

FULL ONLINE PROPERTY AUCTION FAIR

- On Wednesday, 26 November 2025,
Time : 11:00 a.m.
at arenaauctioneers.com



ORGANISED BY :

ARENA AUCTIONEERS SDN BHD

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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 Wednesday, 26 November 2025, Time : 11:00 a.m.
At [Arenaauctioneers.com](https://arenaauctioneers.com)

(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.

LOTID: 41704 BSN 01/28 	SEREMBAN RESERVE PRICE : RM 770,000.00 NO. 399, JALAN SENAWANG PERDANA 14, TAMAN SENAWANG PERDANA, 71450 SEREMBAN, NEGERI SEMBILAN A CORNER DOUBLE-STOREY DETACHED HOUSE WITHIN A GATED AND GUARDED SCHEME [BUMIPUTERA UNIT] 5,899.00 SQUARE FEET Assignor(s): 1) SHAHARULLAH BIN NYATA Solicitor(s): MESSRS RASHIDAH SHAHRIMAN (SEREMBAN) BUMIPUTERA LOT	LOTID: 41663 BSN 02/28 	PETALING JAYA RESERVE PRICE : RM 680,000.00 UNIT NO. B-10-16, H2O @ ARA DAMANSARA, NO. 1, JALAN PJU 1A/3, ARA DAMANSARA, 47301 PETALING JAYA, SELANGOR A THREE BEDROOM SERVICED APARTMENT UNIT 880.00 SQUARE FEET Assignor(s): 1) TEE SHU HONG Solicitor(s): MESSRS SOFIA DARMINDR & ASSOCIATES
LOTID: 41710 BSN 03/28 	SERI KEMBANGAN RESERVE PRICE : RM 510,300.00 UNIT NO. G-30-03A, RESIDENSI ZETA, JALAN OS, ONE SOUTH, TAMAN SERDANG PERDANA SEKSYEN 6, 43300 SERI KEMBANGAN, SELANGOR A SERVICED APARTMENT UNIT 1,184.00 SQUARE FEET Assignor(s): 1) NG TZE PING Solicitor(s): MESSRS NASHILI & CO	LOTID: 41700 BSN 04/28 	PASIR GUDANG RESERVE PRICE : RM 410,000.00 NO. 26, JALAN SERINDIT 16, TAMAN SCIENTEX, 81700 PASIR GUDANG, JOHOR AN INTERMEDIATE UNIT OF DOUBLE STOREY TERRACE HOUSE 960.00 SQUARE FEET Assignor(s): 1) ZARENNA BINTI ZAINAL ABIDIN 2) RUHAYAH BINTI MD DIN 3) ZAINAL ABIDIN BIN DERAMAN Solicitor(s): MESSRS SYED ALWI, NG & CO (JB)
LOTID: 41697 BSN 05/28 	SHAH ALAM RESERVE PRICE : RM 320,000.00 UNIT NO. 7-3A, MENARA U NO.2, JALAN BOLING PADANG 13/62, 40100 SHAH ALAM, SELANGOR A SERVICE APARTMENT UNIT 624.00 SQUARE FEET Assignor(s): 1) NORALIA AMIRAH BINTI ROSLI 2) ROSLI BIN HASHIM Solicitor(s): MESSRS NORALI & CO	LOTID: 41709 BSN 06/28 	SHAH ALAM RESERVE PRICE : RM 320,000.00 NO. 37 JALAN TANJUNG BALAI 30/132, TAMAN AMIR SHAFIAH, SEKSYEN 30, 40460 SHAH ALAM, SELANGOR AN INTERMEDIATE UNIT SINGLE STOREY TERRACE HOUSE 1,378.00 SQUARE FEET Assignor(s): 1) ASMADI BIN AB GHANI 2) RAJA SUZANA BINTI RAJA ANUAR Solicitor(s): MESSRS PAIZAH & NAZIRA MALAY RESERVE AREA

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LOTID: 41707 BSN 07/28 	JOHOR BAHRU RESERVE PRICE : RM 297,000.00 UNIT NO. B-04-04, BLOCK B, APARTMENT DWI DANGA, JALAN TENGAH, KAMPUNG SUNGAI DANGA, 81200 JOHOR BAHRU, JOHOR A SERVICE APARTMENT UNIT 753.00 SQUARE FEET Assignor(s): 1) AHMAD RUSHDI BIN SUBAHAN Solicitor(s): MESSRS HAZELIN & ASSOCIATES BUMIPUTERA LOT	LOTID: 41705 BSN 08/28 	PETALING JAYA RESERVE PRICE : RM 285,000.00 UNIT NO. A104, BLOK A, LATAN BIRU, JALAN PEKAKA 8/1, SEKSYEN 8 KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR AN APARTMENT UNIT 796.53 SQUARE FEET Assignor(s): 1) RAJA HASNAH BINTI RAJA YUSOFF 2) NOR ZAZLAN BIN MOHD ZIN 3) MAZNI BINTI MOHD ZIN Solicitor(s): MESSRS TAWFEEK BADJENID & PARTNERS PETALING JAYA BUMIPUTERA LOT
LOTID: 41701 BSN 09/28 	JOHOR BAHRU RESERVE PRICE : RM 280,000.00 UNIT NO. 12, JALAN ADDA 8/9, TAMAN ADDA, 81100 JOHOR BAHRU, JOHOR A TOWNHOUSE UNIT 1,310.00 SQUARE FEET Assignor(s): 1) ANNIS AFIQAH BINTI MAHADZIR 2) MUHAMAD NORAIMAN BIN MUSTAPA Solicitor(s): MESSRS HAZELIN & ASSOCIATES	LOTID: 41662 BSN 10/28 	SEPANG RESERVE PRICE : RM 270,000.00 PLOT NO. 29, JALAN PERMATA 4, DESA SALAK PERMATA, 43900 SEPANG, SELANGOR AN INTERMEDIATE SINGLE (1) STOREY TERRACE HOUSE 1,540.00 SQUARE FEET Assignor(s): 1) MOHD NIZAM BIN MOHD SADRI Solicitor(s): MESSRS ZAILAN & CO MALAY RESERVE AREA
LOTID: 41665 BSN 11/28 	SERI KEMBANGAN RESERVE PRICE : RM 270,000.00 UNIT NO. A-11-11, PANGSAPURI CAHAYA PERMAI, PERSIARAN PERMAI SENTOSA, PUSAT BANDAR PUTRA PERMAI, 43300 SERI KEMBANGAN, SELANGOR A THREE BEDROOM APARTMENT UNIT 868.00 SQUARE FEET Assignor(s): 1) HASRUL BIN BAHARIN 2) NUR SHAZWANIE BINTI MOKHTAR Solicitor(s): MESSRS NASHILI & CO BUMIPUTERA LOT	LOTID: 41702 BSN 12/28 	SEPANG RESERVE PRICE : RM 270,000.00 NO. 29, JALAN PERMATA 4, DESA SALAK PERMATA, 43900 SEPANG, SELANGOR INTERMEDIATE SINGLE (1) STOREY TERRACED HOUSE 1,540.00 SQUARE FEET Assignor(s): 1) ROSLIZAWATI BINTI AHMAD 2) ROSPARIZAL BINTI AHMAD Solicitor(s): MESSRS ZAILAN & CO MALAY RESERVE AREA
LOTID: 41706 BSN 13/28 	SEPANG RESERVE PRICE : RM 261,000.00 UNIT NO. B-2-17, BLOCK B, DAHLIA IMPIANA, TAMAN DAHLIA, 43900 SEPANG, SELANGOR A THREE-BEDROOM APARTMENT UNIT 926.00 SQUARE FEET Assignor(s): 1) MOHD FIKRI BIN ABD RAHMAN Solicitor(s): MESSRS KHAMDAN & CO BUMIPUTERA LOT	LOTID: 41703 BSN 14/28 	SEREMBAN RESERVE PRICE : RM 245,000.00 UNIT NO. D-2-08, BLOK D, LAMAN VILLA, TAMAN BANDAR SENAWANG, 70450 SEREMBAN, NEGERI SEMBILAN AN APARTMENT UNIT 979.52 SQUARE FEET Assignor(s): 1) AZRI BIN MUSTAFA Solicitor(s): MESSRS T.RAJAGOPALU & CO (NEGERI SEMBILAN)
LOTID: 41699 BSN 15/28 	KOTA KINABALU RESERVE PRICE : RM 235,000.00 LOT NO. F-10-3 (INTERMEDIATE), LEVEL 10, BLOCK F, TYPE B1, RESIDENSI MENGGATAL, OFF JALAN SEPANGAR, 88450 KOTA KINABALU, SABAH AN INTERMEDIATE LEVEL 10 (10TH FLOOR) APARTMENT UNIT (TYPE B1) SITUATED WITHIN A 17-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES) 850.00 SQUARE FEET Assignor(s): 1) MOHAMMAD AZZIZAT BIN ABDUL WAHAB 2) NOORHASANAH BINTI MOHAMAD Solicitor(s): MESSRS MN MADUARAN & ASSOCIATES	LOTID: 41695 BSN 16/28 	CYBERJAYA RESERVE PRICE : RM 230,000.00 UNIT NO. J-09-20 BLOK J TOWER, MUTIARA VILLE CYBERJAYA, PERSIARAN SEPANG CYBER 11, 63000 CYBERJAYA, SELANGOR A SERVICE APARTMENT UNIT 560.00 SQUARE FEET Assignor(s): 1) LEE LEI HWA Solicitor(s): MESSRS TAWFEEK BADJENID & PARTNERS PETALING JAYA NON - BUMIPUTERA LOT

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LOTID: 41712 BSN 17/28 	SHAH ALAM RESERVE PRICE : RM 229,635.00 UNIT NO. E-11-13, PANGSAPURI DAMAI, JALAN TOKOH 25/28, TAMAN SRI MUDA, SEKSYEN 25, 40400 SHAH ALAM, SELANGOR AN APARTMENT UNIT WITH TWO (2) CAR PARK 1,041.00 SQUARE FEET Assignor(s): 1) MOHD REDZA BIN MAHMUD Solicitor(s): MESSRS NASHILI & CO	LOTID: 41664 BSN 18/28 	JOHOR BAHRU RESERVE PRICE : RM 218,700.00 UNIT NO. B-03-06-A, CAMELLIA RESIDENCE (PHASE 7B) @ SERI AUSTIN, TAMAN SERI AUSTIN, 81100 JOHOR BAHRU, JOHOR AN APARTMENT UNIT 936.00 SQUARE FEET Assignor(s): 1) Yuliza Binti Yusof Solicitor(s): MESSRS SYED ALWI, NG & CO (JB) BUMIPUTERA LOT
LOTID: 41711 BSN 19/28 	BAYAN LEPAS RESERVE PRICE : RM 207,765.00 UNIT NO. 3-26-15, HALAMAN SUNGAI ARA, ARA GREENS APARTMENT, 11900 BAYAN LEPAS, PULAU PINANG A THREE-BEDROOM LOW COST APARTMENT 650.00 SQUARE FEET Assignor(s): 1) SITI FAZLIZA BINTI SHAIK IBRAHIM Solicitor(s): MESSRS ROSIDI MUSTAFA & HARRYZAN	LOTID: 41667 BSN 20/28 	SEPANG RESERVE PRICE : RM 206,672.00 23-01, ACACIA RESIDENCES SALAK PERDANA, JALAN KENANGA 1/8, TAMAN SALAK PERDANA, BANDAR BARU SALAK TINGGI, 43900 SEPANG, SELANGOR A THREE ROOMS SERVICED APARTMENT UNIT 850.00 SQUARE FEET Assignor(s): 1) MOHD AZIMUDDIN BIN JAMAL Solicitor(s): MESSRS KHAMDAN & CO
LOTID: 41691 BSN 21/28 	KUALA LUMPUR RESERVE PRICE : RM 200,000.00 UNIT NO. 26-02-01, BLOCK 26, GOMBAK FASA 2, OFF JALAN GOMBAK, 53100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR A TWO-BEDROOM MEDIUM-COST FLAT UNIT 560.00 SQUARE FEET Assignor(s): 1) NORLIYANA BINTI OTHMAN Solicitor(s): MESSRS SIDEK TEOH WONG & DENNIS (KL)	LOTID: 41666 BSN 22/28 	PAPAR RESERVE PRICE : RM 196,830.00 LOT NO. B2-1, LEVEL 2, BLOCK B, TYPE A, PUNCAK GLOXINIA, KINARUT SOUTH, 89600 PAPAR, SABAH LEVEL 2 CORNER CONDOMINIUM UNIT - TYPE A (WITH LIFT SERVICES)[NON-BUMIPUTERA LOT] 1,325.00 SQUARE FEET Assignor(s): 1) Raymond Bin Judip 2) Judy Mariana Binti Undoh Solicitor(s): MESSRS MN MADUARIN & ASSOCIATES
LOTID: 41693 BSN 23/28 	MELAKA RESERVE PRICE : RM 160,000.00 UNIT NO. T3-15-4, PR1MA @ POKOK MANGGA, JALAN PR1MA PM 1, 75250 MELAKA, MELAKA AN APARTMENT UNIT 850.00 SQUARE FEET Assignor(s): 1) NOOR HANIZAH BINTI RAMLI Solicitor(s): MESSRS J. LEE & ASSOCIATES	LOTID: 41696 BSN 24/28 	RAWANG RESERVE PRICE : RM 155,000.00 UNIT NO. B3-3-24, BLOCK 3, JALAN BUKIT RAWANG PUTRA 15, TAMAN BUKIT RAWANG PUTRA, 48000 RAWANG, SELANGOR AN APARTMENT UNIT 868.00 SQUARE FEET Assignor(s): 1) SUNTHARAM A/L MURUGAIAH Solicitor(s): MESSRS NASHILI & CO
LOTID: 41713 BSN 25/28 	KUALA LUMPUR RESERVE PRICE : RM 150,000.00 NO. 21-3A, JALAN 3/40, TAMAN PUSAT KEPONG, 52100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR A 3-BEDROOM APARTMENT 935.00 SQUARE FEET Assignor(s): 1) SUHAIMIE BIN SAYANG Solicitor(s): MESSRS ZAIRINA LOH & WONG	LOTID: 41698 BSN 26/28 	KUALA SUNGAI BARU RESERVE PRICE : RM 105,000.00 UNIT NO. A2-3-12 (PARCEL 12-3), TINGKAT 3 (BLOK A2), RUMAH PANGSA KUALA SUNGAI BARU, 78200 KUALA SUNGAI BARU, MELAKA A THREE BEDROOM MEDIUM LOW-COST FLAT UNIT 792.00 SQUARE FEET Assignor(s): 1) AINA NABILAH BINTI ROSLI Solicitor(s): MESSRS GO TIONG SIEW & ASSOCIATES

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LOTID: 41694
 BSN 27/28

BANTING
RESERVE PRICE : RM 68,000.00



NO. C2-1-05, BLOCK C2, MORIB GOLD COAST, MORIB, 42700 BANTING, SELANGOR

A SERVICED CONDOMINIUM UNIT
 611.70 SQUARE FEET
 Assignor(s):
 1) LEE BOON PIN
 2) GAN CHONG LIEW
 Solicitor(s):
 MESSRS S.RAVICHANDRAN & ANUAR (WILAYAH PERSEKUTUAN)

LOTID: 41708
 BSN 28/28

KUANTAN
RESERVE PRICE : RM 67,500.00



NO. 4, LORONG SAUJANA 17, PERUMAHAN LEPAR HILIR SAUJANA, 26300 KUANTAN, PAHANG

RENOVATED SINGLE-STOREY LOW-COST TERRACE HOUSE
 1,324.00 SQUARE FEET
 Assignor(s):
 1) MOHAMAD ZAPRI BIN JUMBERI
 2) ZULINAWATI BINTI YA
 Solicitor(s):
 MESSRS HAMIDAH ROSMAWATI & ASSOCIATES (KUANTAN)

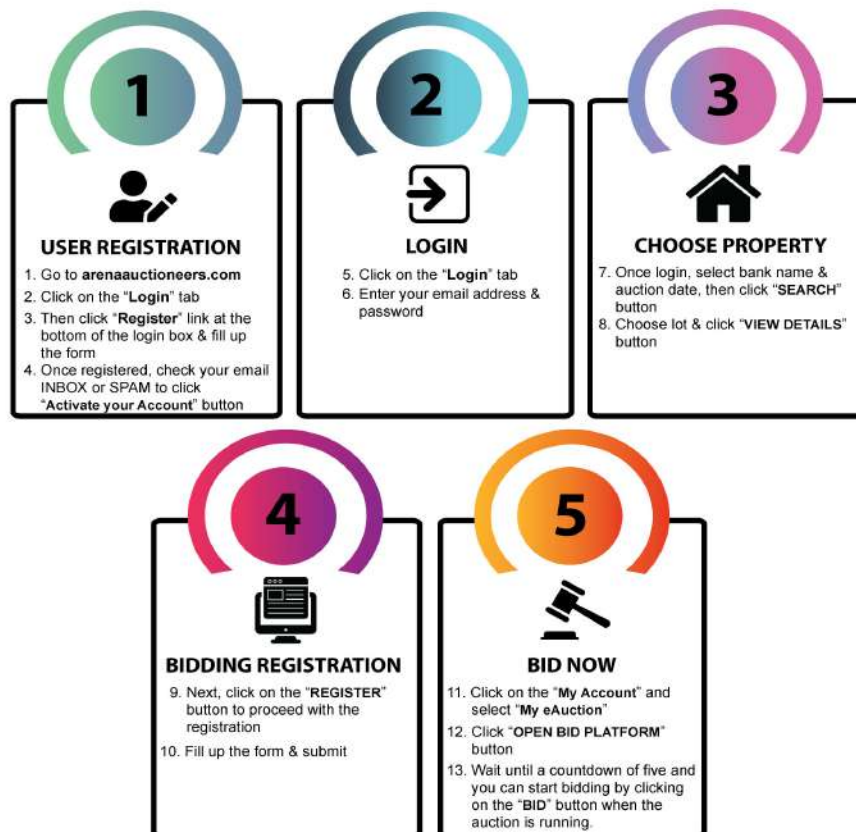


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RESERVE PRICE : The property will be sold on an “as is where is basis”, separately at the respective Reserve Price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. 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 5PM, 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 **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 **arenaauctioneers.com**.



ORGANISED BY:

ARENA AUCTIONEERS SDN. BHD. [201401016251 / 1092337 - X]

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Note : _____

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