): 1) Rahmah Binti Kawi  Solicitor(s): M/S Hisham Fatimah Clio & Co		Unit No. B-3-15, Pangsapuri Blok B, Residensi PR1MAA'Famosa 2, 78000 Alor Gajah, Melaka  3 bedroom apartment 1,050 square feet  Assignor(s): 1) Muhammad Izzudin Bin Zamri  Solicitor(s): M/S Abdul Aziz Rahim & Co		No. B-4-16, Rumah Pangsa Taman Derga Perdana, Jalan Datuk Kumbang, 05300 Alor Setar, Kedah Darul Aman.  Flat 700 Square Feet  Assignor(s): 1) Nor Amalina Binti Mohd Rejab 2) Mohd Akmal Bin Azami  Solicitor(s): M/s Azmi Rahim & Co
<b>PAH34</b> PAH38610	<b>RAWANG</b> Reserve Price <b>RM100,000.00</b>	<b>PAH35</b> PAH38572	<b>PAHANG</b> Reserve Price <b>RM90,000.00</b>	<b>PAH36</b> PAH38582	<b>SARAWAK</b> Reserve Price <b>RM32,400.00</b>
	<b>WITHDRAWN</b>		No. 253, Lorong Chini Sentosa 8, Taman Lamanda Chini Sentosa, Felda Chini 3, 26690 Pekan, Pahang Darul Makmur.  Single storey terrace house 1,302 square feet  Assignor(s): 1) MOHD FAIZUL AZAHAR BIN MOHD YUSOFF 2) NURUL FARIDAH BINTI MAT ALI  Solicitor(s): M/S Haranay, Hisham, Anikah & Associates		B#03-09, 2nd Floor (level 3), Block B, Taman Orchidwood Apartments, Jalan Matang, Kampung Matang. 93050 Kuching, Sarawak  Apartment 495.14 square feet  Assignor(s): 1) Ivor Ericsson Ridu  Solicitor(s): M/S Mutang, Bojeng & Chai

#### 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.

  
**PATRICK K.M.WONG**  
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 Licensed Auctioneers

  
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