

# FULL ONLINE PROPERTY AUCTION FAIR



## **PROPERTY AUCTION HOUSE**

DATE: TUESDAY 26 AUGUST 2025

TIME: 10.30 A.M

VENUE:

AT THE AUCTION CENTRE

NO. 1-3, GROUND FLOOR, JALAN AMPANG,  
50450 KUALA LUMPUR

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**10%**

**DEPOSIT  
ONLY!**

## **ORGANISED BY:**

### **PROPERTY AUCTION HOUSE SDN. BHD.**

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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 26 AUGUST, 2025 (10:30 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> <b>PAH38953</b>	<b>SERI KEMBANGAN</b> Reserve Price <b>RM700,000.00</b>	<b>PAH02</b> <b>PAH38968</b>	<b>CYBERJAYA</b> Reserve Price <b>RM468,000.00</b>	<b>PAH03</b> <b>PAH38959</b>	<b>JOHOR</b> Reserve Price <b>RM410,000.00</b>
	Unit No. G-30-03A, Residensi Zeta, Jalan OS, One South, Taman Serdang Perdana Seksyen 6, 43300 Seri Kembangan, Selangor Darul Ehsan.  Serviced apartment 1,184 Square Feet  Assignor(s): 1) Ng Tze Ping  Solicitor(s): M/s Nashili & Co		Unit No. B-13-03, Blok B, Jalan Ceria, Ceria Residen, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan.  Condominium 1,291.67 Square Feet  Assignor(s): 1) Ash Syima Binti Mohamed  Solicitor(s): M/s T.Rajagopal & Co		No. 67, Jalan Merbah 6, Taman Scientex, 81700 Pasir Gudang, Johor Darul Takzim.  Double Storey Terrace House 960 Square Feet  Assignor(s): 1) MUHAMMAD ZUHOD BIN AKHSAN  Solicitor(s): M/s Azharudin & Associates
<b>PAH04</b> <b>PAH38973</b>	<b>JOHOR</b> Reserve Price <b>RM340,000.00</b>	<b>PAH05</b> <b>PAH38974</b>	<b>SUBANG JAYA</b> Reserve Price <b>RM340,000.00</b>	<b>PAH06</b> <b>PAH38970</b>	<b>PENANG</b> Reserve Price <b>RM330,000.00</b>
	No. 1, Jalan Kedidi 2, Taman Scientex, 81700 Pasir Gudang, Johor Darul Takzim.  Double Storey Terrace House 775 Square Feet  Assignor(s): 1) GUGANASEVARI A/P GUNASELLAN  Solicitor(s): M/s Hazelin & Associates		Unit No. B-14-16, Block B, Pangsapuri Harmoni 1, Persiaran Putra Megah, Seksyen 10, Putra Heights, 47650 Subang Jaya, Selangor Darul Ehsan.  3 bedroom apartment 1,001 square feet  Assignor(s): 1) MUHAMMAD FAIZ BIN MOHD RIZAM  Solicitor(s): M/S Tawfeek Badjenid & Partners		Unit No. 2A-1-12, Jalan Seri Tanjung Pinang 1, Selasih Court, 10470 Pulau Pinang.  3 bedroom flat 657 Square Feet  Assignor(s): 1) HARON BIN AB RASHID  Solicitor(s): M/s Tawfeek Badjenid & Partners
<b>PAH07</b> <b>PAH38951</b>	<b>CYBERJAYA</b> Reserve Price <b>RM330,000.00</b>	<b>PAH08</b> <b>PAH38975</b>	<b>SABAH</b> Reserve Price <b>RM315,900.00</b>	<b>PAH09</b> <b>PAH38598(2)</b>	<b>SABAH</b> Reserve Price <b>RM291,600.00</b>
	No. A-09-27, Block A, Masreca 19 (MasReca Ni9eteen), Persiaran Rimba Permai, Cyber 10, 63200 Cyberjaya, Selangor Darul Ehsan.  3 bedroom apartment 850 square feet  Assignor(s): 1) YASINY A/P MATHAVAN 2) KUNASEKARAN A/L MUTHUSAMY  Solicitor(s): M/S Nashili & Co		Lot No. 32 (Intermediate), Block 4, Lorong Riag Ria 2, Taman Riag Ria, Phase 1, Kg Termonong, 89209 Tuaran, Sabah.  Double storey terrace house (Bumi Lot) 1,086 Square Feet  Assignor(s): 1) ALINAH BINTI LIMAN  Solicitor(s): M/s Mn Maduarin & Associates		Lot No. E-8-1, Level 8, Emerald Tower, Type A1, Alam Pesona Putatan Phase 1, Off Jalan Ketiau Tombovo, 88200 Putatan, Sabah.  Apartment 868 square feet  Assignor(s): 1) RACHEL BINTI ANTHONY @ SHIM SIAW CHIN  Solicitor(s): M/s MN Maduarin & Associates



<b>PAH10</b> PAH36239(2)	<b>PENANG</b> Reserve Price <b>RM285,000.00</b>	<b>PAH11</b> PAH38960	<b>JOHOR</b> Reserve Price <b>RM280,000.00</b>	<b>PAH12</b> PAH38977	<b>SABAH</b> Reserve Price <b>RM270,000.00</b>
	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. E-22-02, Residensi PR1MA Tebrau, Jalan Tebrau, Kampung Dato Sulaiman Menteri, 81100 Johor Bahru, Johor Darul Takzim. <b>(Malay Reserved Land)</b>  Serviced apartment 1,346 square feet  Assignor(s): 1) MOHD NOOR AZRIN BIN MUKRI 2) NURULNADIA BINTI SHAHARUDIN  Solicitor(s): M/S Tawfeek Badjenid & Partners		Unit No. D-2-2, Block D, Level 2, E-Residence @ Telipok Phase 1, 88450 Telipok, Sabah.  Apartment 1,029 square feet  Assignor(s): 1) NORSAADAH BINTI ROSLAN 2) MOHD HASANAL FIKRI BIN ESDALAH  Solicitor(s): M/S MN Maduarin & Associates
<b>PAH13</b> PAH38944	<b>PENANG</b> Reserve Price <b>RM255,000.00</b>	<b>PAH14</b> PAH38971	<b>PENANG</b> Reserve Price <b>RM251,100.00</b>	<b>PAH15</b> PAH38976	<b>SABAH</b> Reserve Price <b>RM240,000.00</b>
	Unit No. 2-1-19, Lintang Sungai Ara 8, Idaman Melur, 11900 Bayan Lepas, Pulau Pinang.  3 bedroom flat 657 square feet  Assignor(s): 1) AHMAD BIN ALI 2) SITI ASA BINTI OTHMAN  Solicitor(s): M/S Shariful Azhar & Partners		No. A-17-05, Residensi Pauh Permai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.  3 bedroom apartment 900 Square Feet  Assignor(s): 1) MOHD. ASRIZAL BIN AMZAH 2) HARNIZA BINTI ABDUL HAMID  Solicitor(s): M/s Rosidi Mustafa & Harryzan		Unit No. E-16-10, Level 16, Block E, PR1MA @ Menggatal, 88450 Kota Kinabalu, Sabah  Apartment 850 square feet  Assignor(s): 1) EFFA NATASHA BINTI JUNAIDI 2) MOHD RAFFIE BIN JUNAIDI  Solicitor(s): M/S MN Maduarin & Associates
<b>PAH16</b> PAH38945	<b>MELAKA</b> Reserve Price <b>RM240,000.00</b>	<b>PAH17</b> PAH38961	<b>JOHOR</b> Reserve Price <b>RM230,000.00</b>	<b>PAH18</b> PAH38952	<b>SHAH ALAM</b> Reserve Price <b>RM216,000.00</b>
	No. 19, Jalan Puncak Kasa Heights 11, Taman Puncak Kasa Heights, 78000 Alor Gajah, Melaka.  Townhouse 1,410 Square Feet  Assignor(s): 1) PUVANESWARAN A/L P. RAMALINGAM 2) AMUTHA VAANI A/P AGAMBARAM  Solicitor(s): M/S T.Rajagopal & Co		Unit No. 2250, Jalan Scientex Jaya 36, Rumah Bandar Taman Scientex Senai, Taman Scientex Senai, 81400 Senai, Johor Darul Takzim.  Townhouse 1,033 Square Feet  Assignor(s): 1) NURUL ATIQA BINTI MOHD AZMI  Solicitor(s): M/s Syed Alwi, Ng & Co		Unit No. A-9-02, Pangsapuri Harmoni Elmina 1, Jalan Casuarina U17/56, Elmina West, Seksyen U17, 40170 Shah Alam, Selangor Darul Ehsan.  Apartment 1,001.04 Square Feet  Assignor(s): 1) ABU 'UBAIDAH BIN SHAHRUL BASHAH  Solicitor(s): M/s Nashili & Co
<b>PAH19</b> PAH38946	<b>SABAH</b> Reserve Price <b>RM175,500.00</b>	<b>PAH20</b> PAH38947	<b>MELAKA</b> Reserve Price <b>RM160,000.00</b>	<b>PAH21</b> PAH38949	<b>KAJANG</b> Reserve Price <b>RM140,000.00</b>
	Lot No C-2-9, Level 2, Block C, Type Intermediate, Lrg Seri Akasia 3, Residensi Seri Akasia, Tuaran, Off Km 39, Jalan Kota Kinabalu-Kota Belud, 89208 Tuaran, Sabah  Apartment 800 square feet  Assignor(s): 1) NUREEN BINTI ABD MUBIN  Solicitor(s): M/S LCZ Law Firm		Unit No. 12, Jalan LP 8, Taman Limbongan Permai, Klebang Kechil, 75200 Melaka  Townhouse 732 square feet  Assignor(s): 1) MAZNI BINTI BABA 2) ISMAIL BIN GAYOK @ YUSOF  Solicitor(s): M/S Andrew T.S. Goh & Khairil		Unit No. B1-G-1, Pangsapuri Prima Cempaka, Jalan Kajang Prima 5, Kajang Prima, 43000 Kajang, Selangor Darul Ehsan.  Apartment 650 Square Feet  Assignor(s): 1) BALJIT KAUR A/P HARDER SINGH  Solicitor(s): M/s Paizah & Nazira
<b>PAH22</b> PAH3840(3)	<b>PERAK</b> Reserve Price <b>RM140,000.00</b>	<b>PAH23</b> PAH38972	<b>JOHOR</b> Reserve Price <b>RM95,000.00</b>	<b>PAH24</b> PAH38950	<b>RAWANG</b> Reserve Price <b>RM95,000.00</b>
	No. J-L6-23, Block Mustika, Jalan Permata 9, Apartment Bukit Permata, 32200 Lumut, Perak Darul Ridzuan.  3 bedroom apartment 829 square feet  Assignor(s): 1) MUHAMMAD ZUHAIRI BIN ZAKARIA  Solicitor(s): M/S Azman Tahir Tan & Co		Unit No. #07-01, Pangsapuri Baleria, Jalan Ketam, Taman Perbadanan Islam Stulang Baru, 81100 Johor Bahru, Johor Darul Takzim. <b>(Malay Reserved Land)</b>  Perumahan Komuniti Johor (PKJ) 872 Square Feet  Assignor(s): 1) MARIZUAN BIN ISHAH  Solicitor(s): M/s Hazelin & Associates		Unit No. AZ1-1-7, First Floor, Block AZ1, Pangsapuri Azalea Court, Persiaran Lembah Hijau 4, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan.  Apartment 728.72 Square Feet  Assignor(s): 1) MAH CHEE LEONG  Solicitor(s): M/s Paizah & Nazira



**PAH25**  
PAH38582(2)

## SARAWAK

Reserve Price **RM26,244.00**



B#03-09, 2nd Floor (Level 3), Block B,  
Taman Orchidwood Apartments, Jalan  
Matang, Kampung Matang, 93050  
Kuching, Sarawak.

Flat  
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.



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