

FULL ONLINE PROPERTY AUCTION SALE



Date & Time:

THURSDAY, 27 AUGUST 2026

10.00 AM



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**

 **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.



03-2613 1900 www.bsn.com.my



BSNMalaysia

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 THURSDAY, 27 AUGUST 2026, 10.00 A.M.
AT WEBSITE www.rajanauctioneers.com

10%
Deposit
Required!

(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:

- 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;
- 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 Rajanauctioneers Sdn Bhd

RA1  CYBERJAYA Reserve Price RM 320,000.00 Type : 3-Bedroom Apartment Unit (861 Sq Ft) Address : Unit No. A-14-22, Block A, Selangorku PR1MA Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s) : Chandramukhee A/P Veerabadrn Solicitors : Messrs T. Rajagopal & Co (KL) Auctioneer Ref : RA0355	RA2  SHAH ALAM Reserve Price RM 420,000.00 Type : 3-Rooms Serviced Apartment (1,081.70 Sq Ft) Address : Unit No. 03-07-05, Residensi Alami, Jalan Tinju 13/50, Section 13, 40100 Shah Alam, Selangor Darul Ehsan. Assignor(s) : Shazreen Binti Zulkifly Solicitors : Messrs Hisham, Fatimah Clio & Co Auctioneer Ref : RA0356	RA3  NILAI Reserve Price RM 340,000.00 Type : 2-Bedroom Serviced Apartment Unit (753.48 Sq Ft) Address : Unit No. C-L14-21, Menara C (Camelia), Youth City @ Vision City @ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Assignor(s) : Tham Siu Siong Solicitors : Messrs Mozn Sham & Co Auctioneer Ref : RA0357
RA4  SHAH ALAM Reserve Price RM 490,000.00 Type : A Serviced Apartment Unit (1,453 Sq Ft) Address : A-01-5, Block A, Pangsapuri Mutiara Anggerik, Jalan Tukul Q 15/Q, Seksyen 15, 40200 Shah Alam, Selangor Darul Ehsan Assignor(s) : Zakaria Bin Arshad Solicitors : Messrs Nashili & Co Auctioneer Ref : RA0359	RA5  KEPALA BATAS Reserve Price RM 328,050.00 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 & Harryzan Auctioneer Ref : RA0360	RA6  BANTING Reserve Price RM 170,000.00 Type : A Walk-Up Apartment Unit (797 Sq Ft) Address : Unit No. A1-L2-05, Jalan Murni 2/4, Taman Langkat Murni, Bukit Changgang, 42700 Banting, Selangor Darul Ehsan Assignor(s) : Mohd Fikri Bin Mat Yusoff & Nur Amalina Binti Idris Solicitors : Messrs Khamdan & Co Auctioneer Ref : RA0361
RA7  PAPAR Reserve Price RM 270,000.00 Type : 2+1 Bedrooms Apartment Unit (910 Sq Ft) Address : Lot No. 4-4-5, 4th Floor, Block 4, PR1MA @ Kinarut South, 89600 Papar, Sabah. Assignor(s) : Isaac Bin Luis & Norsahidah Binti Nantung Solicitors : Messrs LCZ Law Firm Auctioneer Ref : RA0362	RA8  SEREMBAN Reserve Price RM 226,800.00 Type : An Apartment Unit (1,012 Sq Ft) Address : No. A-3-10, Block A, Laman Villa, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Assignor(s) : Muhamad Hasrul Bin Ayob Solicitors : Messrs T. Rajagopal & Co (NS) Auctioneer Ref : RA0387	RA9  KULAI Reserve Price RM 150,000.00 Type : Low Medium Cost Flat (860 Sq Ft) Address : Unit No. B4-08, Permata Impian Apartment, Jalan Permata 1, Taman Permata Impian, 81000 Kulai, Johor Assignor(s) : Shaharuddin Bin Mat Yatim & Hamzah Bin Mat Yatim Solicitors : Messrs Syed Alwi Ng & Co Auctioneer Ref : RA0364
RA10  PASIR GUDANG Reserve Price RM 390,000.00 Type : Double Storey Terrace House (960 Sq Ft) Address : No. 12, Jalan Merbah 6, Taman Scientex, 81700 Pasir Gudang, Johor Assignor(s) : Muhammad Firdaus Bin Idris & Nik Noor Afifah Binti Nik Yaacob Solicitors : Messrs Tawfeek Badjenid & Partners (JB) Auctioneer Ref : RA0365	RA11  KLANG Reserve Price RM 255,150.00 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 & Nor Azian Binti Embong Solicitors : Messrs Frances, Hazlina & Partners Auctioneer Ref : RA0353 BUMIPUTRA LOT	RA12  KAJANG Reserve Price RM 153,528.00 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 & Farhana Nabillah Binti Rafek Solicitors : Messrs Sidek Teh Wong & Dennis Auctioneer Ref : RA0351

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RA13 	KULAI Reserve Price RM 150,000.00 Type : A Unit of Townhouse (1,152 Sq Ft) Address : No. 732, Block D, Rumah Bandar Impiana, Jalan Impiana 22, Taman Impiana, Kelapa Sawit, 81030 Kulai, Johor Assignor(s) : Santhanasamy A/L Balasamy Solicitors : Messrs Azharuddin & Associates (JB) Auctioneer Ref : RA0368	RA14 	SUNGAI PETANI Reserve Price RM 350,000.00 Type : A Single Storey Semi-Detached House (2,799 Sq Ft) Address : No 486, Jalan Bandar Mutiara 1/16, Bandar Mutiara, 08000 Sungai Petani, Kedah Assignor(s) : Zuraidah Binti Mohd Noor Solicitors : Messrs Shariful Azhar & Partners Auctioneer Ref : RA0060	RA15 	PULAU PINANG Reserve Price RM 330,000.00 Type : 3-Bedroom Low-Medium Cost Flat (657 Sq Ft) Address : Unit No. 2A-1-12, Jalan Seri Tanjong Pinang 1, Selasih Court, 10470 Pulau Pinang. Assignor(s) : Haron Bin Ab Rashid Solicitors : Messrs Tawfeek Badjenid & Partners (Penang) Auctioneer Ref : RA0307
RA16 	MELAKA Reserve Price RM 177,147.00 Type : 3-Bedroom Apartment (1,152 Sq Ft) Address : Unit No. B3-10-10, Level No. 10, PR1MA Residensi Rumpun Bahagia, 75300 Melaka. Assignor(s) : Thanakumaran A/L Krishnan Solicitors : Messrs Go Tiong Siew & Associates Auctioneer Ref : RA0358	RA17 	PETALING JAYA Reserve Price RM 153,000.00 Type : Low Cost Apartment Unit (667.36 Sq Ft) Address : Unit No. A-06-03, Jalan PJS 2C/2, Taman Medan Cahaya, 46000 Petaling Jaya, Selangor Darul Ehsan Assignor(s) : Norsham Binti Jilis & Mohamad Rizal Bin Ahmad Solicitors : Messrs Rashidah Shahriman (KL) Auctioneer Ref : RA0370	RA18 	HULU LANGAT Reserve Price RM 130,000.00 Type : Low Cost Apartment Unit (650 Sq Ft) Address : Unit No. G1-03, Pangsapuri Seri Ria, Taman Wawasan, 43100 Hulu Langat, Selangor Darul Ehsan Assignor(s) : Muhammad Amirulnaim Bin Khairuddin Solicitors : Messrs Zulpadli & Edham Auctioneer Ref : RA0371
RA19 	SHAH ALAM Reserve Price RM 300,000.00 Type : An Apartment Unit (1,041 Sq Ft) Address : Unit No. D-10-12, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam. Assignor(s) : Luqman Bin Mohd Yusop & Maizatul Nadiyah Binti Saadon Solicitors : Messrs Tawfeek Badjenid & Partners (PJ) Auctioneer Ref : RA 0372	RA20 	SEREMBAN Reserve Price RM 284,310.00 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 & Co (NS) Auctioneer Ref : RA0326	RA21 	BINTULU Reserve Price RM 180,000.00 Type : Single Storey Terrace House (132.80 Sq Mt) Address : Sublot 2121 of Parent Lot 2109, Block 20 Kemena Land District, RMM Kidurong Avenue, 97000 Bintulu, Sarawak Assignor(s) : Lium Anak Indit Solicitors : Messrs Mutang Bojeng & Chai Auctioneer Ref : RA0374
RA22 	MELAKA Reserve Price RM 95,400.00 Type : 3-Bedroom Walk-up Flat (780 Sq Ft) Address : No. A2-3-10 (Parcel 10-3) Tingkat 3, Blok A2, Rumah Pangsua Kuala Sungai Baru, 78200 Kuala Sungai Baru, Melaka. Assignor(s) : Ummu Natasha Najihah Binti Zulkafli Solicitors : Messrs Andrew TS. Goh & Khairil Auctioneer Ref : RA0375	RA23 	JOHOR BAHRU Reserve Price RM 270,000.00 Type : A Serviced Apartment Unit (700 Sq Ft) Address : Unit No. #04-05, Block B, Residensi Mutiara Indah, Jalan Indah, Kawasan Perniagaan Indah, 81200 Johor Bahru, Johor Assignor(s) : Yugeswaran A/L Subramaniam Solicitors : Messrs Syed Alwi Ng & Co Auctioneer Ref : RA0376	RA24 	KAJANG Reserve Price RM 210,600.00 Type : 3-Bedroom Apartment Unit (850 Sq Ft) Address : Unit No. E-8-19, Block E, Pangsapuri Putra, Jalan Putra Impian, Taman Putra Impian, 43000 Kajang, Selangor Darul Ehsan Assignor(s) : Muhammad Amirul Shafiq Bin Hassan Solicitors : Messrs Che Mokhtar & Ling Auctioneer Ref : RA0377
RA25 	PETALING JAYA Reserve Price RM 378,000.00 Type : A Serviced Apartment Unit (933 Sq Ft) Address : Unit No. G-5-3A, Pacific Place @ Ara Damansara, Jalan PJU 1A/4, Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan Assignor(s) : Wong Yeow Terd Solicitors : Messrs Rashidah Shahriman (KL) Auctioneer Ref : RA0378	RA26 	JERAM Reserve Price RM 150,000.00 Type : Single Storey Low-Cost Terrace House (1,202 Sq Ft) Address : LNo. 194, Jalan Desa Mahang 11, Taman Desa Mahang, 45800 Jeram, Selangor Darul Ehsan Assignor(s) : Norizan Binti Sahudin & Roslan Bin Osman @ A Ghani Solicitors : Messrs Adnan Rahim & Co Auctioneer Ref : RA0379	RA27 	TAWAU Reserve Price RM 162,000.00 Type : Walk-up Apartment (898 Sq Ft) Address : Unit No. A-04-15, Type B, Apartment Villa Sri Indah, Phase 1, Off Mile 10, Jalan Apas, 91000 Tawau, Sabah Assignor(s) : Alexander Bin Muhammad Ali & Dewi Sulastrie Binti Sumansor Solicitors : Messrs LCZ Law Firm Auctioneer Ref : RA0380
RA28 	MELAKA Reserve Price RM 185,490.00 Type : 2-Bedroom Service Apartment (688 Sq Ft) Address : No. A-03-03A, Level 3, Blok A, Pangsapuri Gadong Harmoni @ Ambience Residence, 75200 Melaka. Assignor(s) : Azuan Bin Md Ali Solicitors : Messrs Go Tiong Siew & Associates Auctioneer Ref : RA0381	RA29 	PUCHONG Reserve Price RM 350,000.00 Type : Condominium (1,098 Sq Ft) Address : Unit No. B-16-01, Koi Prima, Jalan Pingiran Mas, Taman Langat Mas, 47130 Puchong, Selangor Darul Ehsan. Assignor(s) : Dennis A/L Susai & Venosini A/P Mohana Sundaram Solicitors : Messrs Adnan Rashid & Co (NS) Auctioneer Ref : RA0382	RA30 	SEMENYIH Reserve Price RM 328,050.00 Type : Townhouse Unit (1,388 Sq Ft) Address : No. 19-2, Jalan Akasia 1/4, Taman Akasia, 43500 Semenyih, Selangor Darul Ehsan Assignor(s) : Hemalatha A/P S Periasamy Solicitors : Messrs Frances Hazlina & Partners Auctioneer Ref : RA0383

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RA31  PETALING JAYA Reserve Price RM 750,000.00 Type : Condominium Unit (1,811 Sq Ft) Address : Unit No. 2-12-07, Lot 6 Jalan PJU 8/3, Perdana Emerald Condominium, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan Assignor(s) : Fatimah Binti Ismail & Mohd Firdaus Bin Rosli Solicitors : Messrs Zulpadli & Edham Auctioneer Ref : RA0161	RA32  PETALING JAYA Reserve Price RM 200,000.00 Type : Low Cost Flat Unit (667.36 Sq Ft) Address : Unit No. D-16-09, Flat Medan Cahaya, Jalan PJS 2C/2, Taman Medan Cahaya, 46000 Petaling Jaya, Selangor Darul Ehsan Assignor(s) : Nor Asiah Binti Jaafar Solicitors : Messrs Zairina Loh & Wong Auctioneer Ref : RA0384	RA33  KOTA KINABALU Reserve Price RM 218,700.00 Type : An Apartment Unit (850 Sq Ft) Address : Lot No. F-16-8, Block F, Level 16, PR1MA/Menggatal, 88450 Kota Kinabalu, Sabah. Assignor(s) : Yong En Li @ Elizabeth Yong Solicitors : Messrs MN Maduarin & Associates Auctioneer Ref : RA0309
RA34  SHAH ALAM Reserve Price RM 328,050.00 Type : Serviced Apartment Unit (850 Sq Ft) Address : Unit No. A-25-13, Block A, Seiring Residensi, Jalan Arimetrik U6/20, Seksyen U6, Bukit Subang, 40150 Shah Alam, Selangor Darul Ehsan Assignor(s) : Leong Foo Thong Solicitors : Messrs Zulpadli & Edham Auctioneer Ref : RA0385	RA35  KLANG Reserve Price RM 285,000.00 Type : An Apartment Unit (850 Sq Ft) Address : Unit No. B-2-13, Pangsapuri Villamas, Jalan Muhibbah/KU3, Sungai Pinang, 42100 Klang, Selangor Darul Ehsan Assignor(s) : Fadhilah Binti Abdul Jabar Solicitors : Messrs Zairina Loh & Wong Auctioneer Ref : RA0386	

- 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

- 1-Go to our website >> www.rajanauctioneers.com
- 2-Click Online Bidding
- 3-Choose property that you interest
- 4-Click more details and scroll down

- 5-Click E-Bidder Registration and fill up your details
- 6-Read the Term & Conditions and Click Agree
- 7-Do submission and our admin will contact you soon

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

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