

FULL ONLINE PROPERTY AUCTION FAIR

► Public Auction Via Online Bidding

On Wednesday, 28 January 2026

Time : 11.00 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
50470 BRICKFIELDS, KUALA LUMPUR.

TEL : 03-2274 9999 (HL)
FAX : 03-2272 2797
H/P : 014 - 6793 560

JTR AUCTION HOUSE [705253-H]

(Manage by J.Thilagamraj Auctioneers Sdn Bhd)

Real Estate Auctioneer - Since 1985

View Live Auction at <https://www.facebook.com/jthilagamraj>



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 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 Wednesday, 28 January 2026, Time : 11.00 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 :

- a) Read and fully understand all the terms and conditions of sale herein;
- b) Conduct an official search on the individual title/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;
- f) Check on the issuance of separate individual title for the subject property with the developer ;
- g) Seek independent legal advice on the term 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 an "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 <https://www.facebook.com/jthilagamraj>

JTR 1 86469	PETALING JAYA Reserve Price RM750,000.00
 <p>No. 2-12-07, Block 2, Perdana Emerald Condominium, Bandar Damansara Perdana 47810 Petaling Jaya, Selangor</p> <p>A Service Apartment 1811.24 square feet (168.27 square meter)</p> <p>Assignor (s) : 1. Fatihah Binti Ismail 2. Mohd Firdaus Bin Rosli</p> <p>Lot Bumiputera</p> <p>Solicitor(s): Messrs. Zulpadli & Edham</p>	

JTR 2 88002	PUTRAJAYA Reserve Price RM550,000.00
 <p>No. B2-03-04 Dwiputra Residence, No. 1 Jalan P15H, Presint 15, 62050 Putrajaya Wilayah Persekutuan Putrajaya.</p> <p>An Apartment Unit 1238 square feet (115 square meter).</p> <p>Assignor (s) : Abdul Munir Lutfi Bin Said</p> <p>Solicitor(s): Messrs.S.Ravichandran & Anuar</p>	

JTR 3 87986	AMPANG Reserve Price RM500,000.00
----------------	--------------------------------------

WITHDRAWN

JTR 4 88008	SHAH ALAM Reserve Price RM430,000.00
 <p>No. 3-6-1, Blok 3, Alami Residensi Persiaran Akuatik, Jalan Tinju 13/50 Seksyen 13, 40100 Shah Alam, Selangor</p> <p>A Service Apartment 1141 square feet (106 square meter).</p> <p>Assignor (s) : Tengku Shahiran Bin Tengku Sukri</p> <p>Solicitor(s): Messrs. Zulpadli & Edham</p>	

JTR 5 87993	DENGKIL Reserve Price RM390,000.00
----------------	---------------------------------------

WITHDRAWN

JTR 6 87995	KLANG Reserve Price RM360,000.00
 <p>No. C-24-3A, Block C, Trio Residence Jalan Langat KS06, Bandar Bukit Tinggi 41200 Klang, Selangor</p> <p>A Service Apartment 624 square feet (58 square meter).</p> <p>Assignor (s) : Hon Foong Ling</p> <p>Solicitor(s): Messrs.Adnan Rahim & Co</p>	

JTR 7 86711	NEGERI SEMBILAN Reserve Price RM340,000.00
 <p>No. B-34-14, Menara B (Begonia), Bandar Belia @ Youth City, Jalan Bandar Belia 1/4, Bandar Wawasan, Putra Nilai, 71800 Nilai,Negeri Sembilan</p> <p>A Two Room Service Apartment 731.95 square feet (68 square meter).</p> <p>Assignor (s) : Mohd Jauzi Bin Jainori</p> <p>Solicitor(s): Messrs. Nashili & Co</p>	

JTR 8 88003	SHAH ALAM Reserve Price RM340,000.00
 <p>No. A-07-03A, Block A, Seiring Residence Jalan Arimetrik U6/20, Seksyen U6, 40150 Shah Alam, Selangor</p> <p>A Service Apartment 750 square feet (69.68 square meter).</p> <p>Assignor (s) : Lee Chung Ping</p> <p>Solicitor(s): Messrs.Nashili & Co</p>	

JTR 9 87975	JOHOR Reserve Price RM330,000.00
 <p>No. 12, Jalan Kedidi 5, Taman Scientex 81700 Pasir Gudang, Johor</p> <p>A Double Storey Terrace House 775 square feet (72 square meter).</p> <p>Assignor (s) : 1. Abdul Aziz Bin Ahmad 2. Maszliana Binti Abd Karim</p> <p>Solicitor(s): Messrs.Syed Alwi Ng & Co</p>	

JTR 10 87984	PULAU PINANG Reserve Price RM324,000.00
 <p>No. A-32-10, Residensi Pauh Permai Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang</p> <p>An Apartment Unit 900 square feet (83.61 square meter).</p> <p>Assignor (s) : Leong Xy Beng</p> <p>Solicitor(s): Messrs.Mohd Anuar & Co</p>	

JTR 11 87994	KAJANG Reserve Price RM320,000.00
 <p>No. A-20-4, Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, Bandar Bukit Mahkota, 43000 Kajang, Selangor</p> <p>A Service Apartment 858.96 square feet (79.79 square meter).</p> <p>Assignor (s) : Nor Amirul Amin Bin Nor Dzainal Rosli</p> <p>Solicitor(s): Messrs.Rashidah Shahriman</p>	

JTR 12 88004	SHAH ALAM Reserve Price RM320,000.00
 <p>No. 807-7-4, Pangaspuri Danau Mas, Jalan Platinum 7/58, Seksyen 7, 40000 Shah Alam, Selangor</p> <p>An Apartment Unit 818 square feet (76 square meter).</p> <p>Assignor (s) : Fauziah Binti Mohd Sapri</p> <p>Solicitor(s): Messrs.Nashili & Co</p>	

JTR 13 87978	MELAKA Reserve Price RM300,000.00
 No. 28, Jalan BRP 6, Taman Bukit Rambai Putra, 75260 Melaka. A Single Storey Terrace House 1647 square feet (153 square meter). Assignor (s) : 1. Muhammad Azreen Bin Jaya 2. Nurul Khasikin Binti Ramal Solicitor(s): Messrs. Abdul Aziz Rahim & Co	 No. M3-12-2, Block M3, Pr1ma Seremban Sentral, Jalan Prima 1, 70000 Seremban Negeri Sembilan A Three Room Apartment. 1205.56 square feet (112 square meter). Assignor (s) : 1. Krishnan A/L Gopal 2. Treasa Ann A/P Michel Joseph Solicitor(s): Messrs.Zulpadli & Edham

JTR 16 87996	NEGERI SEMBILAN Reserve Price RM252,000.00
 No. C-L34-08, Menara C (Camelia), Youth City Residence @ Bandar Belia, Jalan, Bandar Belia 1/2, Bandar Wawasan Putra Nilai, 71800 Nilai Negeri Sembilan A Service Apartment 754 square feet (70.04 square meter). Assignor (s) : Yap Wen Hao Solicitor(s): Messrs.Hisham Fatimah Clio & Co	 Lot No. 38, Taman Eko Tropika 2, 89600 Papar, Sabah A Double Storey Terrace House. 914.93 square feet (85 square meter). Assignor (s) : Saherman Bin Ramli @ Lamri Solicitor(s): Messrs. Lcz Law Firm

JTR 19 87976	JOHOR Reserve Price RM220,000.00
 No. A-11-10, Pangsapuri Pulai Mutiara 1 Jalan Pulai Mutiara 7/2, Taman Pulai Mutiara, 81300 Skudai, Johor An Apartment Unit. 1012 square feet (94 square meter). Assignor (s) : Mohamad Izzudin Bin Mohd Hairi Solicitor(s): Messrs. Tawfeek Badjenid & Partners	 No. 67 Lorong Lagenda 33, Seksyen 3 Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak A Single Storey Terrace House 1948.27 square feet (181 square meter). Assignor (s) : Sobena A/P Subramaniam Solicitor(s): Messrs.Khamdan & Co

JTR 22 88006	SHAH ALAM Reserve Price RM220,000.00
 No. Blok 9-29-3B, Jalan Pahat J 15/J Kompleks Otomobil, Section 15, 40200 Shah Alam, Selangor A Three Room Apartment 829 square feet (77 square meter). Assignor (s) : Jalaludin Bin Ahmed @ Salleh Solicitor(s): Messrs.S.Ravichandran & Anuar	 No. B-32-11, Residensi Kepongmas, Jalan Metro Perdana Barat, Taman Metropolitan 52100 Kuala Lumpur. An Apartment Unit 800 square feet (74.33 square meter). Assignor (s) : Nur Hidayah Binti Ghazali Solicitor(s): Messrs.Paizah & Nazira

JTR 25 88007	SHAH ALAM Reserve Price RM200,000.00
 No. A-4-1 Pangsapuri Tun Teja 1, No. 3 Jalan Tok Janggut 35/77A, Alam Impia Seksyen 35, 40470 Shah Alam, Selangor An Apartment Unit 678 square feet (63 square meter). Assignor (s) : Puspavathy A/P S.Arunasalam Solicitor(s): Messrs. Tawfeek Badjenid & Partners	 JTR 23 87987 Reserve Price RM216,000.00 An Apartment Unit 800 square feet (74.33 square meter). Assignor (s) : Nur Hidayah Binti Ghazali Solicitor(s): Messrs.Paizah & Nazira

JTR 28 87988	KUALA LUMPUR Reserve Price RM180,000.00
 No. E-9-4, Blok E, Jalan Aman Putra Taman Aman Putra, Off Jinjang Utara 52000 Kuala Lumpur An Apartment Unit 721 square feet (67 square meter). Assignor (s) : 1. Husain Bin Abdul Wahab 2. Mohd Halmi Bin Husain Solicitor(s): Messrs.Sidek, Teoh, Wong & Dennis	 JTR 29 88000 Reserve Price RM180,000.00 No. J-2-10 Seroja Apartment, Jalan Putra Perdana 10, Taman Putra Perdana, 47130 Puchong, Selangor An Three Room Apartment. 738 square feet (68.56 square meter). Assignor (s) : Norimah Binti Ghani Solicitor(s): Messrs.Khamdan & Co

JTR 31 87882	PETALING JAYA Reserve Price RM174,960.00
 <p>No. D-13-07, 13th Floor, Blok D, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1 46000 Petaling Jaya, Selangor</p> <p>A Three Room Apartment. 793 square feet (73.67 square meter).</p> <p>Assignor (s) : Muhammad Syah Rizal Bin Moktar .</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid & Partners.</p>	<p>No D-7-10, Pangsapuri Blok D, Jalan Prima 2/1, Residensi Prima A'famosa 2, 78000 Alor Gajah, Melaka</p> <p>A Three Room Apartment. 1050 square feet (97.55 square meter).</p> <p>Assignor (s) : Mohd Ghazali Bin Jaafar</p> <p>Solicitor(s): Messrs. Abdul Aziz Rahim & Co</p>

JTR 34 87974	JOHOR Reserve Price RM120,000.00
 <p>No. E-02-05, Block E, Rumah Pangsa Sri Orkid, Jalan EJ 8/2, Taman Ehsan Jaya 81100 Johor Bahru, Johor</p> <p>A Flat Unit. 710 square feet (66 square meter).</p> <p>Assignor (s) : 1. Azian Bt Yasin 2. Mohd Hairy Bin Hood</p> <p>Solicitor(s): Messrs.Hazelin & Associates</p>	<p>No. C-4-7, Taman Tun Sardon, Jalan Hilir Pemancar, 11700 Glugor, Pulau Pinang</p> <p>A Two Room Flat. 527 square feet (49 square meter).</p> <p>Assignor (s) : Muhammad Fauzi Bin Abdullah</p> <p>Solicitor(s): Messrs.Khairil Sani Gobal & Beng Tatt</p>

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

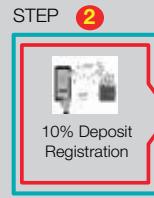
BUYER'S GUIDE FOR ONLINE EBIDDING



Bid and Buy online at your convenience from anywhere



Register to Bid



Submit 10% Deposit & Necessary documents



STEP 3



Obtain Login ID & Password to access JTR eBidding Portal.



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)

Contact Us :

No. 140, 1st Floor, Jalan Tun Sambanthan, 50470 Brickfields, 50470 Kuala Lumpur.
Tel : 03-2274 9999 E-mail : admin@jtraj.com
H/P : 014-6793 560 Website : www.jtraj.com
Fax : 03-22 722797 FB : [JTRAUCTIONEERS](https://www.facebook.com/JTRAUCTIONEERS)

Note :



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



03-2613 1900

www.bsn.com.my



BSNMalaysia

