

FULL ONLINE PROPERTY AUCTION FAIR



PROPERTY AUCTION HOUSE

DATE: TUESDAY 6 OCTOBER 2026

TIME: 10.00 A.M

VENUE:

AT THE AUCTION CENTRE

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

EBID.AUCTIONS.COM.MY

10%

**DEPOSIT
ONLY!**

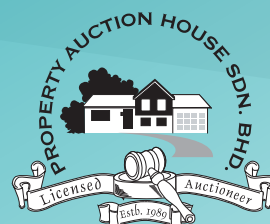
ORGANISED BY:

PROPERTY AUCTION HOUSE SDN. BHD.

Ground Floor, No. 1, Jalan Ampang,
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Licensed Auctioneers



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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 6 OCTOBER, 2026 (10:00 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 PAH33848(2)	PUCHONG Reserve Price RM460,582.00	PAH02 PAH42134	SEPANG Reserve Price RM440,000.00	PAH03 PAH42135	SHAH ALAM Reserve Price RM280,000.00
	Unit No. A-2-6, Vision Residence Condominium, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor Darul Ehsan. Condominium 2,700 Square Feet Assignor(s): 1) CHONG MEE YOON Solicitor(s): M/S Nashili & Co		No. 10, Jalan Permata 3, Desa Salak Permata, 43900 Sepang, Selangor Darul Ehsan. Single storey terrace house (Malay Reserved Land) 3,003 Square Feet Assignor(s): 1) MUHAMMAD HALMY BIN KAMARUDIN 2) AYU BINTI KAMARUDIN Solicitor(s): M/s Che Mokhtar & Ling		Unit No. DK03-08-04, Block 3, Pangsapuri De Kiara, No. 4, Persiaran Setia Makmur, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor Darul Ehsan. 3 bedroom apartment 818 Square Feet Assignor(s): 1) AHMAD ZUHAIRI BIN ABD RAHMAN Solicitor(s): M/S Sabarudin Othman & Ho
PAH04 PAH33020(2)	SEPANG Reserve Price RM230,000.00	PAH05 PAH35178(2)	PERAK Reserve Price RM162,000.00	PAH06 PAH33021(2)	PETALING JAYA Reserve Price RM147,623.00
	No. A-35-05, Cerrado, Jalan Southville 1, Southville City, 43800 Sepang, Selangor Darul Ehsan. Serviced apartment 656 Square Feet Assignor(s): 1) AZLAN SHAH BIN AMIR HASHIM Solicitor(s): M/S Sofia Darmindr & Associates		Unit No. 89-2, Block 89, Aras 2, Persiaran Residensi, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan. Townhouse 1,098 square feet Assignor(s): 1) SITI KHALIJAH BINTI IBRIHAIN Solicitor(s): M/S Frances, Hazlina & Partners		Unit No. H-23-19, 23rd Floor, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Apartment (Bumi Lot) 850 square feet Assignor(s): 1) AZIZUDDIN BIN TAMJIS Solicitor(s): M/S Adnan Rahim & Co
PAH07 PAH33033(3)	KEDAH Reserve Price RM117,000.00	PAH08 PAH35167(2)	PERAK Reserve Price RM83,835.00	PAH09 PAH42133	PERAK Reserve Price RM70,859.00
	Unit No. G 19, Ground Floor, Kompleks SP Plaza, 08000 Sungai Petani, Kedah Darul Aman. Retail shop lot 689 Square Feet Assignor(s): 1) KHEAIRUS BINTI ALI Solicitor(s): M/S Azmi Rahim & Co		No. J-L6-29, Blok Mustika, Apartment Bukit Permata, 32200 Lumut, Perak Darul Ridzuan Apartment 778 Square Feet Assignor(s): 1) MOHAMAD IZZAT BIN ZAKARIA Solicitor(s): M/S Ong-Hanim & Badrul		No. 41A, Jalan Mesra, Taman Mesra Rakyat, 31900 Kampar, Perak Darul Ridzuan. Cluster house 861 square feet Assignor(s): 1) MOHD SAHAROM BIN MOHD ARIFF 2) NOR ASMAH BINTI MAT HASSAN Solicitor(s): M/S Ong-Hanim & Badrul



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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 Licensed Auctioneers



FIRST FULLY ONLINE
 PROPERTY AUCTION
 E-BID PLATFORM