

FULL ONLINE PROPERTY AUCTION FAIR

On Tuesday, 28 October 2025

Time : 10.30 A.M.

At multibidauctions.com

ORGANISED BY:

MULTI BID SDN BHD



- 07-2315333
- 013-771 5488
- 019-762 6227



www.multibidauctions.com



multibidauctions@gmail.com



VIEW  LIVE

AUCTION

AT  Multibid Auctions



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, 28 OCTOBER 2025, TIME : 10.30 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/en-joined imposed on the property, and/or the requirement of consent to the sale herein (if any)
- The subject property is sold as "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 to or after the auction sale.

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

MB 1 76148  PUCHONG RESERVE PRICE : RM 165,000.00 Apartment 87 sq. mt. (938 sq. ft.) Unit No. 2-08, 2nd Floor, Jalan Puteh Perdana 1P, Taman Puteh Perdana, 47130 Puchong, Selangor. Assignee(s)/Customer(s) : Marsh Sdn Bhd & Haral Sdn Bhd Amanah Solator : Raja Nur & Co Sdn Bhd	MB 2 100660  SHAH ALAM RESERVE PRICE : RM 400,000.00 Serviced Apartment 105.8 sq. mt. (1,131.7 sq. ft.) Unit No. 2-10/02, Block 2, Residential Alam, Jalan Tinju 12/03, Seksyen 12, 40100 Shah Alam, Selangor. Assignee(s)/Customer(s) : Tashim Jati Sdn Bhd & Moga Home Sdn Bhd Solator : Tashim Subgrid & Partners	MB 3 81216.5  SEPANG RESERVE PRICE : RM 290,000.00 2 Bedroom Apartment 88 sq. mt. (950 sq. ft.) Unit No. B-2-17, Block B, Dahlia Impiana, Taman Dahlia, 43800 Sepang, Selangor. Assignee(s)/Customer(s) : Mohd Fari Bin Mohd Rahman Solator : Khairudin & Co.
MB 4 317009  SEMENYIH RESERVE PRICE : RM 75,000.00 Low Cost Apartment 87 sq. mt. (938.88 sq. ft.) Unit No. 82-18, Block B, Tingkat 2, Jalan 1/18, Seksyen 1, Bandar Teknologi Kajang, 43000 Semenyih, Selangor. Assignee(s)/Customer(s) : Azzalim Sdn Bhd & Sazalim Sdn Bhd Solator : Sulaiman & Sdn Bhd	MB 5 104806  SHAH ALAM RESERVE PRICE : RM 390,000.00 Serviced Apartment 105.8 sq. mt. (1,131.7 sq. ft.) Unit No. 2-10/02, Block 2, Residential Alam, Jalan Tinju 12/03, Seksyen 12, 40100 Shah Alam, Selangor. Assignee(s)/Customer(s) : Tashim Jati Sdn Bhd & Moga Home Sdn Bhd Solator : Tashim Subgrid & Partners	MB 6 110516  SEPANG RESERVE PRICE : RM 290,000.00 2 Bedroom Apartment 88 sq. mt. (950 sq. ft.) Unit No. B-2-17, Block B, Dahlia Impiana, Taman Dahlia, 43800 Sepang, Selangor. Assignee(s)/Customer(s) : Mohd Fari Bin Mohd Rahman Solator : Khairudin & Co.
MB 7 584126  PETALING JAYA RESERVE PRICE : RM 100,000.00 2 Bedroom Apartment 80 sq. mt. (861 sq. ft.) Unit No. 13-05, Residential Medan, Jalan PJS 2/6, 46000 Petaling Jaya, Selangor. Assignee(s)/Customer(s) : Shafiq Lali Sdn Bhd Solator : Nordin & Co.	MB 8 694483  DENGKIL RESERVE PRICE : RM 200,000.00 Serviced Apartment 81 sq. mt. (868.88 sq. ft.) Unit No. A-04-08, Block 8, Pangsapuri Kita Impian, Persiaran Cybermolek Perdana, 40000 Dengkil, Selangor. Assignee(s)/Customer(s) : Mawati Sdn Bhd Solator : Tashim Subgrid & Partners	MB 9 110516  NILAI RESERVE PRICE : RM 100,000.00 Serviced Apartment 70 sq. mt. (752.67 sq. ft.) Unit No. D-1-12-01, Menara D (Dahli), 71800 Nilai, Negeri Sembilan. Assignee(s)/Customer(s) : Mohd Fauzan Bin Arshad Solator : Adam Rahman & Co.

CALLLED OFF

CALLLED OFF

MB 10 1046276	MELAKA RESERVE PRICE : RM 180,000.00	MB 11 768741	MELAKA RESERVE PRICE : RM 200,000.00	MB 12 808428	SEREMBAN RESERVE PRICE : RM 200,000.00
	Townhouse 121 sq. mt. (7,470 sq. ft.) Unit No. 56, Jalan Puncak Kana Heights 5, Taman Puncak Kana Heights, 78000 Alor Gajah, Melaka. Assignor(s)/Customer(s) Mohd Rafi Bin Mohd Isa Solicitor : Andrew T.S. Goh & Khairi		Double Storey Terrace House 112 sq. mt. (7,208 sq. ft.) i.e. 28, Jalan PR18A 1/6, Residents 1/888A & Terrace 1, 78000 Alor Gajah, Melaka. Assignor(s)/Customer(s) Abdul Rahim Bin Abdul Rahman Solicitor : Andrew T.S. Goh & Khairi		Apartment 79 sq. mt. Unit No. MB 12-6, Block B2, PR18A Seremban Central, Jalan PR18A 1, 70000 Seremban, Negeri Sembilan. Assignor(s)/Customer(s) Mahdzhan Ali Razindan Solicitor : Andrew T.S. Goh & Khairi
MB 13 131134	MELAKA RESERVE PRICE : RM 110,000.00	MB 14 1047170	MELAKA RESERVE PRICE : RM 220,000.00	MB 15 104628	JOHOR BAHRU RESERVE PRICE : RM 800,000.00
	Apartment 72,888 sq. mt. (792 sq. ft.) Unit No. B2-4-12 (Parcel 12-4), Tingkat 4 (Block B2), Rumah Puncak Kuala Sungai Baru, 78000 Kuala Sungai Baru, Melaka. Assignor(s)/Customer(s) Syafiq Naim Bin Shafiqan Solicitor : Andrew T.S. Goh & Khairi		Apartment 82.80 sq. mt. (1,000 sq. ft.) C-06-11, Storey No. 06, Block C, Residents (Part B) Unit, Jalan Taman Bantayan, 78000 Melaka. Assignor(s)/Customer(s) Muhammad Nari Hafid Bin Fadzil Solicitor : Abdul Jalil-Rahim & Co.		Serviced Apartment 106.7 sq. mt. (1,127 sq. ft.) Unit No. B-18-11, Southbay Winda Serviced Apartment, Persiaran Southbay Utama, Kota Southbay, 80100 Johor Bahru, Johor. Assignor(s)/Customer(s) Quek Teng Chin Solicitor : Jafarullah & Associates
MB 16 948960	BATU PAHAT RESERVE PRICE : RM 220,000.00	MB 17 948965	JOHOR BAHRU RESERVE PRICE : RM 220,000.00	MB 18 948966	JOHOR BAHRU RESERVE PRICE : RM 800,000.00
	CALLLED OFF		Apartment 80 sq. mt. (858 sq. ft.) Unit No. B-04-01, Block B, Apartment Dairi Cunga, Jalan Tengah, Kampong Sungai Cunga, 81000 Johor Bahru, Johor. Assignor(s)/Customer(s) Ahmad Razali Bin Sulahan Solicitor : Fawzi & Associates BUMPUTERA LOT		Serviced Apartment 79.8 sq. mt. (858 sq. ft.) A-02-12, Block B, Pangsapuri Laman Indah, Taman Laman Indah, 81300 Johor Bahru, Johor. Assignor(s)/Customer(s) DR Nurhish Binti Rahuman Solicitor : Amir Anwar & Co.
MB 19 329963	SEREMBAN RESERVE PRICE : RM 600,000.00	MB 20 370956	SEREMBAN RESERVE PRICE : RM 280,000.00	MB 21 490053	BAYAN LEPAS RESERVE PRICE : RM 260,000.00
	CALLLED OFF		3 Bedrooms Apartment 89 sq. mt. (966 sq. ft.) No. B-C-06, Block B, Desa Jaya Villa, Jalan Desa Jaya 2, Taman Desa Jaya, 70400 Seremban, Negeri Sembilan. Assignor(s)/Customer(s) Nural Huda Bin Saifuddin & Kamariah Binti Samudaman Solicitor : Rahim Razali & Co.		CALLLED OFF
MB 22 879726	NILAI RESERVE PRICE : RM 280,000.00	MB 23 160987	BATU CAVES RESERVE PRICE : RM 270,000.00	MB 24 471866	PUNCAK ALAM RESERVE PRICE : RM 200,000.00
	Serviced Apartment 88.88 sq. mt. (783 sq. ft.) Unit B-124-06, Wawasan 8 (Regalia) Youth City Residence @ Bandar Bala, Jalan Bendera Bala 1/6, Bandar Wawasan, Pulau Tiros, 71000 Nilai, Negeri Sembilan. Assignor(s)/Customer(s) Usman Loh Wang Kheng Solicitor : Naim & Co.		3 Bedrooms Apartment 88.88 sq. mt. (922 sq. ft.) No. A-10-11, Zeti Selangor Apartment, Medan Batu Caves, 69100 Batu Caves, Selangor. Assignor(s)/Customer(s) Syafiq Naim Bin Saifan Solicitor : J. Lee & Associates		Apartment 82 sq. mt. B-00-18, Block Buidia, Residents Wawasan 1, Jalan Residensi Wawasan 1/1, Section 12, 42000 Bandar Puncak Alam, Selangor. Assignor(s)/Customer(s) Muhammad Tajuddin Bin Ali Solicitor : Nishan, Fakhri-De & Co.

MB 25 67628	SEPANG RESERVE PRICE : RM 174,000.00 Low Cost Apartment MB eq. mt. (889 sq. ft.) Unit No. P-2-76, Megah Villa Apartment, Jalan Warisan Megah 1/6, Kuala Warisan, 43000 Sepang, Selangor. Assignor(s)/Customer(s) : Mohamed Husein Bin Ibrahim Solicitor : Sofia Damirah & Associates	MB 26 596171	SEPANG RESERVE PRICE : RM180,000.00 Low Cost Apartment MB eq. mt. (888.87 sq. ft.) Unit No. H-1-6, Block H, Megah Villa Apartment, Jalan Warisan Megah 1/6, Kuala Warisan, 43000 Sepang, Selangor. Assignor(s)/Customer(s) : Mohd Izwan M. Ramli & Japazulhy AP Dopal Solicitor : T. Rajagopala & Co.	MB 27 681644	PUNCAK ALAM RESERVE PRICE : RM 200,000.00 Serviced Apartment 79.22 sq. mt. (841.98 sq. ft.) Unit No. 1-5-7, Apartment Service Commerce 8, Jalan PPJ1 & Pusat Perdagangan Alam Jaya, 42000 Bandar Puncak Alam, Selangor. Assignor(s)/Customer(s) : Nur Liyana Binti Abd Rahman Solicitor : Rashid & Co.
MB 28 704238	DENGKIL RESERVE PRICE : RM 201,000.00 Serviced Apartment 84 sq. mt. (908.17 sq. ft.) Unit No. A-11-4, Pangapuri Kila Implan, Perumahan Cylentworth Perdana, Cylentworth, 42000 Dengkil, Selangor. Assignor(s)/Customer(s) : Nurulhuda Bin Huseinuddin & Siti Nurhidayah Binti Kemasudin Solicitor : Shari Sham & Co. MALEY RESERVE	MB 29 210605	PETALING JAYA RESERVE PRICE : RM 200,000.00 CALLLED OFF	MB 30 584605	BERANGKAP RESERVE PRICE : RM 410,000.00 CALLLED OFF
MB 31 199656	SHAH ALAM RESERVE PRICE : RM 202,000.00 Apartment 83.26 sq. mt. (896 sq. ft.) Unit No. 3-2-201, Pangapuri Dakiy, Jalan Dinar 12/1, Taman Selayang Perdana, Selayang 12, 40000 Shah Alam, Selangor. Assignor(s)/Customer(s) : Zulham M. & Nurhan Solicitor : Tanzeel Sajjad & Partners	MB 32 647046	SERI KEMBANGAN RESERVE PRICE : RM 167,000.00 Serviced Apartment 110 sq. mt. (1,184 sq. ft.) Unit No. S-3-02A, Residensi Zela, Jalan DS, Cincin South, Taman Serdang Perdana, Selayang 6, 43200 Seri Kembangan, Selangor. Assignor(s)/Customer(s) : Ng Te Peng Solicitor : Rashid & Co.	MB 33 675538	JOHORE BAHRU RESERVE PRICE : RM 210,000.00 Apartment 87 sq. mt. (938 sq. ft.) Unit No. B-03-06-A, Camellia Residences (Phase 1) @ Seri Austin, Taman Seri Austin, 81000 Johore Bahru, Johor. Assignor(s)/Customer(s) : Nuala Binti Yusuf Solicitor : Syed Muz, Ng & Co. BUMPUTERA LOT
MB 34 690056	MANTIN RESERVE PRICE : RM 180,000.00 Townhouse 98.89 sq. mt. (1,070 sq. ft.) Unit No. P-2-4, Bukit Cina Residences, Jalan Cina 10/1, Taman Bukit Cina, 71700 Mantin, Negeri Sembilan. Assignor(s)/Customer(s) : Muhammad Asyraf Bin Mohd Razali Solicitor : T. Rajagopala & Co.	MB 35 501797	KOTA KINABALU RESERVE PRICE : RM 190,000.00 Apartment 78.87 sq. mt. (850 sq. ft.) Unit No. S-10-10, Level 10, Block S, P'UTERA @ Menggatal, 88800 Kota Kinabalu, Sabah. Assignor(s)/Customer(s) : Siti Nurhidayah Binti Jazali & Nurul Kaffie Bin Jazali Solicitor : MB Mahmud & Associates	MB 36 607483	SENANGANG RESERVE PRICE : RM 181,700.00 Apartment 84 sq. mt. (907 sq. ft.) Unit No. S-7-11, Garden Villa Apartment, Taman Bandar Senawang, 70450 Negeri Sembilan. Assignor(s)/Customer(s) : Siti Hayati Sharyn Kiah Solicitor : John Rashid & Co.
MB 37 730038	KOTA KINABALU RESERVE PRICE : RM 118,000.00 Apartment 60.1 sq. mt. (647 sq. ft.) Unit No. C3-2/Floor, Block LH, Lestari Apartments, Teluk Jaya, Mile 13, Jalan Tuanku, Puteri, 88800 Kota Kinabalu, Sabah. Assignor(s)/Customer(s) : Hafid Hassan Bin Jazali Solicitor : Loping & Co.	MB 38 167130	MANTIN RESERVE PRICE : RM 160,338.00 Townhouse 98 sq. mt. (1,072 sq. ft.) Unit No. D-1-2, Kota Residensi, Jalan Bukit Cina 10/1, 71700 Mantin, Negeri Sembilan. Assignor(s)/Customer(s) : Muhammad Asyraf Bin Jazali Solicitor : T. Rajagopala & Co.	MB 39 14066	SHAH ALAM RESERVE PRICE : RM 207,300.00 Apartment 100 sq. mt. (1,076 sq. ft.) Unit No. S-10-8, Pangapuri Damai, Jalan Teluk 28/28, Selayang 28, 40400 Shah Alam, Selangor. Assignor(s)/Customer(s) : Praveen SP Sathyan & Karthikeyan M. Subramanyam Solicitor : Khairudin & Co.

MB 40 112/0168 	PUTATAN RESERVE PRICE : RM 238,766.00 Apartment 88.88 sq. mt. (953 sq. ft.) Lot No. B-6-1, Level 6, Emerald Tower Type A1, Alam Perdana Putatan Phase 1, Off Jalan Kelantan Tambora, 82200 Putatan, Johor. Assignee(s)/Customer(s): Rachel Binti Anthony @ Chen Saw Chin Solicitor : M/S Mahajan & Associates	MB 41 110/0007 	ALOR SETAR RESERVE PRICE : RM 72,171.00 Low Cost Flat 18.92 sq. mt. (700 sq. ft.) No. B-6-18, Rumah Pangsapuri Taman Durga Perdana, Jalan Dalok Kumban, 92200 Alor Setar, Kedah. Assignee(s): Nor Anzalia Binti Mohd Rasyid & Mohd Muzal Bin Saari Customer(s): Nor Anzalia Binti Mohd Rasyid Solicitor : Azmi Rahim & Co.	MB 42 704/004 	SUKIT MERTAJAM RESERVE PRICE : RM 688,200.00 Condominium 142 sq. mt. (7,328 sq. ft.) No. 4-10-08, Condominium Perumahan, Jorong Panda Utama 2, Taman Perumahan, 14000 Bukit Mertajam, Pulau Pinang. Assignee(s)/Customer(s): Mohamed Fazel Bin Mohd Solicitor : Tan Sri Rajagopal & Partners
MB 43 76/0209 	PUNCAK ALAM RESERVE PRICE : RM 212,880.00 Apartment 82.17 sq. mt. (883 sq. ft.) No. B-6-09, Block D Residensi Wawasan 2, Jalan Wawasan 13/1, Sebelah 13, 42300 Bandar Puncak Alam, Selangor. Assignee(s)/Customer(s): Nor Angh Binti Abdul Aziz Solicitor : Rashed & Co. BUMPUTERA LOT	Follow us on:  Multi Bid  multi.bid  Multibid Auctions  Multibid Auctions			 MULTI BID SDN BHD 

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



MULTI BID SDN. BHD. 202201005007 (1450704-U)

No. 31-02 & No. 63-01, Jalan Aliiff 4,
 Taman Damansara Aliiff,
 81200 Johor Bahru, Johor Darul Takzim
 Tel : 07- 2315333 / 019-7626227 / 013-771 5488
 Website: multibidauctions.com
 Email : multibidauctions@gmail.com