

FULL ONLINE PROPERTY AUCTION FAIR



PROPERTY AUCTION HOUSE

DATE: TUESDAY 28 OCTOBER 2025

TIME: 11.00 A.M

VENUE:

AT THE AUCTION CENTRE

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

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ONLY!**

ORGANISED BY:

PROPERTY AUCTION HOUSE SDN. BHD.

Ground Floor, No. 1, Jalan Ampang,

50450 Kuala Lumpur

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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 28 OCTOBER, 2025 (11:00 AM)
AT THE AUCTION CENTRE, NO.1, GROUND FLOOR,
JALAN AMPANG, 50450 KUALA LUMPUR
EBID.AUCTIONS.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 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.

PAH01 PAH39692	AMPANG Reserve Price RM500,000.00	PAH02 PAH39716	JENJAROM Reserve Price RM490,000.00	PAH03 PAH39694	SERI KEMBANGAN Reserve Price RM468,000.00
	Unit No. D-02-08, Brezza One Residency, Jalan Bayu Utama, Bukit Ampang Permai, 68000 Ampang, Selangor Darul Ehsan. Condominium 1,073.16 Square Feet Assignor(s): 1) MOHD HIZAMI BIN WAGIMAN 2) MASLINA BINTI ABDULLAH Solicitor(s): M/s Zairina Loh & Wong		Unit No. B-05-12, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan Serviced apartment (Bumi Lot) 1,560.77 Square Feet Assignor(s): 1) SYAHREZAL BIN AB GHANI 2) FUZIAH BINTI SALLEH Solicitor(s): M/s J.Lee & Associates		Unit No. B-37-07, Residensi Bliss, Pusat Perniagaan Metacity, Jalan Atmosphere Utama 2, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan Serviced apartment 1,227.08 Square Feet Assignor(s): 1) KEONG LEE HOON Solicitor(s): M/s J.Lee & Associates
PAH04 PAH39702	SENAWANG Reserve Price RM450,000.00	PAH05 PAH39704	SHAH ALAM Reserve Price RM437,400.00	PAH06 PAH39689	KUALA LUMPUR Reserve Price RM430,000.00
	No. 113, Jalan D'Latania 2, D'Latania, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Darul Khusus. Double Storey Terrace House 1,475 Square Feet Assignor(s): 1) JEFFREY SURESH A/L R.MARIAPPAN Solicitor(s): M/s T.Rajagopalu & Co		Unit No. D2-6-08, Tingkat 6, Bangunan Gaya Irama D2, Jalan M U6/M, Pekan Subang, Seksyen U6, 40150 Shah Alam, Selangor Darul Ehsan. Apartment 2,046 square feet Assignor(s): 1) GOH HUI LEE Solicitor(s): M/S Tawfeek Badjenid & Partners		Unit No. D-G-10, Block D, Sri Putramas Condominium, No. 1, Jalan Putramas 1, Off Jalan Kuching, 51200 Kuala Lumpur. Condominium 1,098 Square Feet Assignor(s): 1) SALBIAH BINTI IBRAHIM Solicitor(s): M/s Raja Nor & Su Lynn
PAH07 PAH39713	JOHOR Reserve Price RM420,000.00	PAH08 PAH39701	PENANG Reserve Price RM410,000.00	PAH09 PAH38968(2)	CYBERJAYA Reserve Price RM379,080.00
	Unit No. #23-13, Menara B, Residensi Panorama, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor Darul Takzim. Serviced apartment 950 square feet Assignor(s): 1) NUR SYAZWANI BINTI ROSDI 2) MUHAMMAD KHAIRUL AIDIL BIN ROSDI Solicitor(s): M/S Amir Anuar & Co		No. 7, Persiaran Seksyen 5/8, Bandar Putera Bertam, 13200 Kepala Batas, Pulau Pinang. Double storey terrace house 1,292 Square Feet Assignor(s): 1) DAMANHURI BIN MORAD 2) YUSMIZA BINTI YUSOF Solicitor(s): M/s Khairil Sani, Gopal & Beng Tatt		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.Rajagopalu & Co



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PAH10 PAH34339(2)	SHAH ALAM Reserve Price RM360,000.00	PAH11 PAH39706	JOHOR Reserve Price RM360,000.00	PAH12 PAH38977	KLANG Reserve Price RM340,000.00
 Unit No. B2-213, Pangsapuri Komuter Raya, Jalan Parang Empat 19/8d, Seksyen 19, 40300 Shah Alam, Selangor Darul Ehsan Apartment 850 Square Feet Assignor(s): 1) ERWAN BIN KAMARUDIN Solicitor(s): M/S KHAMDAN & CO	 WITHDRAWN	 WITHDRAWN			
PAH13 PAH39688	NILAI Reserve Price RM340,000.00	PAH14 PAH39703	SABAH Reserve Price RM340,000.00	PAH15 PAH39698	JOHOR Reserve Price RM307,800.00
 Unit No. B-134-14 Menara B (begonia), Bandar Belia @ Youth City, Jalan Bandar Belia 1/4, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus 2 bedroom serviced apartment 731 square feet Assignor(s): 1) MOHD JAUZI BIN JAINORI Solicitor(s): M/S Nashili & Co	 Lot No. 38, Tama Eko Tropika 2, 89600 Papar, Sabah Double storey terrace house 914.93 Square Feet Assignor(s): 1) SAHERMAN BIN RAMLI @ LAMR Solicitor(s): M/s LCZ Law Firm	 Unit No. #B-23-17, Residensi Panorama Perbadanan Islam, Jalan Bayu Puteri 2, Taman Bayu Puteri 2, 80150 Johor Bahru, Johor Darul Takzim. Serviced Apartment (Malay Reserved Land) 950 square feet Assignor(s): 1) MOHAMAD NUR FIRDAUS BIN ZAINAL ABIDIN Solicitor(s): M/S Tawfeek Badjenid & Partners			
PAH16 PAH39715	MELAKA Reserve Price RM300,000.00	PAH17 PAH38975(2)	SABAH Reserve Price RM255,879.00	PAH18 PAH39700	SHAH ALAM Reserve Price RM255,150.00
 No 85 Jalan Sejahtera 4, Taman Bukit Tambun Perdana 2, 76100 Durian Tunggal, Melaka. Double storey terrace house 1,173 Square Feet Assignor(s): 1) NAVEINDRAN A/L MUNIANDY Solicitor(s): M/S Go Tiong Siew & Associates	 Lot No. 32 (Intermediate), Block 4, Lorong Riang Ria 2, Taman Riang Ria, Phase 1, Kg Termenong, 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	 Unit No. E-11-13, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor Apartment 1,041 Square Feet Assignor(s): 1) MOHD REDZA BIN MAHMUD Solicitor(s): M/s Nashili & Co			
PAH19 PAH33030(2)	RAWANG Reserve Price RM250,000.00	PAH20 PAH39699	JOHOR Reserve Price RM250,000.00	PAH21 PAH38949	SEMENYIH Reserve Price RM240,000.00
 No. 3A Jalan Bp 21, Taman Bayu Permai, 48000 Rawang, Selangor Darul Ehsan Townhouse 904 square feet Assignor(s): 1) NOR AZUAN BIN ARBAIN Solicitor(s): M/S Paizah & Nazira	 Unit No. A-09-12, Block A, Pangsapuri Denai Nusantara, Persiaran Denai, Taman Denai Nusantara, 81550 Gelang Patah, Johor Darul Takzim. Apartment 94 square metres Assignor(s): 1) SARAVANAN A/L PONNAMBALAM 2) R.KASTURI A/P RAMAIAH Solicitor(s): M/S Tawfeek Badjenid & Partners	 WITHDRAWN			
PAH22 PAH39705	PETALING JAYA Reserve Price RM240,000.00	PAH23 PAH36239(3)	PENANG Reserve Price RM230,850.00	PAH24 PAH39718	JOHOR Reserve Price RM220,000.00
 Unit No. D-13-07, 13th Floor, Block D, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor Darul Ehsan. 3 bedroom apartment 73.67 square metres Assignor(s): 1) MUHAMMAD SYAH RIZAL BIN MOKTAR Solicitor(s): M/S Tawfeek Badjenid & Partners	 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	 WITHDRAWN			

PAH25 PAH39695	JOHOR Reserve Price RM220,000.00	PAH26 PAH39697	KUALA LUMPUR Reserve Price RM216,000.00	PAH27 PAH38206(2)	DENGKIL Reserve Price RM202,500.00
 Unit No. #11-05, Block C, Perumahan Molek Ria, Persiaran Bumi Hijau, Taman Molek, 81100 Johor Bahru, Johor Darul Takzim. Apartment 1,001 Square Feet Assignor(s): 1) SIYAMALA A/P G. BALAN Solicitor(s): M/s Syed Alwi, Ng & Co		 Unit No. B-32-11 Residensi Kepongmas, Jalan Metro Perdana Barat, Taman Metropolitan, 52100 Kuala Lumpur Apartment 800 Square Feet Assignor(s): 1) NUR HIDAYAH BINTI GHAZALI Solicitor(s): M/s Paizah & Nazira		 Unit No. A-12-02, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan. 3 bedroom serviced apartment (Malay Reserved Land) 904 Square Feet Assignor(s): 1) LUQMAN HAKIM BIN SAIRAN Solicitor(s): M/S Mozni Sham & Co	
PAH28 PAH38582(2)	MELAKA Reserve Price RM200,000.00	PAH29 PAH39690	MELAKA Reserve Price RM200,000.00	PAH30 PAH16711(2)	PETALING JAYA Reserve Price RM190,000.00
 Unit No T4-13-4, Jalan Prima Pm 1, Prima @ Pokok Mangga 75250 Melaka. 3 bedroom apartment (Malay Reserved Land) 850 Square Feet Assignor(s): 1) SHAHRUL AZZIM BIN ABD AZIZ 2) SITI NOOR SARAH BINTI MOHD SUID Solicitor(s): M/S Andrew T.s Goh & Khairil		 WITHDRAWN		 Unit No. A-13-06 Block A, Taman Medan Cahaya, No. 49 Jalan Pjs 2c/2, 46000 Petaling Jaya, Selangor Darul Ehsan 3 bedroom apartment 667 Square Feet Assignor(s): 1) MOHD JAMIL BIN ABU BAKAR 2) HENDUN BINTI DOHOR Solicitor(s): M/S Mozni Sham & Co	
PAH31 PAH39691	PETALING JAYA Reserve Price RM190,000.00	PAH32 PAH	MELAKA Reserve Price RM190,000.00	PAH33 PAH	SHAH ALAM Reserve Price RM180,000.00
 Unit No. A2-05, Blok A, Jalan MJ 12, Medan Maju Jaya, 46000 Petaling Jaya, Selangor Darul Ehsan. Apartment (Bumi Lot) 775 Square Feet Assignor(s): 1) SAMSUL BAHARI BIN UMAR 2) EZNIRA BINTI ABDUL RAHIM Solicitor(s): M/s Tawfeek Badjenid & Partners		 WITHDRAWN		 WITHDRAWN	
PAH34 PAH39710	PETALING JAYA Reserve Price RM170,000.00	PAH35 PAH39712	SEPANG Reserve Price RM170,000.00	PAH36 PAH31168(4)	BELAKONG Reserve Price RM150,000.00
 No. C-13-09, Block C, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor Darul Ehsan. Apartment 650 Square Feet Assignor(s): 1) MUSA BIN BAB Solicitor(s): M/s Zulpadli & Edham		 No. G-03-15, Megah Villa Apartment, Kota Warisan, 43900 Sepang, Selangor Darul Ehsan Apartment (Bumi Lot) 689 Square Feet Assignor(s): 1) HAMIMAH BINTI MOHD REDZUAN 2) MOHD REDZUAN BIN JOHARI Solicitor(s): M/s Sofia Darmindr & Associates		 No. G4-04, Blok G, Taman Setia Balakong, 43300 Balakong, Selangor Darul Ehsan 3 bedroom apartment 70 Square Metres Assignor(s): 1) OTHMAN BIN ABDULLAH 2) SITI ZALIHA BINTI MOHD TULUS Solicitor(s): M/S Zulpadli & Edham	
PAH37 PAH39693	KUALA LUMPUR Reserve Price RM123,930.00	PAH38 PAH39714	MELAKA Reserve Price RM115,000.00	PAH39 PAH33840(4)	PERAK Reserve Price RM113,400.00
 Unit No. B-14-2, Block B, Mutiara Fadason, Jalan 2/17, Off Jalan Kepong, 52000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. 3 bedroom apartment 656.6 Square Feet Assignor(s): 1) NORAZMAN BIN BAHAUDDIN Solicitor(s): M/s J.Lee & Associates		 DT A-1-02, Jalan Angkasa Nuri 47, Taman Angkasa Nuri, Durian Tunggal 76100, Hang Tuah Jaya, Melaka. Cluster house 700 Square Feet Assignor(s): 1) MURUGAN A/L CHANDRA MOHAN 2) POONITHAWATHY A/P JAGANATHAN Solicitor(s): M/S Go Tiong Siew & Associates		 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	

PAH40 PAH39709	SEREMBAN Reserve Price RM105,300.00	PAH41 PAH38577(2)	SERI KEMBANGAN Reserve Price RM88,574.00	PAH42 PAH39719	KUANTAN Reserve Price RM75,000.00
	Unit No. A-3-09, Arowana Apartment, Taman Arowana Impian, 70300 Seremban, Negeri Sembilan Darul Khusus. Apartment 60 Square Metres Assignor(s): 1) NORAINI BT HARUN Solicitor(s): M/s Zailan & Co		Unit No. B2-01-14, Pangsapuri Kuang, Jalan SB Indah 5/1, Taman Sungai Besi Indah, 43300 Seri Kembangan, Selangor Darul Ehsan. 3 bedroom apartment (Bumi Lot) 700 Square Feet Assignor(s): 1) RAHMAH BINTI KAWI Solicitor(s): M/S Hisham, Fatimah Clio & Co		No. 4, Lorong Saujana 17, Perumahan Lepar Hilir Saujana, 26300 Kuantan, Pahang Darul Makmur. Single storey terrace house 1,324 Square Feet Assignor(s): 1) MOHAMAD ZAPRI BIN JUMBERI 2) ZULINAWATI BINTI YA Solicitor(s): M/s Hamidah Rosmawati & Associates

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.**

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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