

# FULL ONLINE PROPERTY AUCTION SALE



Date & Time:  
**TUESDAY, 26 MAY 2026**  
**11.00 AM**



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

**10%**  
**Deposit**  
**Required**



**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  
 Rajan Auctioneers Sdn Bhd  
 rajanauctioneers  
 rajanauctioneers@gmail.com

**LIVE STREAMING** Live Auction Bidding @  
<https://www.youtube.com/@rajanauctioneers>

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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 TUESDAY, 26 MAY 2026, 11.00 A.M.**  
**AT WEBSITE [www.rajanauctioneers.com](http://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:**

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

**View Live Auction at: YouTube Channel Rajan Auctioneers Sdn Bhd**

<b>RA1</b>	<p><b>BATU CAVES</b>  <b>Reserve Price RM 160,000.00</b>                      Type : 3-Bedroom Low-Cost Apartment (614 Sq Ft)                      Address : No. 2-19, Block F01, Fiona Apartment, Jalan Utama Fiona, Off Jalan Samudera Barat 8, Taman Samudera, 68100 Batu Caves, Selangor.                      Assignor(s) : Wan Adi Azli Bin Wan Azman                      Solicitors : Messrs Sidek Teoh Wong &amp; Dennis                      Auctioneer Ref : RA0324</p> 	<b>RA2</b>	<p><b>CYBERJAYA</b>  <b>Reserve Price RM 310,000.00</b>                      Type : An Apartment Unit (850.35 Sq Ft)                      Address : Unit No. A-10-02, Blok A, Masreca 19, Persiaran Rimba Permai, 63200 Cyberjaya, Cyber 10, Selangor.                      Assignor(s) : Norhaili Binti Sabar                      Solicitors : Messrs Raja Nor &amp; Su Lynn                      Auctioneer Ref : RA0325</p> 	<b>RA3</b>	<p><b>RAWANG</b>  <b>Reserve Price RM 240,000.00</b>                      Type : Medium Cost Apartment Unit (786 Sq Ft)                      Address : Unit No. P2B-2-06, Pangsapuri Perdana Park, Bandar Tasik Puteri, 48020 Rawang, Selangor.                      Assignor(s) : Roslan Bin Mohd Yusof                      Solicitors : Messrs Rashidah Shahriman (KL)                      Auctioneer Ref : RA0327</p> 
<b>RA4</b>	<p><b>PUTRAJAYA</b>  <b>Reserve Price RM 280,000.00</b>                      Type : An Apartment Unit (828.82 Sq Ft)                      Address : Unit No. B-4-9, Pangsapuri Prima Presint 11, Blok B, No. 1, Jalan P 11E/1, Presint 11, 62300 Putrajaya.                      Assignor(s) : Shahrul Izuan Bin Sharif &amp; Aminah Anishah Binti Hassan                      Solicitors : Messrs Nashili &amp; Co                      Auctioneer Ref : RA0328</p> 	<b>RA5</b>	<p><b>PULAU INDAH</b>  <b>Reserve Price RM 170,000.00</b>                      Type : Medium-Cost Apartment Unit (904 Sq Ft)                      Address : Unit No. M3-G22, Ground Floor, Sri Bayu Apartment, Bandar Armada Putra, 42920 Pulau Indah, Selangor.                      Assignor(s) : Samsudin Bin Othman                      Solicitors : Messrs Nashili &amp; Co                      Auctioneer Ref : RA0329</p> 	<b>RA6</b>	<p><b>NILAI</b>  <b>Reserve Price RM 279,000.00</b>                      Type : 3-Bedroom Apartment (1,150 Sq Ft)                      Address : Unit No. C-4-01, Pangsapuri Bayu 2, Desa Melati, Putra Nilai, 71800 Nilai, Negeri Sembilan                      Assignor(s) : Ramaesvaran A/L Paramaesvaran                      Solicitors : Messrs Zailan &amp; Co                      Auctioneer Ref : RA0174</p> 
<b>RA7</b>	<p><b>PETALING JAYA</b>  <b>Reserve Price RM 160,000.00</b>                      Type : Low-Cost Apartment Unit (650 Sq Ft)                      Address : Unit No. J-12-18, Blok J, Jalan PJS 5/13, Taman Desaria, 46000 Petaling Jaya, Selangor                      Assignor(s) : Syahrul Rezan Bin Ja'afar &amp; Ainiza Binti Amat Tukir                      Solicitors : Messrs S. Ravichandaran &amp; Anuar                      Auctioneer Ref : RA0331</p> 	<b>RA8</b>	<p><b>SHAH ALAM</b>  <b>Reserve Price RM 210,000.00</b>                      Type : An Apartment Unit (740 Sq Ft)                      Address : Unit No. 2-10-1008, Pangsapuri Anggerik Indah, Jalan Sempadan 16/7, Seksyen 16, 40200 Shah Alam, Selangor.                      Assignor(s) : Azni Binti Shaharon &amp; Mohd Azrin Bin Abd Aziz                      Solicitors : Messrs Khamdan &amp; Co                      Auctioneer Ref : RA0332</p> 	<b>RA9</b>	<p><b>SEPANG</b>  <b>Reserve Price RM 259,160.00</b>                      Type : A Serviced Apartment Unit (850.35 Sq Ft)                      Address : Unit No. AR-21-09, Pangsapuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor.                      Assignor(s) : Muhammad Hafiz Bin Rapie                      Solicitors : Messrs Adnan Rahim &amp; Co                      Auctioneer Ref : RA0266</p> 
<b>RA10</b>	<p><b>NILAI</b>  <b>Reserve Price RM350,000.00</b>                      Type : 2-Room Condominium Unit (739 Sq Ft)                      Address : No. B-21-03 (A1), Block B, Jalan Bucida Hijauan 1/1, Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan.                      Assignor(s) : Khairoddin Bin Ahmad &amp; Saadah Binti Lockman                      Solicitors : Messrs T. Rajagopalu &amp; Co (NS)                      Auctioneer Ref : RA0334</p> 	<b>RA11</b>	<p><b>SENAI</b>  <b>Reserve Price RM 210,000.00</b>                      Type : Townhouse Unit (RMMJ) (1,001 Sq Ft)                      Address : Unit No. 1895, Jalan Scientex Jaya 33, Rumah Bandar Taman Scientex Senai, Taman Scientex Senai, 81400 Senai, Johor.                      Assignor(s) : Nurshahirah Binti Abdul Kayuum                      Solicitors : Messrs Tawfeek Badjenid &amp; Partners (JB)                      Auctioneer Ref : RA0335</p> 	<b>RA12</b>	<p><b>SEREMBAN</b>  <b>Reserve Price RM 390,000.00</b>                      Type : An Apartment Unit (1,184 Sq Ft)                      Address : Unit No. B-16-3A, Pangsapuri Kalista 2, Jalan S2 G3, Seksyen G, Seremban 2, 70300 Seremban, Negeri Sembilan.                      Assignor(s) : Sunilpal Singh A/L Ranjeet Singh                      Solicitors : Messrs Adnan Rashid &amp; Co (NS)                      Auctioneer Ref : RA0326</p> 

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

<p><b>RA13</b></p> 	<p><b>JOHOR BAHRU</b> Reserve Price <b>RM 370,000.00</b> Type: Double Storey Low Med Cost Terrace House (913 Sq Ft) Address: No. 29, Jalan Setia 4/29, Taman Setia Indah, 81100 Johor Bahru, Johor Assignor(s): Lian Lee Chen Solicitors: Messrs Syed Alwi Ng &amp; Co Auctioneer Ref: RA0337</p>	<p><b>RA14</b></p> 	<p><b>MELAKA</b> Reserve Price <b>RM 282,000.00</b> Type: 3-Bedroom Apartment Unit (1,200 Sq Ft) Address: No. T3-12-1, 12th Floor, Tower 3, Pangsapuri PR1MA @ Klebang 2, 75200 Melaka. Assignor(s): Gaythri Khoo &amp; Navaseellan A/L Shunmugam Solicitors: Messrs Andrew T.S. Goh &amp; Khairil Auctioneer Ref: RA0338</p>	<p><b>RA15</b></p> 	<p><b>KUCHING</b> Reserve Price <b>RM 230,000.00</b> Type: Single Storey Intermediate Terraced House (125.90 Sq Mt) Address: Lot 2263, Lorong 2c2, Jalan Banjaran Serapi, Jalan Sungai-Matang, 93050 Kuching, Sarawak. Assignor(s): Nicholas Jenau Anak Nanta Solicitors: Messrs Mutang Bojeng &amp; Chai Auctioneer Ref: RA0339</p>
<p><b>RA16</b></p> 	<p><b>CYBERJAYA</b> Reserve Price <b>RM 1,900,000.00</b> Type: A Landed Stratified Three Storey Bungalow (4,800.70 Sq Ft) Address: No. 22A, Jalan GR 3/5, Jacaranda, Garden Residensi, Cyber 3, 63000 Cyberjaya, Selangor Assignor(s): Sheikh Annuar Bin Shaik Abdul Rahim Solicitors: Messrs Sofia Darmindr &amp; Associates Auctioneer Ref: RA0228</p>	<p><b>RA17</b></p> 	<p><b>SANDAKAN</b> Reserve Price <b>RM 210,000.00</b> Type: An Apartment Unit (850 Sq Ft) Address: Lot No. 7, 4th Floor, Block E, Taman Permata Apartment, Mile 8, Labuk Road, 90000 Sandakan, Sabah. Assignor(s): Noryania Binti Abdul Sani Solicitors: Messrs MN Maduarin &amp; Associates Auctioneer Ref: RA0341</p>	<p><b>RA18</b></p> 	<p><b>KUALA LUMPUR</b> Reserve Price <b>RM 430,000.00</b> Type: Condominium Unit (1,098 Sq Ft) Address: Unit No. D-G-10, Block D, Sri Putramas Condominium, No. 1, Jalan Putramas 1, Off Jalan Kuching, 51200 Kuala Lumpur. Assignor(s): Salbiah Binti Ibrahim Solicitors: Messrs Raja Nor &amp; Su Lynn Auctioneer Ref: RA0342</p>
<p><b>RA19</b></p> 	<p><b>KLANG</b> Reserve Price <b>RM 160,000.00</b> Type: 3-Bedroom Walk-up Apartment (812 Sq Ft) Address: Unit No. 20A-2-B, Block B, Pangsapuri Meru Ehsan, Lorong Meru Permai 1, Persiaran Hamzah Alang, 42200 Klang, Selangor. Assignor(s): Azrisha Bin Ishak Solicitors: Messrs T. Rajagopalu &amp; Co (KL) Auctioneer Ref: RA0343</p>	<p><b>RA20</b></p> 	<p><b>PULAU INDAH</b> Reserve Price <b>RM 32,805.00</b> Type: 3-Bedroom Shop-Apartment Unit (832 Sq Ft) Address: Unit No. 16-2B, Pangsapuri Samudera, Jalan Sungai Chandong 19, Bandar Armada Putra, 42920 Pulau Indah, Selangor. Assignor(s): Azlina Binti Azizan Solicitors: Messrs S. Ravichandran &amp; Anuar (KL) Auctioneer Ref: RA0180</p>	<p><b>RA21</b></p> 	<p><b>MELAKA</b> Reserve Price <b>RM 198,000.00</b> Type: An Apartment Unit (688 Sq Ft) Address: Unit No. A-07-05, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka. Assignor(s): Steven Tan Heng Lun Solicitors: Messrs Abdul Aziz Rahim &amp; Co Auctioneer Ref: RA0345</p>
<p><b>RA22</b></p> 	<p><b>KEPALA BATAS</b> Reserve Price <b>RM 450,000.00</b> Type: Double Storey Terraced House (1,539 Sq Ft) Address: No. 38, Persiaran Seksyen 2/5, Bandar Putera Bertam, 13200 Kepala Batas, Pulau Pinang. Assignor(s): Mohd Yusof Bin Mohd Ani Solicitors: Messrs Rosidi Mustafa &amp; Harryzan Auctioneer Ref: RA0346</p>	<p><b>RA23</b></p> 	<p><b>PULAU PINANG</b> Reserve Price <b>RM 256,500.00</b> Type: 3-Bedroom Flat Unit (635 Sq Ft) Address: Unit No. 1B-6-8, Solok Tengku, 11600 Pulau Pinang. Assignor(s): Muhammad Ashraf Bin Ahmad Solicitors: Messrs Khairil Sani, Gobal &amp; Beng Tatt Auctioneer Ref: RA0347</p>	<p><b>RA24</b></p> 	<p><b>RAUB</b> Reserve Price <b>RM 80,000.00</b> Type: Single-Storey Low-Cost Terrace House (1,302 Sq Ft) Address: No. 92, PPRM Taman Dato' Tengku Paris, 27600 Raub, Pahang Assignor(s): Ahmad Nizam Bin Mohamad &amp; Nor Haida Binti Hussin Solicitors: Messrs Abdul Razak, Zulkifli &amp; Partners Auctioneer Ref: RA0348</p>
<p><b>RA25</b></p> 	<p><b>PEKAN</b> Reserve Price <b>RM 70,000.00</b> Type: Single Storey Low-Cost Terrace House (1,313 Sq Ft) Address: No. 304, Lorong Chini Sentosa 9, Taman Lamanda Chini Sentosa, Felda Chini 3, 26690 Pekan, Pahang. Assignor(s): Muhammad Akhbaruddin Bin Rosli Solicitors: Messrs Abdul Razak, Zulkifli &amp; Partners Auctioneer Ref: RA0349</p>	<p><b>RA26</b></p> 	<p><b>PAPAR</b> Reserve Price <b>RM 550,000.00</b> Type: Double Storey Terraced House (2,670 Sq Ft) Address: Lot No. 1C, Phase 1, La Gloxinia Garden, Kinarut South, Papar, Sabah. Assignor(s): Armansyah Bin Arpa Solicitors: Messrs MN Maduarin &amp; Associates Auctioneer Ref: RA0350</p>	<p><b>RA27</b></p> 	<p><b>KAJANG</b> Reserve Price <b>RM 210,600.00</b> Type: An Apartment Unit (858.96 Sq Ft) Address: No. C-23-3, Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, 43000 Kajang, Selangor. Assignor(s): Abd Aziz Bin Mohd Hassan &amp; Farhana Nabilah Binti Rafek Solicitors: Messrs Sidek Teoh Wong &amp; Dennis Auctioneer Ref: RA0351</p>
<p><b>RA28</b></p> 	<p><b>SEMENYIH</b> Reserve Price <b>RM 67,500.00</b> Type: Low Cost Apartment (548.96 Sq Ft) Address: Unit No. B2-19, Blok B, Tingkat 2, Jalan 1/18, Seksyen 1, Bandar Teknologi Kajang, 43500 Semenyih, Selangor. Assignor(s): Azrul Bin Abu Chik &amp; Norainita Binti Abd Karim Solicitors: Messrs Zulpadli &amp; Edham Auctioneer Ref: RA0352</p>	<p><b>RA29</b></p> 	<p><b>KLANG</b> Reserve Price <b>RM 350,000.00</b> Type: An Apartment Unit (1,044 Sq Ft) Address: Unit No. C-09-10, Palm Garden Apartment, Persiaran Bukit Raja/KU1, Bandar Baru Klang, 41150 Klang, Selangor. Assignor(s): Muhammad Shamer Bin Nazli &amp; Nor Azian Binti Embong Solicitors: Messrs Frances, Hazlina &amp; Partners Auctioneer Ref: RA0353</p>	<p><b>RA30</b></p> 	<p><b>MANTIN</b> Reserve Price <b>RM 260,000.00</b> Type: 3-Bedroom Townhouse Unit (1,033 Sq Ft) Address: No. B-2-7, Jalan Bukit Citra 10/1, Bukit Citra Residensi (Citra Residency), 71700 Mantin, Negeri Sembilan Assignor(s): Iskandar Bin Hassan Solicitors: Messrs Adnan Rashid &amp; Co Auctioneer Ref: RA0109</p>

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	<b>RA31</b>
	<b>SEREMBAN</b> Reserve Price <b>RM 204,120.00</b> Type : An Apartment Unit (112 Sq Mt) Address : Unit No. M2-25-2, Blok M2, Prima Seremban Sentral, Jalan Prima 1, 70000 Seremban, Negeri Sembilan. Assignor(s) : Yoga Iswara A/L Ramakrishnan Solicitors : Messrs Andrew T.S. Goh & Khairil Auctioneer Ref : RA0301

Photos shown in this solely for general identification purpose only. All prospective bidders must also take note that any property that was listed for auction here is likely to be withdrawn from the auction without the prior notice at any time and for any purpose.

**1) 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.

2) 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](http://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)

4) Additional funds to pay the different between the deposit paid upon registration and 10% of the successful bid price.

5) 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**

- |   |  |
|---|--|
| 1-Go to our website >> <a href="http://www.rajanauctioneers.com">www.rajanauctioneers.com</a> | 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  |  |

FOR FURTHER PARTICULARS, kindly contact Solicitors acting the Assignee/Bank herein or the under mentioned Auctioneer:

**RAJAN AUCTIONEERS SDN. BHD. (889884-H)**  
 NO.36A, 1ST FLOOR, JALAN DATO HAMZAH, 41000 KLANG, SELANGOR DARUL EHSAN  
 TEL: 03-3374 9312 / 013-3040060 / 012-2738109 / 013-3040041  
 EMAIL: [rajan\\_auction@yahoo.com](mailto:rajan_auction@yahoo.com) / [rajanauctioneers@gmail.com](mailto:rajanauctioneers@gmail.com)  
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**G. RAJAN**  
 LICENSED AUCTIONEER

