

FULL ONLINE PROPERTY AUCTION FAIR

- Public Auction Via Online Bidding
On Tuesday, 26 May 2026
Time : 10.30 a.m
at www.AuctionSale.com.my



ORGANISED BY :

JTR AUCTION HOUSE [705253-H]

(Manage by J.Thilagamraj Auctioneers Sdn Bhd)

NO, 140, 1ST FLOOR, JALAN TUN SAMBANTHAN
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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 Tuesday, 26 May 2026, Time : 10.30 a.m
at www.AuctionSale.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 the developer ;
- Seek independent legal advice on the term 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 an "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.

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JTR 1 88434	AMPANG Reserve Price RM1,600,000.00
	No. 22A, Jalan D' Suria 4, Taman Duta Suria, 68000 Ampang, Selangor A Three And A Half Storey Link Townhouse 3121.53 square feet (290 square meter) Assignor (s) : Azman Zaïdy Bin Abu Hassan Solicitor(s): Messrs. J.Lee & Associates

JTR 2 88420	NEGERI SEMBILAN Reserve Price RM770,000.00
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JTR 3 88422	AMPANG Reserve Price RM700,000.00
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WITHDRAWN

WITHDRAWN

JTR 4 81436	NEGERI SEMBILAN Reserve Price RM437,400.00
	No. 577, Jalan Senawang Perdana 25 Taman Senawang Perdana, 71450 Seremban, Negeri Sembilan A One And Half Storey Detached House 4004 square feet (372 square meter). Assignor (s) : 1. Siti Khairunnisa Khanina Binti Abdul Hamid 2. Abdul Hamid Bin Hitan Lot Bumiputera Solicitor(s): Messrs. Abdul Aziz Rahim & Co


JTR 5 88429	KUALA LUMPUR Reserve Price RM422,820.00
	No. A-11-08, Block A, Residensi 99, No.3 Jalan Seri Utara 3, 68100 Kuala Lumpur A Service Apartment 1301 square feet (120.87 square meter). Assignor (s) : Hema A/P Thanabalan Solicitor(s): Messrs. Sabarudin Othman & Ho


JTR 6 88396	MELAKA Reserve Price RM400,000.00
	No. B-23-13A, 23rd Floor, Block B, Admiral Residences @ Kota Laksamana, 75200 Melaka A Three Room Condominium 1069 square feet (99.31 square meter) Assignor (s) : Feliscia Dion Pavanaris Solicitor(s): Messrs. Abdul Aziz Rahim & Co

JTR 7 88427	BERANANG Reserve Price RM380,000.00
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WITHDRAWN

JTR 8 88423	KUALA LUMPUR Reserve Price RM370,000.00
	No. A3-25-11, Block A3, Residensi Pr1ma Alam Damai, No. 8, Persiaran Bistari, Alam Damai, 56000 Kuala Lumpur An Apartment Unit 1048 square feet (97 square meter) Assignor (s) : 1. Mohd. Fadzullah Suhaimi Bin Md Nawawi 2. Nor Hafzah Binti Omar Lot Bumiputera Solicitor(s): Messrs. Sofia Darmindr & Associates

JTR 9 88411	SEMENYIH Reserve Price RM360,000.00
	No. A-23-02, Block A, Residensi Zahra 1 Jalan Zahra 1, 43500 Semenyih, Selangor An Apartment Unit 1011.81 square feet (94 square meter). Assignor (s) : Shalini A/P Mugundan Robert Solicitor(s): Messrs. J.Lee & Associates

JTR 10 88430	NEGERI SEMBILAN Reserve Price RM350,000.00
	No. A-01-04, Block A, Residensi Lili @ Taman Bucida Hijauan, 71800 Nilai Negeri Sembilan. A Condominium Unit 721 square feet (67 square meter). Assignor (s) : 1. Nor Suhada Binti Mohamed 2. Hailmyzan Bin Dahlan Solicitor(s): Messrs. Zailan & Co

JTR 11 87410	SEPANG Reserve Price RM330,000.00
	No. ER-07-06 Ehsan Residence, Jalan Orkid 4/2, Taman Orkid, 43900 Sepang Selangor. A Four Room Condominium 1090 square feet (101.26 square meter). Assignor (s) : Shireen Norhalifa Binti Bob Hasnan Solicitor(s): Messrs. Frances Hazlina & Partners

JTR 12 88414	SABAH Reserve Price RM315,000.00
	Lot C-11-10, Block C, Level 11, Pr1ma @ Menggatal, Kampung Ratau, Menggatal 88450 Kota Kinabalu, Sabah An Apartment Unit 1000 square feet (92.90 square meter) Assignor (s) : Rostina Binti Laisah Solicitor(s): Messrs. Luping & Co

JTR 13
88412

KUALA LUMPUR
Reserve Price **RM310,000.00**



No. A-05-03 Lumayan Apartment, Jalan Tasik Permaisuri 2, Bandar Sri Permaisuri 56000 Kuala Lumpur


An Apartment Unit
829 square feet (77 square meter).

Assignor (s) :
1. Norazmawatee Binti Ariffin
2. Zairul Akmal Bin Kasim

Solicitor(s): Messrs.Khamdan & Co

JTR 14
88421

SUNGAI BULOH
Reserve Price **RM310,000.00**



No. 19A, Jalan Seri Alam 14, Taman Seri Alam, 47000 Sungai Buloh, Selangor


A Townhouse Unit
1023 square feet (95 square meter)

Assignor (s) :
1. Rohafizah Binti Kamarun Baharin
2. Mohamad Khairul Hafiedzullah Bin Mat Sari

Solicitor(s): Messrs.Rashidah Shahrman

JTR 15
88402

NEGERI SEMBILAN
Reserve Price **RM290,000.00**



No. C-G-12, Block C, Laman Villa, Jalan Taman Bandar Senawang 4, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan

An Apartment Unit
999.97 square feet (92.92 square meter).

Assignor (s) :
1. Nor Juaniza Binti Johari
2. Mohamad Fuad Bin Abdul Aziz

Solicitor(s): Messrs.Adnan Rahim & Co

JTR 16
88424

JOHOR
Reserve Price **RM280,000.00**

JTR 17
88401

NEGERI SEMBILAN
Reserve Price **RM279,000.00**



No. C-L6-21, Menara C (Camelia), Youth City Residence @ Bandar Bella, Jalan Bandar Bella 1/2 Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan

A Service Apartment
754 square feet (70.05 square meter).

Assignor (s) :
1. Muhamad Syamil Bin Ahmad Azahari
2. Syarifah Nur Safira Binti Sayed Baharom

Solicitor(s): Messrs. Adnan Rahim & Co

JTR 18
88405

KUALA LUMPUR
Reserve Price **RM277,020.00**



No. A2-19-06, No.1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur

A Service Apartment
950 square feet (88.26 square meter).


Assignor (s) :
Maha Letchumey A/P Kalaselvam

Solicitor(s): Messrs. Frances Hazlina & Partners.

WITHDRAWN

JTR 19
86925

MELAKA
Reserve Price **RM243,000.00**



No. B3-10-10 (Parcel No. 3-10-10), Storey No. 10 (9th Floor), Block 3, Pr1ma Residensi Rumpun Bahagia, 75300 Melaka


A Three Room Apartment
1152 square feet (107 square meter).

Assignor (s) :
Thanakumaran A/L Krishnan

Solicitor(s): Messrs.Go Tiong Siew & Associates

JTR 20
88426

BATU CAVES
Reserve Price **RM220,000.00**



No. C-3A-02, Jemerlang Apartment, Jalan SH 1/3, Selayang Heights, 68100 Batu Caves, Selangor

An Apartment Unit
840 square feet (78 square meter).

Assignor (s) :
Kavitha A/P Paramasevam

Solicitor(s): Messrs.T.Rajagopalu & Co

JTR 21
87415

SHAH ALAM
Reserve Price **RM216,513.00**



No. E-10-9, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor.


An Apartment Unit
1076 square feet (100 square meter).

Assignor (s) :
1. Preveena A/P Selvarajah
2. Kartikkumar A/L Harikrishnasamy

Solicitor(s): Messrs.Khamdan & Co

JTR 22
85487

SABAH
Reserve Price **RM216,000.00**



Lot No. 139, Block A16, Taman Saujana Kinabalu, 89300 Ranau, Sabah

A Single Storey House
1543 square feet (143.3 square meter).

Assignor (s) :
1. Azizul Halmi Bin Ahmad Lazi
2. Rujiah Binti Sairin

Lot Bumiputera

Solicitor(s): Messrs.Zainal & Associates

JTR 23
87154

CYBERJAYA
Reserve Price **RM210,600.00**



No. B2-14-18, Block B2, Residensi Idaman Selangorku, Persiaran Cyber Valley 3 Selangor Cyber Valley, 63300 Cyberjaya Selangor


A Three Room Apartment.
1000.18 square feet (92.92 square meter).

Assignor (s) :
Muhammad Faishal Bin Mohd Laffi

Solicitor(s): Messrs.Raja Nor & Su Lynn

JTR 24
88400

NEGERI SEMBILAN
Reserve Price **RM207,000.00**



No. M4-15-3, Block M4, Pr1ma Seremban Sentral, Jalan Prima 1, 70000 Seremban Negeri Sembilan

A Two Room Apartment
829 square feet (77 square meter)

Assignor (s) :
Amirul Syazwan Bin Norman

Solicitor(s): Messrs. Adnan Rashid & Co

JTR 25
88433

AMPANG
Reserve Price **RM200,000.00**



No. SA36-2-B, Lorong Pandan Pertama 3 Pandan Utama, 68000 Ampang, Selangor


A Three Room Shop Apartment
715 square feet (66.43 square meter).

Assignor (s) :
Rosmadi Bin Rosli

Solicitor(s): Messrs.Zulpadli & Edham

JTR 26
88415

SABAH
Reserve Price **RM180,000.00**



TB 173, Lot B185, Taman Pr1ma @ Rangu 91000 Tawau, Sabah

A Single Storey House
1589 square feet (147.6 square meter).

Assignor (s) :
Israh Binti Aripin

Solicitor(s): Messrs.MN Maduarin & Associates

JTR 27
88416

KUALA LUMPUR
Reserve Price **RM180,000.00**

WITHDRAWN

JTR 28
88397

MELAKA
Reserve Price **RM150,000.00**



No. 16, Jalan LP12, Taman Limbongan Permai Klebang Kecil, 75200 Melaka

A Three Room Townhouse
700 square feet (65.03 square meter).

Assignor (s) :
Naffidah Binti Jaafar

Solicitor(s): Messrs.Abdul Aziz Rahim & Co

JTR 29
88418

PETALING JAYA
Reserve Price **RM138,510.00**



No.B-14-10, Block B, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor

An Apartment Unit.
667 square feet (62 square meter).

Assignor (s) :
1.Ridzalmal Bin Abu Bakar
2.Rosnani Binti Mokhtar

Lot Bumiputera

Solicitor(s): Messrs. Paizah & Nazira

JTR 30
88407

PAHANG
Reserve Price **RM135,000.00**



No. 261, Lorong TJI 11, Taman Jengka Impian, 26400 Bandar Tun Abdul Razak Jengka, Pahang


A Single Storey House
1302 square feet (121 square meter).

Assignor (s) :
1. Mohd Khairul Azwan Bin Kamarudin
2. Rozana Binti Zakaria

Solicitor(s): Messrs.Hamidah Rosmawati & Associates

JTR 31
84986

PAHANG
Reserve Price **RM130,000.00**



No. 87, Lorong Saujana 1, Perumahan Lepar Hilir Saujana, 26300 Gambang Pahang


A Single Storey House
1324 square feet (123 square meter).

Assignor (s) :
Mohd Arifnizam Bin Ariffin

Solicitor(s): Messrs.Haranay, Hisham Anikah & Associates

JTR 32
88431

SHAH ALAM
Reserve Price **RM130,000.00**



No. 508, Block 4, Rumah Pangsa (Kos Rendah), Seksyen 19, Jalan Cangkul 19/3 40300 Shah Alam, Selangor

An Apartment Unit
517 square feet (48 square meter).

Assignor (s) :
James Sebastian A/L A Sebastian

Solicitor(s): Messrs. Zailan & Co

JTR 33
87979

MELAKA
Reserve Price **RM123,930.00**



No D-7-10, Pangsapuri Blok D, Jalan Prima 2/1, Residensi Prima A'famosa 2, 78000 Alor Gajah, Melaka


A Three Room Apartment.
1050 square feet (97.55 square meter).

Assignor (s) :
Mohd Ghazali Bin Jaafar

Solicitor(s): Messrs. Abdul Aziz Rahim & Co

JTR 34
88403

MELAKA
Reserve Price **RM109,350.00**



No. D-3-6, Pangsapuri Blok D, Residensi Pr1ma A Famosa, 78000 Alor Gajah Melaka


A Three Room Apartment
1055 square feet (98 square meter).

Assignor (s) :
Mohd Rafiq Izry Bin Mohd Jamil

Solicitor(s): Messrs.Andrew T.S Goh & Khairil

JTR 35
88409

PAHANG
Reserve Price **RM90,000.00**



No. 253, Lorong Chini Sentosa 8, Taman Lamanda Chini Sentosa, Felda Chini 3 26690 Pekan, Pahang


A Single Storey House
1302 square feet (121 square meter).

Assignor (s) :
1. Mohd Faizul Azahar Bin Mohd Yusoff
2. Nurul Faridah Binti Mat Ali

Solicitor(s): Messrs.Haranay, Hisham Anikah & Associates

JTR 36
83808

SHAH ALAM
Reserve Price **RM90,000.00**



No. 8B, Tingkat 2, Blok 3A, Jalan Sabar 25/83, Taman Sri Muda, Seksyen 25 40400 Shah Alam, Selangor


A Flat Unit
620 square feet (57.60 square meter).

Assignor (s) :
Rajendran A/L Govinden

Solicitor(s): Messrs.Tawfeek Badjenid & Partners


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 online banking transfer (FPX) by 5PM At Least One (1) Working Day Before THE AUCTION DATE. The balance of the purchase price shall be paid in full by the Purchaser to the Assignee/Bank within ONE HUNDRED AND TWENTY 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.jtraj.com

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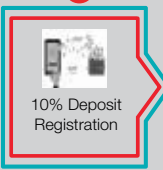
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STEP 1




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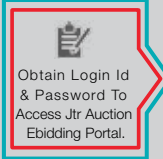
STEP 2



Submit 10% Deposit & Necessary documents




STEP 3



Obtain Login ID & Password To access Jtr Auction eBidding Portal.

STEP 4



Login and Bid On the Date & Time of e-BIDDING.

Once registered you should keep your email account and password details strictly confidential and you must not permit any third party to use or access your account on your behalf or otherwise. You will be liable for any and all bids made via your email account.

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, 44 & 49 and BOD resolution (corporate company/firm).
- Additional funds to pay for the difference between the deposit paid upon registration and 10% of the successful bidding price.



JTR AUCTION HOUSE (705253-H)
(Manage by J.THILAGAMRAJ AUCTIONEERS SDN BHD)

R. Raj Yogan Pillai - R. Jai Hari Raj Pillai
R. Yoga Aruleswaran
(Licensed Auctioneers)

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