



BSN

FULL ONLINE PROPERTY AUCTION FAIR

On Monday, **28 April 2025**

Time : 11.00 A.M.

At multibidauctions.com

ORGANISED BY:

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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 MONDAY, 28 APRIL 2025, Time : 11.00 A.M.
at www.multibidauctions.com



(Bidder registration and payment of auction deposit must be made by 4pm, 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 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 Proclamation of Sale
- 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 terms and conditions of sale herein
- Make necessary enquiries with the relevant authorities and the developer on the restriction or 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 any relevant bodies prior or after the auction sale.

View Live Auction at <https://www.youtube.com/@multibidauctions/streams>

MB 1 87660 	SEPANG RESERVE PRICE : RM 180,000.00 Apartment 79.37 sq. mt. (862.71 sq. ft.) Unit No. B-0-12, Block B, Casa Dahlia, Jalan Senja 26, Taman Dahlia, Bandar Baru Teluk Tinggi, 43000 Sepang, Selangor. Assignee(s) : Mohd Shafiq Bahar Bin Mohamed Hisham Solicitor : Hisham, Faimah Che & Co.	MB 2 800963 	KUALA LUMPUR RESERVE PRICE : RM 200,000.00 3 Bedrooms Apartment 74.22 sq. mt. (800 sq. ft.) Unit No. B-27-19, Residensi Kajangemas, Jalan Mawar Perdana Barat, Taman Metropolitan, 62100 Kuala Lumpur. Assignee(s) : Muhammad Razlan Bin Yusoffarag & Rosliah Binti Ismail Solicitor : T. Rajagopala & Co.	MB 3 803063 	KAJANG RESERVE PRICE : RM 130,000.00 Three Storey Semi Detached House 287 sq. mt. (3,106.88 sq. ft.) No. 128, Jalan Residensi 1, 1080 Residensi @ Puncak Sajaja Kajang, 43000 Kajang, Selangor. Assignee(s) : Wan Izzat Shazli Bin Osman Solicitor : Henson, Kaduna & Partners
MB 4 77576 	PETALING JAYA RESERVE PRICE : RM 400,000.00 Service Apartment 84 sq. mt. (912 sq. ft.) Unit No. B-10-12, One Damansara, Jalan PJU 10/3C, Damansara Damai, 47630 Petaling Jaya, Selangor. Assignee(s) : Zaina Binti Aziz Solicitor : Rashid & Co.	MB 5 606663 	KEPONG RESERVE PRICE : RM 200,000.00 2 Bedrooms Apartment 79.27 sq. mt. (857 sq. ft.) Unit No. B2-13-1, Pangsapuri Puncak Dera, Jalan ST, Kepong, 62100 Kuala Lumpur. Assignee(s) : Nur Shafikah Binti Abdul Razlan Solicitor : Rashid & Co.	MB 6 806666 	NILAI RESERVE PRICE : RM 200,000.00 Service Apartment 70.84 sq. mt. (764 sq. ft.) Unit No. C-134-08, Weneas C (Comella), Youth City Residence @ Bandar Bala, Jalan Bandar Bala 1/2, Bandar Weneas, Putra Nilai, 71800 Nilai, Negeri Sembilan. Assignee(s) : Yap Wen Han Solicitor : Hisham, Faimah Che & Co.
MB 7 862779 	TELUK INTAN RESERVE PRICE : RM 180,000.00 Single Storey Terrace House 121 sq. mt. (1,302 sq. ft.) No. 102, Lorong Legenda 38, Seksyen 1, Bandar Legenda Teluk Intan, 36000 Teluk Intan, Perak. Assignee(s)/Customer(s) : Subashini Binti Subashini & Mohd Shafiq Samsy Bin Mat Taib Solicitor : Ong Hsien & Rafeel BUNIPUTRA LOT	MB 8 256110 	JOHOR BAHRU RESERVE PRICE : RM 120,000.00 Low Cost Flat 84 sq. mt. (909 sq. ft.) Unit No. B-03-10, Block B, Jalan Impian Siman 16, Taman Impian Siman, 81000 Johor Bahru, Johor. Assignee(s)/Customer(s) : Tanazul Binti Abdul Razak Solicitor : Syed Ali, Ng & Co.	MB 9 820766 	PETALING JAYA RESERVE PRICE : RM 110,000.00

CALLED OFF

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

MD 10 140044	KLANG RESERVE PRICE : RM 140,000.00	MD 11 900432	BATU FERINGGI RESERVE PRICE : RM 140,000.00	MD 12 941440	SUNGAI BULOH RESERVE PRICE : RM 600,000.00
 3 Bedrooms Walk-Up Apartment 78.44 sq. mt. (812 sq. ft.) Unit No. 204-2/6, Block B, Pangsapuri Mera Ekan, Lorong Mera Pemat 1, Perumahan Ramah Alam, 42000 Klang, Selangor. Assignee(s) : Anisha Bin Isah Solicitor : T. Rajagopal & Co. MALAY RESERVE	 3 Bedrooms Flat 68.02 sq. mt. (730 sq. ft.) Unit No. 3-22-18, Blok Sungai Ekan 2, CERIA Residence, 11100 Batu Feringgi, Pulau Pinang. Assignee(s)/Condonee(s) : Rajadurai AP K. Ayas Solicitor : Mohd Ruzar & Co.	 CALLED OFF			
MD 13 907692	RAWANG RESERVE PRICE : RM421,000.00	MD 14 102336	SEPANG RESERVE PRICE : RM 170,000.00	MD 15 202104	CHEMOR RESERVE PRICE : RM 171,000.00
 CALLED OFF	 Apartment 64 sq. mt. (689 sq. ft.) No. 0-02-16, Megah Villa Apartment, Kota Warisan, 43000 Sepang, Selangor. Assignee(s)/Borrower(s) : Hanimah Binti Mohd Ridwan & Mohd Ridwan Bin Juhari Solicitor : Sufia Zamri & Associates	 CALLED OFF			
MD 16 22238	RAWANG RESERVE PRICE : RM 120,000.00	MD 17 945049	PETALING JAYA RESERVE PRICE : RM 240,000.00	MD 18 112940	KUALA LUMPUR RESERVE PRICE : RM 299,700.00
 Townhouse 102 sq. mt. (1,096 sq. ft.) No. 27-2, Jalan Amarella 21, Taman Amarella, 48000 Rawang, Selangor. Assignee(s)/Condonee(s) : Jendri Bin Abdullah & Egbert Binti Rahel Rahim Solicitor : Panch & Rathi	 CALLED OFF	 Condominium 62.80 sq. mt. (7,000 sq. ft.) Unit No. A-10-10, Block A, Pangsapuri Damai Villa, Jalan Damai Perdana 1/1, 60000 Kuala Lumpur. Assignee(s)/Borrower(s) : Teh Suen Ann Solicitor : Sukh Teoh Wang & Cheong			
MD 19 301171	KUALA SELANGOR RESERVE PRICE : RM 122,700.00	MD 20 204368	BUTTERWORTH RESERVE PRICE : RM 102,000.00	MD 21 209136	PETALING JAYA RESERVE PRICE : RM 162,000.00
 Single Storey Semi-Detached House 287 sq. mt. (3,100 sq. ft.) No. 21, Jalan Alan 10, Taman Bayu Alam, 40000 Kuala Selangor, Selangor. Assignee(s)/Borrower(s) : Ahmad Yuzi Bin Yusoff & Shahira Binti Norail Solicitor : Tankeh Bajong & Partners	 3 Bedrooms Apartment 66 sq. mt. (710 sq. ft.) No. 1C-3-06, Pangsapuri Indah Teluk Air Tawar, Lorong Teluk Air Tawar 8, Taman Teluk Air Tawar, 12000 Butterworth, Pulau Pinang. Assignee(s)/Borrower(s) : Shafrizuan Bin Halim & Jad Halim Bin Jad Hamid Solicitor : Babunathan & Kamal	 Low Cost Flat 62 sq. mt. (667 sq. ft.) No. B-14-07, Block E, Taman Medan Ceyaya, No. 49, Jalan PJS 2/23, 46000 Petaling Jaya, Selangor. Assignee(s)/Borrower(s) : Sri Kumaran S.S. Wahngam @ Wahngam @ Wahngam @ Wahngam @ Solicitor : Khanda & Co.			
MD 22 940494	KAJANG RESERVE PRICE : RM 208,000.00	MD 23 123639	KLANG RESERVE PRICE : RM 100,000.00	MD 24 100197	SEPANG RESERVE PRICE : RM 230,700.00
 Service Apartment 87 sq. mt. (940 sq. ft.) 28-12A, MCK Boulevard 8, Jalan Bukit, 42000 Kajang, Selangor. Assignee(s)/Borrower(s) : Mohamed Asm Bin Ali Solicitor : J. Lee & Associates	 CALLED OFF	 Service Apartment 78.960 sq. mt. (850 sq. ft.) 22-01, Asasia Residence Sahah Perdana, Jalan Kenanga 1/6, Taman Sahah Perdana, Bandar Baru Sahah Tinggi, 43000 Sepang, Selangor. Assignee(s)/Borrower(s) : Mohd Samudhin Bin Jamal Solicitor : Khanda & Co.			

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MB 25 817080 	SITIAWAN RESERVE PRICE : RM 164,800.00 Double Storey Terrace House 120 sq. ft. (1,389 sq. ft.) No. 1051, Jalan Prima 3, PRIMA @ Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak. Assignee(s)/Customer(s): Arifanul Bin Abu S. Donor: Mohd. Baki Donor Name: Solicitor: Tanzeel Sajid & Partners MALAY RESERVE	MB 26 1087797 	KLANG RESERVE PRICE : RM 261,000.00 Apartment 78.87 sq. ft. (860 sq. ft.) B-D-12, Pungsuji Villamas, Jalan Mukhliah/KG2, Sungai Pinang, 42100 Klang, Selangor. Assignee(s): Tashih Baki Mohd. Jaber Solicitor: Zahira Loh & Wong.	MB 27 124366 	SHAH ALAM RESERVE PRICE : RM 338,000.00 CALLLED OFF
MB 28 105063 	PETALING JAYA RESERVE PRICE : RM 162,000.00 Low Cost Flat 82 sq. ft. (887.38 sq. ft.) No. C-01-02, Block C, Taman Madan Cahaya, No. 48, Jalan PJU 3/2C, 48000 Petaling Jaya, Selangor. Assignee(s)/Customer(s): Hasmah Binti Omar Donor: Bin Dini & Hasmah Binti Omar Solicitor: Zulqadri & Idris	MB 29 609008 	WP LABUAN RESERVE PRICE : RM 64,000.00 Apartment 87.87 sq. ft. Unit L1-3002, Tingkat 3, Taman Mutiara, Kemuning/Sungai Bedian, 87000 Wilayah Persekutuan Labuan. Assignee(s)/Customer(s): Katarina Bin Katarina Donor: Katarina Bin Katarina Solicitor: LCT Law Firm	MB 30 669226 	PAPAR RESERVE PRICE : RM 212,817.00 Double Storey Terrace House 118.8 sq. ft. (1,287 sq. ft.) Lot No. 2, Type 1, Taman Sinar Bangsa, 99000 Papar, Sarawak. Assignee(s)/Customer(s): Conner Suan Awan Solicitor: Luying & Co.
MB 31 486706 	JENJAROM RESERVE PRICE : RM 60,000.00 Service Apartment 148 sq. ft. (1,581 sq. ft.) Unit No. B-08-12, B0P-21, Perumahan Sejagata Prima Utama, Bandar Sejagata Prima, 42010 Jenjarom, Selangor. Assignee(s)/Customer(s): Syedhamid Bin Ali Ghani S. Donor: Bin Dini & Syedhamid Bin Ali Ghani S. Solicitor: J. Lee & Associates	MB 32 619253 	KUALA LUMPUR RESERVE PRICE : RM 710,000.00 CALLLED OFF	MB 33 668676 	KUALA LUMPUR RESERVE PRICE : RM 308,000.00 Service Apartment 78 sq. ft. (857 sq. ft.) Unit No. A-10-05, Apartment Servis J. Duplan, No. 1, Jalan Sembilang, 50000 Kuala Lumpur. Assignee(s): Che Kok Lim Solicitor: Zulqadri & Idris

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 4PM, 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 www.multibidauctions.com

5 STEPS TO BID ONLINE



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