

FULL ONLINE PROPERTY AUCTION SALE



Date & Time:

**WEDNESDAY, 25 FEBRUARY 2026
11.00AM**



Venue:

**RAJAN AUCTIONEERS SDN BHD
No. 36A, Jalan Dato Hamzah, 41000
Klang, Selangor Darul Ehsan.**

10%
*Deposit
Required*



www.rajanauctioneers.com

RAJAN AUCTIONEERS SDN BHD 889884-H

G. RAJAN (Licensed Auctioneer)

No. 36A, Jalan Dato Hamzah, 41000
Klang, Selangor Darul Ehsan.

TEL NO: 03-33749312
H/P NO: 013-3040060
H/P NO: 012-2738109

 Rajan Auctioneers Sdn Bhd
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<https://www.youtube.com/@rajanauctioneers>

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

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 Assignor(s)/Customers(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer.



PUBLIC AUCTION VIA ONLINE BIDDING
ON WEDNESDAY, 25 FEBRUARY 2026, 11.00 A.M.
AT WEBSITE www.rajanauctioneers.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 website 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:

- | | |
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| <ul style="list-style-type: none"> a) Read and fully understand all the terms and conditions of sale herein; b) Conduct an official search on the parent title of the subject property at the land office and/or other relevant authorities; c) Inspect the subject property; d) Verify pertinent particulars of the documents; e) Verify the postal address of the subject property with the developer/registered proprietor; f) Check on the issuance of separate individual title for the subject property with developer/registered proprietor; | <ul style="list-style-type: none"> g) Seek legal advice on the terms and conditions of sale herein; h) 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). i) The subject property is sold on "as is where is" basis. j) 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: [YouTube Channel Rajan Auctioneers Sdn Bhd](#)

RA1	<p>PETALING JAYA Reserve Price RM 160,000.00</p> <p>Type : Low-Cost Apartment Unit (667.0 Sq Ft) Address : No. A-12-09, Block A, Taman Medan Cahaya, 46000 Petaling Jaya, Selangor</p> <p>Assignor(s) : Zulkifeli Bin Md Yunus Solicitors : Messrs Sidek Teoh Wong & Dennis Auctioneer Ref : RA0287</p>	RA2	<p>SHAH ALAM Reserve Price RM 140,000.00</p> <p>Type : A Low-Cost Apartment Unit (650 Sq Ft) Address : Unit No. M2-02-01, Pangsapuri Melawati, No. 1, Jalan Bukit Melawati U179, Taman Saujana Permai, Seksyen U17, 40160 Shah Alam, Selangor.</p> <p>Assignor(s) : Mageswary A/P Neelamegham Solicitors : Messrs S. Ravichandaran & Anuar (KL) Auctioneer Ref : RA0268</p>	RA3	<p>RASA Reserve Price RM 250,000.00</p> <p>Type : 1-Storey Intermediate Terraced House (1,195 Sq Ft) Address : No. 45 Jalan Keruing 4C/4, Taman Keruing, 44200 Rasa, Selangor</p> <p>Assignor(s) : Afzlie Bin Radzali Solicitors : Messrs Mozni Sham & Co Auctioneer Ref : RA0289</p>
RA4	<p>SHAH ALAM Reserve Price RM 390,000.00</p> <p>Type : An Apartment Unit (1,076 Sq Ft) Address : Unit No. E-4-16, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor</p> <p>Assignor(s) : Jessica Wong Ai Ling Solicitors : Messrs Tawfeek Bajenid & Partners (PJ) Auctioneer Ref : RA0290</p>	RA5	<p>SHAH ALAM Reserve Price RM 300,000.00</p> <p>Type : 3-Bedroom Apartment Unit (904 Sq Ft) Address : Unit No. DB01-13-04, Pangsapuri De Bayu, No. 2, Persiaran Setia Makmur, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor</p> <p>Assignor(s) : Renjini A/P Subramaniam Solicitors : Messrs J. Lee & Associates Auctioneer Ref : RA0291</p>	RA6	<p>NILAI Reserve Price RM 340,000.00</p> <p>Type : A Service Apartment Unit (735 Sq Ft) Address : Unit No. B-1-30-19, Menara B (Begonia) @ Bandar Belia, Jalan Bandar Belia 1/4, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan</p> <p>Assignor(s) : Victor Tee Lian Khang Solicitors : Messrs Raja Nor & Su Lynn Auctioneer Ref : RA0292</p>
RA7	<p>NILAI Reserve Price RM 300,000.00</p> <p>Type : 2 Rooms Serviced Apartment Unit (735.00 Sq Ft) Address : B-L30-14, Menara B (Begonia) @ Bandar Belia, Jalan Bandar Belia 1/4, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan</p> <p>Assignor(s) : Mohd Izzat Bin Ismail Solicitors : Messrs Sabarudin Othman & Co Auctioneer Ref : RA0293</p>	RA8	<p>BATANG KALI Reserve Price RM 430,000.00</p> <p>Type : An Intermediate Unit Double Storey Terrace House (1,300 Sq Ft) Address : No. 38, Jalan Belian 1/9, Taman Ion Belian, 44300 Batang Kali, Selangor</p> <p>Assignor(s) : Jerryca Mojina & Melania Mojina Solicitors : Messrs Tawfeek Badjenid & Partners (PJ) Auctioneer Ref : RA0294</p>	RA9	<p>RAWANG Reserve Price RM 220,000.00</p> <p>Type : Medium Cost Apartment (850 Sq Ft) Address : Unit No. B-11-11, Pangsapuri Laguna Biru, Jalan Tasik Biru 17, Taman Tasik Biru 48050 Rawang, Selangor.</p> <p>Assignor(s) : Mohd Ulul Khalil Bin Kamil Solicitors : Messrs Paizah & Nazira Auctioneer Ref : RA0295</p> <p style="text-align: right;">BUMIPUTRA LOT</p>
RA10	<p>SKUDAI Reserve Price RM 230,000.00</p> <p>Type : Low-Medium Cost Apartment (893 Sq Ft) Address : Unit No. A-2-13, Pangsapuri Seri Mutiara Mas, Persiaran Mutiara Mas, Taman Mutiara Mas, 81300 Skudai, Johor</p> <p>Assignor(s) : Ahmad Norrafazal Bin Omar & Ruzini Binti Zainol Solicitors : Messrs Hazelin & Associates Auctioneer Ref : RA0296</p>	RA11	<p>ULU TIRAM Reserve Price RM 300,000.00</p> <p>Type : Serviced Apartment (93.00 Sq Mt) Address : Unit No. B-07-12, Residensi PR1MA Pelangi Indah, Jalan Cantik 5, Taman Pelangi, 81800 Ulu Tiram, Johor</p> <p>Assignor(s) : Muhammad Afiq Bin Baharudin Solicitors : Messrs Shahinuddin & Ranjit Auctioneer Ref : RA0297</p>	RA12	<p>JOHOR BAHRU Reserve Price RM 270,000.00</p> <p>Type : An Apartment Unit (925.0 Sq Ft) Address : Unit No. Blok 1-01-07, Jalan Desa Kempas 1, Taman Desa Kempas, 81200 Johor Bahru, Johor</p> <p>Assignor(s) : Lim Pei Nee & Goh Zui Bitt Solicitors : Messrs Hazelin & Associates Auctioneer Ref : RA0298</p>

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

	<p>RA13</p> <p>PASIR GUDANG Reserve Price RM 380,000.00</p> <p>Type : An End Unit Double Storey Terrace House (958 Sq Ft)</p> <p>Address : No. 2, Jalan Merbah 4, Taman Scientex, 81700 Pasir Gudang, Johor</p> <p>Assignor(s) : Ganesan A/L Nagappan & Rajeswari A/P Murugan Solicitors : Messrs Syed Alwi, Ng & Co Auctioneer Ref : RA0299</p>		<p>RA14</p> <p>MELAKA Reserve Price RM 85,000.00</p> <p>Type : 3-Bedroom Apartment (700 Sq Ft)</p> <p>Address : No. D-3-16, 3rd Floor, Block D, Pangsapuri Rakyat Sungai Putat, Batu Berendam, 75350 Hang Tuah Jaya, Melaka.</p> <p>Assignor(s) : Mohd Hariludin Bin Rani Solicitors : Messrs Go Tiong Siew & Associates Auctioneer Ref : RA0300</p>		<p>RA15</p> <p>SEREMBAN Reserve Price RM 280,000.00</p> <p>Type : An Apartment Unit (112 Sq Mt)</p> <p>Address : Unit No. M2-25-2, Blok M2, Prima Seremban Sentral, Jalan Prima 1, 70000 Seremban, Negeri Sembilan.</p> <p>Assignor(s) : Yoga Iswara A/L Ramakrishnan Solicitors : Messrs Andrew T.S. Goh & Khairil Auctioneer Ref : RA0301</p>
	<p>RA16</p> <p>MELAKA Reserve Price RM 110,000.00</p> <p>Type : 3-Bedroom Apartment (775 Sq Ft)</p> <p>Address : Unit No A1-1-2 (Parcel 02-1), Tingkat 1 (Blok A1), Rumah Pangsa Kuala Sungai Baru, 78200 Kuala Sungai Baru, Melaka.</p> <p>Assignor(s) : Nurhaini Bin Abu Bakar Shaari Solicitors : Messrs Abdul Aziz Rahim & Co Auctioneer Ref : RA0302</p>		<p>RA17</p> <p>MELAKA Reserve Price RM 100,000.00</p> <p>Type : 3-Bedroom Apartment Unit (769 Sq Ft)</p> <p>Address : Unit No. A1-4-11, (Parcel 11-4), Tingkat 4 (Blok A1), Rumah Pangsa Kuala Sungai Baru, 78200 Kuala Sungai Baru, Melaka.</p> <p>Assignor(s) : Nurarisha Miera Binti Anuar Solicitors : Messrs Go Tiong Siew & Associates Auctioneer Ref : RA0303</p>		<p>RA18</p> <p>KUANTAN Reserve Price RM 200,000.00</p> <p>Type : Single-Storey Terrace House (1,195 Sq Ft)</p> <p>Address : No. 58, Lorong Bukit Rangan Damai 13, Perumahan Bukit Rangan Damai, 25150 Kuantan, Pahang.</p> <p>Assignor(s) : Mohd Sabri Bin Mohd Yusof & Nurull Edayu Binti Ab Karim Solicitors : Messrs Haranay Hisham Anikah & Associates Auctioneer Ref : RA0304</p> <p style="text-align: center;">MALAY RESERVED</p>
	<p>RA19</p> <p>SEREMBAN Reserve Price RM 280,000.00</p> <p>Type : Townhouse Unit (1,038 Sq Ft)</p> <p>Address : Unit No. 32-1, Jalan 1A/5, Bandar Ainsdale, 70200 Seremban, Negeri Sembilan.</p> <p>Assignor(s) : Saravanapriya A/P Veerasingam Solicitors : Messrs Zailan & Co Auctioneer Ref : RA0305</p>		<p>RA20</p> <p>BAYAN LEPAS Reserve Price RM 185,000.00</p> <p>Type : 2-Bedroom Walk-Up Flat (463 Sq Ft)</p> <p>Address : Unit No. 2-2-23, Lintang Sungai Batu, Taman Teluk Kumbang, 11920 Bayan Lepas, Pulau Pinang</p> <p>Assignor(s) : Zariza Binti Saad Solicitors : Messrs San Law Chambers Auctioneer Ref : RA0306</p>		<p>RA21</p> <p>PULAU PINANG Reserve Price RM 330,000.00</p> <p>Type : A Corner 3-Bedroom Low-Medium Cost Flat (657 Sq Ft)</p> <p>Address : Unit No. 2A-1-12, Jalan Seri Tanjong Pinang 1, Selasih Court, 10470 Pulau Pinang</p> <p>Assignor(s) : Haron Bin Ab Rashid Solicitors : Messrs Tawfeek Badjenid & Partners Auctioneer Ref : RA0307</p>
	<p>RA22</p> <p>PETALING JAYA Reserve Price RM 495,720.00</p> <p>Type : 3 Bedroom Serviced Apartment (880 Sq Ft)</p> <p>Address : Unit No. B-10-16, H20 @ Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor</p> <p>Assignor(s) : Tee Shu Hong Solicitors : Messrs Sofia Damindr & Associates Auctioneer Ref : RA0135</p>		<p>RA23</p> <p>PAPAR Reserve Price RM 223,074.00</p> <p>Type : Double Storey Intermediate Terraced House (914.93 Sq Ft)</p> <p>Address : Lot No. 38, Taman Eko Tropika 2, 89600 Papar, Sabah.</p> <p>Assignor(s) : Saherman Bin Ramli @ Lamri Solicitors : Messrs LCZ Law Firm Auctioneer Ref : RA0282</p>		<p>RA24</p> <p>KOTA KINABALU Reserve Price RM 357,000.00</p> <p>Type : 3 Room Intermediate Residential Unit (74 Sq Mt)</p> <p>Address : Unit No. AC/J01/05, Level 1, Block J, Residensi Acacia Phase 3, Menggatal, 88450 Kota Kinabalu, Sabah</p> <p>Assignor(s) : Georgius Bin Simon Solicitors : Messrs Luping & Co Auctioneer Ref : RA0310</p>
	<p>RA25</p> <p>CYBERJAYA Reserve Price RM 300,000.00</p> <p>Type : An Apartment Unit (861.11 Sq Ft)</p> <p>Address : Unit No. B-17-10 Selangorku Prima Lakefront Homes, Persiaran Sepang Cyber 11, 63000 Cyberjaya, Selangor</p> <p>Assignor(s) : Iva Munira Binti Mohd Noordin Solicitors : Messrs Raja Nor & Su Lynn Auctioneer Ref : RA0311</p>		<p>RA26</p> <p>KUALA LUMPUR Reserve Price RM 342,000.00</p> <p>Type : Service Apartment Unit (950 Sq Ft)</p> <p>Address : Unit No. A2-19-06, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.</p> <p>Assignor(s) : Maha Letchumey A/P Kalaselvam Solicitors : Messrs Frances, Hazlina & Partners Auctioneer Ref : RA0312</p>		<p>RA27</p> <p>PETALING JAYA Reserve Price RM 150,000.00</p> <p>Type : 3-Bedroom Low-Cost Flat Unit (656 Sq Ft)</p> <p>Address : Unit No. B8-4-16, Block 8, Jalan PUS 5/4A, Desa Mentari, 46150 Petaling Jaya, Selangor.</p> <p>Assignor(s) : Muniyamma A/P Rajoo & Kaliyanan Sundram A/I Sindravelu Solicitors : Messrs Sidek Teoh Wong & Dennis Auctioneer Ref : RA0313</p>
	<p>RA28</p> <p>KAPAR Reserve Price RM 180,000.00</p> <p>Type : 3-Bedroom Apartment Unit (857 Sq Ft)</p> <p>Address : Unit No. B-5-24, Pangsapuri Impian Meru, Jalan Nenas Madu KUJ/10, Taman Saujana Meru, 42200 Kapar, Selangor.</p> <p>Assignor(s) : Ahmad Bin Sa'ari & Nor Sharmila Binti Razali Solicitors : Messrs S. Ravichandran & Anuar (KL) Auctioneer Ref : RA0314</p> <p style="text-align: center;">MALAY RESERVED</p>		<p>RA29</p> <p>SEPANG Reserve Price RM 180,000.00</p> <p>Type : An Apartment Unit (1,012 Sq Ft)</p> <p>Address : Unit No. E-407, Apartment E-Mas Villa, Jalan Mawar 2A Taman Mawar, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor</p> <p>Assignor(s) : Mohammad Afnan Bin Mohammad Kamarizaman Solicitors : Messrs Nashili & Co Auctioneer Ref : RA0315</p> <p style="text-align: center;">BUMIPUTRA LOT</p>		<p>RA30</p> <p>MELAKA Reserve Price RM 240,000.00</p> <p>Type : An Apartment Unit (850 Sq Ft)</p> <p>Address : Unit No. B3-03-06, PR1MA Residensi Rumpun Bahagia, Jalan Taman Rumpun Bahagia, 75300 Melaka.</p> <p>Assignor(s) : Willie Ng Kim Hyong Solicitors : Messrs Go Tiong Siew & Associates Auctioneer Ref : RA0316</p>

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RA31 	PULAU PINANG Reserve Price RM 153,000.00 Type : 2-Bedroom Flat (474 Sq Ft) Address : Unit No. 330-11-12, Jalan Bukit Gambir, MK.13, 11700 Pulau Pinang Assignor(s) : Surish A/L Sannasi & Jeyanthi A/P Arumugam Solicitors : Messrs San Law Chambers Auctioneer Ref : RA0317	RA32 	KUALA LUMPUR Reserve Price RM 160,000.00 Type : An Apartment Unit (1,087 Sq Ft) Address : Unit No. 32-4B, Impiana Apartment, Jalan Wangsa 3/6, Taman Wangsa Permai, Kepong, 52200 Kuala Lumpur Assignor(s) : P. Mathivanan A/L Paramesperan & Suvaty A/P Ramanadhan Solicitors : Messrs Sidek Teoh Wong & Dennis Auctioneer Ref : RA0318	RA33 	PUTRAJAYA Reserve Price RM 270,000.00 Type : 3-Bedroom Walk Up Apartment (700 Sq Ft) Address : No. D-T.01-U.02, Block D, Pangsapuri Putra Damai, Jalan P11E, Presint 11, 62300 Putrajaya, Wilayah Persekutuan Putrajaya. Assignor(s) : Mohd Redhuan Bin Chik Mustafar Solicitors : Messrs T. Rajagopal & Co (SBN) Auctioneer Ref : RA0319
RA34 	PERMATANG PAUH Reserve Price RM 291,600.00 Type : An Apartment Unit (900 Sq Ft) Address : No. A-32-10, Residensi Pauh Permai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang Assignor(s) : Leong Xy Beng Solicitors : Messrs Mohd Anuar & Co Auctioneer Ref : RA0320	RA35 	TUARAN Reserve Price RM 129,600.00 Type : An Intermediate Apartment (800 Sq Ft) Address : Lot No. D-3A-5, Level 4, Block D, Type A (Intermediate), Residensi Seri Akasia, Tuaran, Off KM 39, Jalan Kota Kinabalu - Kota Belud, 89200 Tuaran, Sabah. Assignor(s) : Abdul Razzaq Bin Sylvester Solicitors : Messrs LCZ Law Firm Auctioneer Ref : RA0321	RA36 	BALAKONG Reserve Price RM 150,000.00 Type : 3-Rooms Apartment Unit (70.00 Sq Mt) Address : No. G4-04, Blok G, Taman Setia Balakong, 43300 Balakong, Selangor Assignor(s) : Othman Bin Abdullah & Siti Zaliha Binti Mohd Tulus Solicitors : Messrs Zulpadli & Edham Auctioneer Ref : RA0322
RA37 	MELAKA Reserve Price RM 233,280.00 Type : 3-Bedroom Apartment (1,000 Sq Ft) Address : No. C-06-11, Storey No. 06, Block C, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka. Assignor(s) : Muhammad Nor Hafiz Bin Rosli Solicitors : Messrs Abdul Aziz Rahim & Co Auctioneer Ref : RA0323	RA38 	KEPALA BATAS Reserve Price RM 328,050.00 Type : 2-Storey Intermediate Terrace House (1,539 Sq Ft) Address : No. 17, PERSIARAN SEKSYEN 5/11, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang Assignor(s) : Megat Razie Bin Megat Aziz Solicitors : Messrs Rosidi Mustafa & Harryzan Auctioneer Ref : RA0279		

- RESERVE PRICE:**
The property will be sold on "as is where is basis" separately at the Reserve Price, Conditions of Sale and subject to the consent being obtained by the Purchaser from the Developer and other relevant authorities, if any.
- All intending bidders are required to deposit to the Auctioneer **10%** of the fixed reserve price by way of **BANK DRAFT** in favour of **BANK SIMPANAN NASIONAL** or remit the same through online banking transfer **latest by 4pm, at least ONE (1) WORKING DAY BEFORE THE AUCTION DATE**. The balance of the purchase price to be settled by the Purchaser within **ONE HUNDRED AND TWENTY (120) days** from the date of the sale to **BANK SIMPANAN NASIONAL**. Online bidders are further subject to the **Terms & Conditions on www.rajanauctioneers.com**

CONSENT TO TRANSFER:

The subject property will be sold subject to the Consent to Transfer and/or Assignment being obtained by the successful purchaser from the relevant authorities (if applicable).

3) Required Supporting Documents:

INDIVIDUAL BIDDER

- Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for registration purposes.
- Correspondence address
- Telephone contact no

CORPORATE COMPANY / FIRM

- A Certified True Copy of the Company's Memorandum and Articles of Association (M&A)
- Forms 44, 24 and 49
- Board of Director's Resolution

AGENT / REPRESENTATIVE

- Letter of authority from the intending bidder
- A photocopy of the intending bidder's NRIC card (both sides)

- Additional funds to pay the different between the deposit paid upon registration and 10% of the successful bid price.
- A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

HOW TO BID/REGISTER ONLINE

- | | |
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| 1-Go to our website >> www.rajanauctioneers.com | 5-Click E-Bidder Registration and fill up your details |
| 2-Click Online Bidding | 6-Read the Term & Conditions and Click Agree |
| 3-Choose property that you interest | 7-Do submission and our admin will contact you soon |
| 4-Click more details and scroll down | |