



# FULL ONLINE PROPERTY AUCTION FAIR

- Public Auction Via Online Bidding  
On Tuesday, 26 August 2025  
Time : 10.00 a.m  
at [WWW.AUCTIONSALE.COM.MY](http://WWW.AUCTIONSALE.COM.MY)



## ORGANISED BY :

### JTR AUCTION HOUSE [705253-H]

(Manage by J.Thilagamraj Auctioneers Sdn Bhd)

NO, 140, 1ST FLOOR, JALAN TUN SAMBANTHAN  
50470 BRICKFIELDS, KUALA LUMPUR.

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### JTR AUCTION HOUSE [705253-H]

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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, 26 August 2025, Time : 10.00 a.m**  
**at [www.AuctionSale.com.my](http://www.AuctionSale.com.my)**



(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 the developer ;
- Seek independent legal advice on the term 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 an "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.

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|                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |                                                                                                                                                                                                                                                                                                                                                                                       |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |
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| <b>JTR 1</b><br>87416                                                                                                                                                                                                                                                                                                                                                                  | <b>SABAH</b><br>Reserve Price <b>RM550,000.00</b>     | <b>JTR 2</b><br>84567                                                                                                                                                                                                                                                                                                                                                                 | <b>PULAU PINANG</b><br>Reserve Price <b>RM504,000.00</b> | <b>JTR 3</b><br>87427                                                                                                                                                                                                                                                                                                                                                                                                  | <b>JOHOR</b><br>Reserve Price <b>RM380,000.00</b>           |
|  <p>Lot No 1C, Phase 1, LA Gloxinia Garden Kinarut South, 89600 Papar, Sabah</p> <p>A Double Storey Terrace House. 2670 square feet (248 square meter).</p> <p>Assignor (s) : Armansyah Bin Arpa.</p> <p>Solicitor(s): Messrs.MN Maduarin &amp; Associates.</p>                                      |                                                       |  <p>No. A-15-06, Kondominium Prominence Lorong Perda Utama 3, Taman Prominence 14000 Bukit Mertajam, Pulau Pinang</p> <p>A Condominium Unit 1528 square feet (142 square meter).</p> <p>Assignor (s) : Mohamad Faizd Bin Maidin</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid &amp; Partners.</p>    |                                                          |  <p>No. #B-23-17, Residensi Panorama Perbadanan Islam, Jalan Bayu Puteri 2, Taman Bayu Puteri 2 80150 Johor Bahru, Johor</p> <p>A Service Apartment. 950 square feet (88.26 square meter).</p> <p>Assignor (s) : Mohamad Nur Firdaus Bin Zainal Abidin</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid &amp; Partners.</p>            |                                                             |
| <b>JTR 4</b><br>86033                                                                                                                                                                                                                                                                                                                                                                  | <b>KAJANG</b><br>Reserve Price <b>RM342,000.00</b>    | <b>JTR 5</b><br>87411                                                                                                                                                                                                                                                                                                                                                                 | <b>JOHOR</b><br>Reserve Price <b>RM330,000.00</b>        | <b>JTR 6</b><br>87410                                                                                                                                                                                                                                                                                                                                                                                                  | <b>SEPANG</b><br>Reserve Price <b>RM330,000.00</b>          |
|  <p>No. A-10-04, Block A, Residensi Sutera 7 Jalan Sutera 1/2, Taman Sutera, 43000 Kajang, Selangor.</p> <p>A Three Room Service Apartment. 1151.74 square feet (107 square meter).</p> <p>Assignor (s) : Dineswary A/P Ramasamy</p> <p>Solicitor(s):Messrs.Sidek Teoh Wong &amp; Dennis.</p>       |                                                       |  <p>No. B-04-04, Block B, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor</p> <p>A Service Apartment. 915 square feet (85 square meter).</p> <p>Assignor (s) : Ahmad Rushdi Bin Subahan .</p> <p>Solicitor(s):Messrs.Hazelin &amp; Associates.</p>               |                                                          |  <p>No. ER-07-06 Ehsan Residence, Jalan Orkid 4/2, Taman Orkid, 43900 Sepang, Selangor</p> <p>A Four Room Condominium. 1090 square feet (101.26 square meter).</p> <p>Assignor (s) : Shireen Norhalifa Binti Bob Hasnan</p> <p>Solicitor(s): Messrs.Frances Hazlina &amp; Partners.</p>                                           |                                                             |
| <b>JTR 7</b><br>87415                                                                                                                                                                                                                                                                                                                                                                  | <b>SHAH ALAM</b><br>Reserve Price <b>RM330,000.00</b> | <b>JTR 8</b><br>87421                                                                                                                                                                                                                                                                                                                                                                 | <b>SHAH ALAM</b><br>Reserve Price <b>RM320,000.00</b>    | <b>JTR 9</b><br>87420                                                                                                                                                                                                                                                                                                                                                                                                  | <b>SHAH ALAM</b><br>Reserve Price <b>RM315,000.00</b>       |
|  <p>No. E-10-9 Pangsapuri Damai, Jalan Tokoh 25/28, Seksyen 25, 40400 Shah Alam Selangor</p> <p>A Three Room Apartment. 1076 square feet (99.96 square meter).</p> <p>Assignor (s) : 1. Preveena A/P Selvarajah 2. Kartikkumar A/L Harikrishnasamy</p> <p>Solicitor(s):Messrs.Khamdan &amp; Co.</p> |                                                       |  <p>No. 7-3A, Menara U, No.2, Jalan Boling Padang 13/62, Seksyen 13, 40100 Shah Alam, Selangor</p> <p>A Service Apartment. 624 square feet (58 square meter).</p> <p>Assignor (s) : 1. Rosli Bin Hashim 2. Noralia Amirah Binti Rosli</p> <p>Solicitor(s): Messrs.Norali &amp; Co.</p>             | <b>Lot Bumiputera</b>                                    |  <p>No. E-11-13, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor</p> <p>An Apartment Unit 1041 square feet (96.71 square meter).</p> <p>Assignor (s) : Mohd Redza Bin Mahmud</p> <p>Solicitor(s): Messrs.Nashili &amp; Co.</p>                                                         |                                                             |
| <b>JTR 10</b><br>87406                                                                                                                                                                                                                                                                                                                                                                 | <b>KAJANG</b><br>Reserve Price <b>RM300,000.00</b>    | <b>JTR 11</b><br>87422                                                                                                                                                                                                                                                                                                                                                                | <b>PULAU PINANG</b><br>Reserve Price <b>RM290,000.00</b> | <b>JTR 12</b><br>87414                                                                                                                                                                                                                                                                                                                                                                                                 | <b>NEGERI SEMBILAN</b><br>Reserve Price <b>RM280,000.00</b> |
|  <p>No. A-25-4, Blok A, Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, 43000 Kajang, Selangor</p> <p>A Three Room Service Apartment. 858.96 square feet (79.79 square meter).</p> <p>Assignor (s) : Mutiara Diyana Binti Azahar</p> <p>Solicitor(s):Messrs. Adnan &amp; Rashid.</p>     |                                                       |  <p>No.14-07, Blok F, Kondominium Mutiara Jalan Perda Barat, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang</p> <p>An Apartment Unit. 797 square feet (74 square meter).</p> <p>Assignor (s) : 1. Mahathir Bin Che Yahaya 2. Azizah Binti Ahmad</p> <p>Solicitor(s): Messrs.San Law Chambers</p> |                                                          |  <p>No. C-123-19, Menara C (Camelia), Youth City Residence @ Bandar Bella, Jalan Bandar Bella 1/2, Bandar Wawasan Putra Nilai, 71600 Nilai, Negeri Sembilan</p> <p>A Service Apartment. 754 square feet (70.05 square meter).</p> <p>Assignor (s) : Deuglas Lau Jing Luoh</p> <p>Solicitor(s): Messrs. J.Lee &amp; Associates</p> |                                                             |

**JTR 13**  
87409

**KEDAH**  
Reserve Price **RM270,000.00**



No. 1725, Jalan Bandar Mutiara 3/8  
Bandar Mutiara, 08000 Sungai Petani  
Kedah

A Single Storey Terrace House.  
1399 square feet (130 square meter).

Assignor (s) :  
1. Munyishewari A/P Silva Vaniagar  
2. Gunasanthiri A/P Chandrasekaran

Solicitor(s): Messrs. Badruzzaman & Kamal

**JTR 14**  
87417

**SABAH**  
Reserve Price **RM261,000.00**



No. E-03-02, Block E, 3rd Floor, Seri  
Sutera Residence Apartments, 89600  
Papar, Sabah


An Apartment Unit.  
890 square feet (82.68 square meter).

Assignor (s) :  
Mohd Rais Bin Serubih.

Solicitor(s): Messrs. Mn Maduarin & Associates.

**JTR 15**  
87429

**SABAH**  
Reserve Price **RM255,000.00**



TB 11574, Lot 78C, Taman Semarak Bal 2  
Jalan Kuhara, 91000 Tawau, Sabah.

A Double Storey Terrace House.  
1176 square feet (109.25 square meter).

Assignor (s) :  
Maslina Binti Ismail.

Solicitor(s): Messrs. Zainal & Associates.

**JTR 16**  
87407

**NEGERI SEMBILAN**  
Reserve Price **RM226,800.00**



No. B-7-11, Garden Villa Apartment, Taman  
Bandar Senawang, 70450 Seremban  
Negeri Sembilan

A Three Room Apartment.  
1012 square feet (94 square meter).

Assignor (s) :  
Siti Aisyah Shirlyn Koh

Solicitor(s): Messrs. Adnan & Rashid.

**JTR 17**  
87426

**JOHOR**  
Reserve Price **RM210,000.00**

**JTR 18**  
87419


**SEMENYIH**  
Reserve Price **RM200,000.00**

**WITHDRAWN**

**WITHDRAWN**

**JTR 19**  
84576

**KUALA LUMPUR**  
Reserve Price **RM190,000.00**



No. D-08-01, Block D, Pangsapuri Taman  
Aman Putra, Jalan Aman Putra, Jinjang  
52000 Kuala Lumpur


A Three Room Apartment.  
721 square feet (67 square meter).

Assignor (s) :  
1. Shukri Bin Ismail  
2. Ainulfanza Binti Sulaiman

Solicitor(s): Messrs. Mozni Sham & Co

**JTR 20**  
87424

**BATU CAVES**  
Reserve Price **RM160,000.00**



No. 2-19, Block F01, Fiona Apartment  
Jalan Samudra Barat 8, Taman Samudra  
68100 Batu Caves, Selangor

A Three Room Apartment.  
614 square feet (57 square meter).

Assignor (s) :  
Wan Adi Azli Bin Wan Azman

Solicitor(s): Messrs. Sidek Teoh Wong & Dennis

**JTR 21**  
80579

**KUALA LUMPUR**  
Reserve Price **RM160,000.00**



No. 32-4B, Impiana Apartment, Jalan  
Wangsa 3/6, Taman Wangsa Permai  
Kepong, 52100 Kuala Lumpur.

An Apartment Unit.  
1087 square feet (101 square meter).

Assignor (s) :  
1. P. Mathivanan A/L Parameswaran  
2. Suvaty A/P Ramanadhan

Solicitor(s): Messrs. Sidek Teoh Wong & Dennis

**JTR 22**  
86478

**SERI KEMBANGAN**  
Reserve Price **RM109,350.00**



No. B2-01-14, Pangsapuri Kuang, Jalan  
SB Indah 5/1, Taman Sungai Besi Indah  
43300 Seri Kembangan, Selangor

A Three Room Apartment.  
700 square feet (65 square meter).

Assignor (s) :  
1. Rahmah Binti Kawi  
2. Harna Azren Bin Md Haris

Solicitor(s): Messrs. Hisham Fatimah Clio & Co.

**Lot Bumiputera**

**JTR 23**  
87405

**MELAKA**  
Reserve Price **RM106,289.00**



No. B-3-15, Pangsapuri Blok B, Residensi  
Prima A Famosa 2, 78000 Alor Gajah  
Melaka.

A Three Room Apartment.  
1050 square feet (97.5 square meter).

Assignor (s) :  
Muhammad Izzuddin Bin Zamri

Solicitor(s): Messrs. Abdul Aziz Rahim & Co.

**JTR 24**  
87408

**KEDAH**  
Reserve Price **RM89,100.00**



No B-4-14, Rumah Pangsa, Taman Derga  
Perdana Jalan Datuk Kumbang 05300  
Alor Setar, Kedah


A Three Room Flat.  
700 square feet (65.03 square meter).

Assignor (s) :  
Nor Amalina Binti Mohd Rejab.

Solicitor(s): Messrs. Azmi Rahim & Co

**JTR 25**  
87413

**TERENGGANU**  
Reserve Price **RM44,550.00**



No. 4-01, Blok Kerapu, Perumahan Kondo  
Rakyat Darul Iman, Kuala Ibai, 20400  
Kuala Terengganu, Terengganu

A Three Room Flat  
635.07 square feet (59 square meter).

Assignor (s) :  
Mohd Anuar Bin Mohamad

Solicitor(s): Messrs. J. Lee & Associates.

**NECESSARY DOCUMENTS FOR BIDDING :-**

1. A photocopy of his / her NRIC card (both sides) & Correspondence address. (For an individual bidder)
2. A certified true copy of the Company Memorandum and Articles of Association. (For a Corporation)
3. Form 24, 44 and 49 & Board of Directors' Resolution
4. Letter of Authority from the Intending Bidder & A photocopy of the NRIC card (both sides). (For Agent/ Representative)

**BUYER'S GUIDE FOR ONLINE EBIDDING**

- Step 1 : Register to bid .
- Step 2 : Deposit Registration & Necessary documents for eBidding.
- Step 3 : Obtain Login ID & Password to access JTR Auction eBidding Portal.
- Step 4 : Login and Bid on the date of eBIDDING.

**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 online banking transfer (FPX) by 5PM At Least One (1) Working Day Before THE AUCTION DATE. The balance of the purchase price shall be paid in full by the Purchaser to the Assignee/Bank within ONE HUNDRED AND TWENTY 120 days from the auction date. 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.AuctionSale.com.my](http://www.AuctionSale.com.my)

**JTR AUCTION HOUSE** (705253-H)  
(Manage by J.THILAGAMRAJ AUCTIONEERS SDN BHD)

R. Raj Yogan Pillai - R. Jai Hari Raj Pillai  
R. Yoga Aruleswaran  
(Licensed Auctioneers)



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