

FULL ONLINE PROPERTY AUCTION FAIR

► Public Auction Via Online Bidding
On Wednesday, 26 November 2025
Time : 10.30 a.m
at 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.

TEL : 03-2274 9999 (HL)
FAX : 03-2272 2797
H/P : 014 - 6793 560

JTR AUCTION HOUSE [705253-H]

(Manage by J.Thilagamraj Auctioneers Sdn Bhd)
Real Estate Auctioneer - Since 1985

View Live Auction at <https://www.facebook.com/jthilagamraj>

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 : 10.30 a.m
at 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)



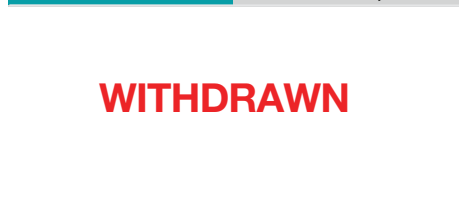
ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE :

- 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.

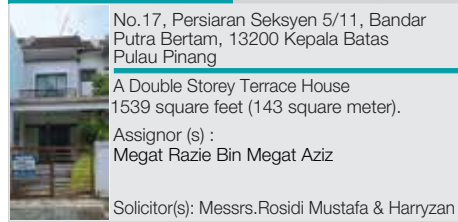
View Live Auction at <https://www.facebook.com/jthilagamraj>

WITHDRAWN

JTR 1
87859 **SHAH ALAM**
Reserve Price **RM450,000.00**



JTR 2
87873 **PULAU PINANG**
Reserve Price **RM450,000.00**



JTR 3
87865 **SERI KEMBANGAN**
Reserve Price **RM421,200.00**



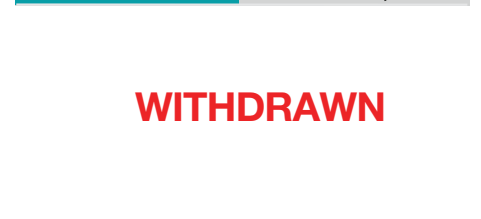
JTR 4
87881 **SHAH ALAM**
Reserve Price **RM393,660.00**



JTR 5
87887 **CYBERJAYA**
Reserve Price **RM350,000.00**

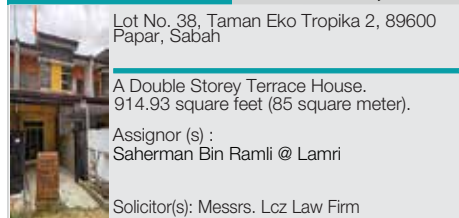


JTR 6
87880 **SUBANG JAYA**
Reserve Price **RM340,000.00**

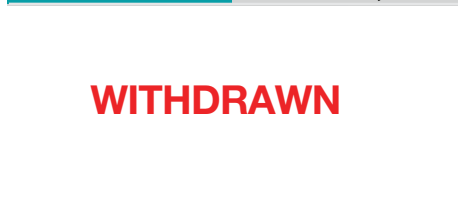


WITHDRAWN

JTR 7
87885 **SABAH**
Reserve Price **RM306,000.00**



JTR 8
87862 **KUALA LUMPUR**
Reserve Price **RM300,000.00**



WITHDRAWN

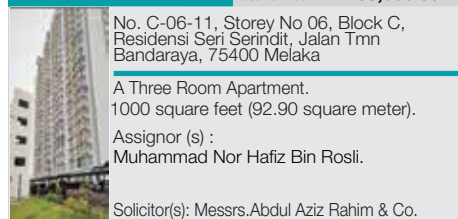
JTR 9
87876 **PETALING JAYA**
Reserve Price **RM300,000.00**



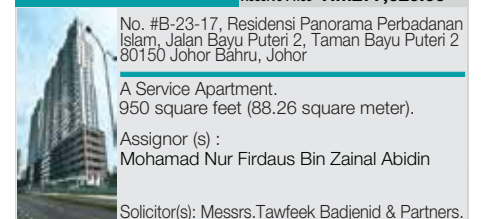
JTR 10
87857 **NEGERI SEMBILAN**
Reserve Price **RM290,000.00**



JTR 11
87856 **MELAKA**
Reserve Price **RM288,000.00**



JTR 12
87427 **JOHOR**
Reserve Price **RM277,020.00**




JTR 13 87870	DENGKIL Reserve Price RM271,350.00
 <p>No. A-11-04, Pangsapuri Kita Impian Persiaran Cybersouth Perdana, Cybersouth 43800 Dengkil, Selangor</p> <p>A Service Apartment. 904.17 square feet (84 square meter).</p> <p>Assignor (s) : 1. Hasbullah Bin Hishamsuddin 2. Siti Nadirah Binti Kamarudin</p> <p>Solicitor(s): Messrs. Mozni Sham & Co</p>	


JTR 14 87875	PULAU PINANG Reserve Price RM270,000.00
 <p>No.07-13A, Pangsapuri Prima Aman Lorong Perai Utama 8, Taman Perai Utama, 13600 Perai, Pulau Pinang</p> <p>A Three Room Apartment. 1055 square feet (98 square meter).</p> <p>Assignor (s) : 1. Varathan A/L Ramalingam 2. Kartini A/P Devanayagam</p> <p>Solicitor(s): Messrs.Shukor & Co</p>	


JTR 15 87878	NEGERI SEMBILAN Reserve Price RM270,000.00
-------------------------------	---

WITHDRAWN

JTR 16 87884	SABAH Reserve Price RM240,000.00
 <p>No. D-01-08, Apartment Villa Sri Indah Phase 1, Off Mile 10, Jalan Apas, 91000 Tawau, Sabah</p> <p>An Apartment Unit. 850 square feet (78.96 square meter).</p> <p>Assignor (s) : 1. Saddam Almatein Bin Sahdon 2. Yanti Binti Mohd Yamin</p> <p>Solicitor(s): Messrs.Lcz Law Firm</p>	


JTR 17 87877	JOHOR Reserve Price RM235,000.00
 <p>No. #01-03, Blok 8, Jalan Desa Kempas 1 Taman Desa Kempas, 81200 Johor Bahru Johor</p> <p>An Apartment Unit. 926 square feet (86.01 square meter).</p> <p>Assignor (s) : Thana Silan A/L Rajamuniandy</p> <p>Solicitor(s): Messrs. Syed Alwi, Ng & Co.</p>	

JTR 18 87871	KLANG Reserve Price RM230,000.00
 <p>No. 2A-1-10, Block 2A, Kondominium Bandar Baru Klang, Persiaran Bukit Raja Bandar Baru Klang, 41150 Klang, Selangor</p> <p>A Condominium Unit. 976 square feet (90.67 square meter).</p> <p>Assignor (s) : Ummi Kartini Binti Abd Latiff</p> <p>Solicitor(s): Messrs.Rashidah Shahrman</p>	


JTR 19 86931	SHAH ALAM Reserve Price RM220,000.00
 <p>No. A-11-04, Level 11, Block A, Pangsapuri Harmoni Elmina 1, Jalan Casuarina U17/56, Elmina West Seksyen U17, 40170 Shah Alam, Selangor</p> <p>An Apartment Unit. 904 square feet (84 square meter).</p> <p>Assignor (s) : 1. Mohd Saifull Bin Shaharuddin 2. Norfaezah Binti Roslan</p> <p>Solicitor(s): Messrs. Khamdan & Co</p>	

JTR 20 87882	PETALING JAYA Reserve Price RM216,000.00
 <p>No. D-13-07, 13th Floor, Blok D, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1 46000 Petaling Jaya, Selangor</p> <p>A Three Room Apartment. 793 square feet (73.67 square meter).</p> <p>Assignor (s) : Muhammad Syah Rizal Bin Moktar .</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid & Partners.</p>	

JTR 21 87886	PERAK Reserve Price RM215,000.00
 <p>No.246, Jalan Residen 4/9, Residen 4 Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak</p> <p>A Single Storey Terrace House. 1302.43 square feet (121 square meter).</p> <p>Assignor (s) : 1. Ameera Binti Mahmud 2. Mohd Shahrizaa Bin Khairi</p> <p>Solicitor(s): Messrs.Zulpadli & Edham.</p>	

JTR 22 87860	MELAKA Reserve Price RM200,000.00
 <p>No 4, Jalan Kemboja 3, Taman Paya Rumput Perdana, 76450 Melaka.</p> <p>A Three Room Cluster House. 936 square feet (87 square meter).</p> <p>Assignor (s) : 1. Muhamad Razaini Bin Mohd Amin 2. Siti Nazirah Binti Abd Mutalif</p> <p>Solicitor(s): Messrs.Andrew T.S Goh & Khairil</p>	

JTR 23 87869	SABAH Reserve Price RM174,960.00
 <p>No.E-16-10, Level 16, Type B1, PR1MA @ Menggatal, Kota Kinabalu, Sabah.</p> <p>An Apartment Unit. 850 square feet (78.97 square meter).</p> <p>Assignor (s) : 1. Effa Natasha Binti Junaidi 2. Mohd Raffie Bin Junaidi</p> <p>Solicitor(s): Messrs.MN Maduarin & Associates.</p>	

JTR 24 87866	PETALING JAYA Reserve Price RM170,000.00
 <p>No. C-1-27 Block C, Lestari Apartment No. 1 Jalan PUJ 10/1B, Damansara Damai 47830 Petaling Jaya, Selangor</p> <p>A Three Room Apartment. 650 square feet (60.38 square meter).</p> <p>Assignor (s) : 1. Noorhidayah Binti Ab Hamid 2. Mohd Faizal Bin Sanif</p> <p>Solicitor(s): Messrs.Khamdan & Co</p>	

JTR 25 86933	SABAH Reserve Price RM160,000.00
 <p>Lot No. D-2-3, 2nd Floor, Block D, Phase 1 Residensi PR1MA @ Kota Marudu, 89108 Kota Marudu, Sabah</p> <p>A Two Room Apartment. 731 square feet (67.9 square meter).</p> <p>Assignor (s) : Ghazali Bin Abdullah Razili Bin But</p> <p>Solicitor(s): Messrs.Luping & Co</p>	


JTR 26 87872	NEGERI SEMBILAN Reserve Price RM125,000.00
-------------------------------	---

WITHDRAWN

JTR 27 87858	NEGERI SEMBILAN Reserve Price RM125,000.00
 <p>No. A1-G-1, Block A1, Nilam Court Apartment, Jalan Nilam 4/9, Nilai Impian 71800 Nilai, Negeri Sembilan</p> <p>An Apartment Unit. 764 square feet (71 square meter).</p> <p>Assignor (s) : 1. Viran A/L Arasan 2. Raja A/L Arasan</p> <p>Solicitor(s): Messrs.Adnan & Rashid & Co.</p>	

JTR 28 87861	PERAK Reserve Price RM102,060.00
 <p>No. J-L6-23, Blok Mustika, Jalan Permata 9 Apartment Bukit Permata, 32200 Lumut Perak.</p> <p>A Three Room Apartment. 829 square feet (77 square meter).</p> <p>Assignor (s) : Muhammad Zuhairi Bin Zakaria</p> <p>Solicitor(s): Messrs.Azman Tahir Tan & Co.</p>	

JTR 29 87864	MELAKA Reserve Price RM100,000.00
 <p>No A2-4-9 (Parcel 09-4), Tingkat 4 (Blok A2) Rumah Pangsa Kuala Sungai Baru 78200 Kuala Sungai Baru, Melaka.</p> <p>A Three Room Apartment. 787 square feet (73.1356 square meter).</p> <p>Assignor (s) : 1. Mohammad Shafiq Haiziq Bin Md Azmi 2. Nur Asyura Binti Talib</p> <p>Solicitor(s): Messrs.Go Tiong Siew & Associates</p>	

JTR 30 83808	SHAH ALAM Reserve Price RM90,000.00
 <p>No. 8B, Tingkat 2, Blok 3A, Jalan Sabar 25/83, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor</p> <p>A Low Cost Flat. 620 square feet (57.60 square meter).</p> <p>Assignor (s) : 1. Rajendran A/L Govinden 2. Vasuntha A/P Sinnakulandai</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid & Partners.</p>	

JTR 31 87863	MELAKA Reserve Price RM85,000.00
 <p>No E-3-6, 3rd Floor, Blok E, Pangsapuri Rakyat Sungai Putat, Batu Berendam 75350 Hang Tuah Jaya, Melaka.</p> <p>A Three Room Apartment. 700 square feet (65.03 square meter).</p> <p>Assignor (s) : Jorena Binti Abd Rahman</p> <p>Solicitor(s): Messrs.Go Tiong Siew & Associates</p>	



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.jtraj.com

BUYER'S GUIDE FOR ONLINE EBIDDING



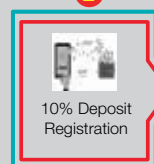
Bid and Buy online at your convenience from anywhere

STEP 1



Register to Bid

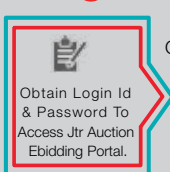
STEP 2



Submit 10% Deposit & Necessary documents



STEP 3



Obtain Login ID & Password to access JTR eBidding Portal.

STEP 4



Login and Bid on the Date & Time of eBIDDING.

Once registered you should keep your email account and password details strictly confidential and you must not permit any third party to use or access your account on your behalf or otherwise. You will be liable for any and all bids made via your email account.

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, 44 & 49 and BOD resolution (corporate company/firm).
- Additional funds to pay for the difference between the deposit paid upon registration and 10% of the successful bidding price.

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)

Contact Us :

No. 140, 1st Floor, Jalan Tun Sambanthan, 50470 Brickfields, 50470 Kuala Lumpur.

Tel : 03-2274 9999 E-mail : admin@jtraj.com

H/P : 014-6793 560 Website : www.jtraj.com

Fax : 03-22 722797 FB : JTRAUCTIONEERS

Note : _____
