

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)

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JTR AUCTION HOUSE [705253-H]

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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 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 :

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

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

JTR 3 87986	AMPANG Reserve Price RM500,000.00
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WITHDRAWN

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


JTR 5 87993	DENGKIL Reserve Price RM390,000.00
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WITHDRAWN

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


JTR 7 86711	NEGERI SEMBILAN Reserve Price RM340,000.00
	No. B-L34-14, Menara B (Begonia), Bandar Belia @ Youth City, Jalan Bandar Belia 1/4, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan A Two Room Service Apartment 731.95 square feet (68 square meter). Assignor (s) : Mohd Jaui Bin Jainori Solicitor(s): Messrs. Nashili & Co

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

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


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

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

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

JTR 13 87978	MELAKA Reserve Price RM300,000.00
 <p>No. 28, Jalan BRP 6, Taman Bukit Rambai Putra, 75260 Melaka.</p> <p>A Single Storey Terrace House 1647 square feet (153 square meter).</p> <p>Assignor (s) : 1. Muhammad Azreen Bin Jaya 2. Nurul Khasikin Binti Ramal</p> <p>Solicitor(s): Messrs. Abdul Aziz Rahim & Co</p>	

JTR 14 87999	NEGERI SEMBILAN Reserve Price RM280,000.00
 <p>No. M3-12-2, Block M3, Pr1ma Seremban Sentral, Jalan Prima 1, 70000 Seremban Negeri Sembilan</p> <p>A Three Room Apartment. 1205.56 square feet (112 square meter).</p> <p>Assignor (s) : 1. Krisnan A/L Gopal 2. Treasa Ann A/P Michel Joseph</p> <p>Solicitor(s): Messrs.Zulpadli & Edham</p>	


JTR 15 87998	NEGERI SEMBILAN Reserve Price RM279,000.00
 <p>No. 5, Jalan Mayang Sari 1, Taman Mayang Sari, 70450 Senawang, Negeri Sembilan</p> <p>A Single Storey Terrace House. 1680 square feet (156 square meter).</p> <p>Assignor (s) : Mohd Fouzi Bin Yaakub</p> <p>Solicitor(s): Messrs.Zailan & Co.</p>	

JTR 16 87996	NEGERI SEMBILAN Reserve Price RM252,000.00
 <p>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</p> <p>A Service Apartment 754 square feet (70.04 square meter).</p> <p>Assignor (s) : Yap Wen Hao</p> <p>Solicitor(s): Messrs.Hisham Fatimah Clio & Co</p>	

JTR 17 87885	SABAH Reserve Price RM247,860.00
 <p>Lot No. 38, Taman Eko Tropika 2, 89600 Papar, Sabah</p> <p>A Double Storey Terrace House. 914.93 square feet (85 square meter).</p> <p>Assignor (s) : Saherman Bin Ramli @ Lamri</p> <p>Solicitor(s): Messrs. Lcz Law Firm</p>	

JTR 18 84563	PETALING JAYA Reserve Price RM230,000.00
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WITHDRAWN


JTR 19 87976	JOHOR Reserve Price RM220,000.00
 <p>No. A-11-10, Pangsapuri Pulau Mutiara 1 Jalan Pulau Mutiara 7/2, Taman Pulau Mutiara, 81300 Skudai, Johor</p> <p>An Apartment Unit. 1012 square feet (94 square meter).</p> <p>Assignor (s) : Mohamad Izzudin Bin Mohd Hairi</p> <p>Solicitor(s): Messrs. Tawfeek Badjenid & Partners</p>	


JTR 20 87980	PERAK Reserve Price RM220,000.00
 <p>No. 67 Lorong Lagenda 33, Seksyen 3 Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak</p> <p>A Single Storey Terrace House 1948.27 square feet (181 square meter).</p> <p>Assignor (s) : Sobena A/P Subramaniam</p> <p>Solicitor(s): Messrs.Khamdan & Co</p>	


JTR 21 88005	SHAH ALAM Reserve Price RM220,000.00
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WITHDRAWN

JTR 22 88006	SHAH ALAM Reserve Price RM220,000.00
 <p>No. Blok 9-29-3B, Jalan Pahat J 15/J Kompleks Otomobil, Section 15, 40200 Shah Alam, Selangor</p> <p>A Three Room Apartment 829 square feet (77 square meter).</p> <p>Assignor (s) : Jalaludin Bin Ahmed @ Salleh</p> <p>Solicitor(s): Messrs.S.Ravichandran & Anuar</p>	

JTR 23 87987	KUALA LUMPUR Reserve Price RM216,000.00
 <p>No. B-32-11, Residensi Kepongmas, Jalan Metro Perdana Barat, Taman Metropolitan 52100 Kuala Lumpur.</p> <p>An Apartment Unit 800 square feet (74.33 square meter).</p> <p>Assignor (s) : Nur Hidayah Binti Ghazali</p> <p>Solicitor(s): Messrs.Paizah & Nazira</p>	

JTR 24 88009	NEGERI SEMBILAN Reserve Price RM210,000.00
 <p>No. B-9-32, Residensi Begonia, Pusat Perniagaan & Residensi Mesa 71800 Nilai, Negeri Sembilan</p> <p>A Service Apartment 650 square feet (60.39 square meter).</p> <p>Assignor (s) : Mohd Shahir Nasution Bin Mohd Taib</p> <p>Solicitor(s): Messrs.Rashidah Shahrman</p>	

JTR 25 88007	SHAH ALAM Reserve Price RM200,000.00
 <p>No. A-4-1 Pangsapuri Tun Teja 1, No. 3 Jalan Tok Janggut 35/77A, Alam Impia Seksyen 35, 40470 Shah Alam, Selangor</p> <p>An Apartment Unit 721 square feet (67 square meter).</p> <p>Assignor (s) : Puspavathy A/P S.Arunasalam</p> <p>Solicitor(s): Messrs. Tawfeek Badjenid & Partners</p>	

JTR 26 87985	AMPANG Reserve Price RM190,000.00
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WITHDRAWN

JTR 27 87992	PUCHONG Reserve Price RM190,000.00
 <p>No. C-4-03, Block C, Kompleks Suria Kinrara Persiaran Kinrara Seksyen 3, Taman Kinrara Seksyen 3, 47100 Puchong, Selangor</p> <p>A Service Apartment 712 Square feet (66.15 Square Meter).</p> <p>Assignor (s) : 1. Noor Azwan Bin Arshad 2. Suzana Binti Ismail</p> <p>Solicitor(s): Messrs.Nashili & Co</p>	

JTR 28 87988	KUALA LUMPUR Reserve Price RM180,000.00
 <p>No. E-9-4, Blok E, Jalan Aman Putra Taman Aman Putra, Off Jinjang Utara 52000 Kuala Lumpur</p> <p>An Apartment Unit 721 square feet (67 square meter).</p> <p>Assignor (s) : 1. Husain Bin Abdul Wahab 2. Mohd Halmi Bin Husain</p> <p>Solicitor(s): Messrs.Sidek, Teoh, Wong & Dennis</p>	

JTR 29 88000	PUCHONG Reserve Price RM180,000.00
 <p>No. J-2-10 Seroja Apartment, Jalan Putra Perdana 10, Taman Putra Perdana, 47130 Puchong, Selangor</p> <p>A Three Room Apartment. 738 square feet (68.56 square meter).</p> <p>Assignor (s) : Norimah Binti Ghani</p> <p>Solicitor(s): Messrs.Khamdan & Co</p>	

JTR 30 87981	SABAH Reserve Price RM180,000.00
 <p>No. E13, Block LB, 4th Floor, Seraya Apartments, Taman Putera Jaya, Mile 13 Jalan, Tuaran, 88450 Telipok, Sabah</p> <p>An Apartment Unit. 647.29 square feet (60.135 square meter).</p> <p>Assignor (s) : Nuraini Binti Danti</p> <p>Solicitor(s): Messrs.Zainal & Associates</p>	

JTR 31
87882

PETALING JAYA
Reserve Price **RM174,960.00**



No. D-13-05, 13th Floor, Blok D, Apartmen Taman Medan Jaya, No. 2A, Jalan PJS 2/1 46000 Petaling Jaya, Selangor


A Three Room Apartment.
793 square feet (73.67 square meter).

Assignor (s) :
Muhammad Syah Rizal Bin Moktar .

Solicitor(s): Messrs.Tawfeek Badjenid & Partners.

JTR 32
87979

MELAKA
Reserve Price **RM153,000.00**



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 33
87977

KEDAH
Reserve Price **RM130,000.00**



No B-2-8, Blok B, Jalan Saujana 4, Pangsapuri Amanjaya, Bandar SP Saujana 08000 Sungai Petani, Kedah

A Three Room Flat.
752 square feet (69.86 square meter).

Assignor (s) :
1. Roslan Bin Khamis
2. Ruzainie Binti Idris

Solicitor(s): Messrs.Noryuslinda Yunus & Fariza Ismail

JTR 34
87974

JOHOR
Reserve Price **RM120,000.00**



No. E-02-05, Block E, Rumah Pangsa Sri Orkid, Jalan EJ 8/2, Taman Ehsan Jaya 81100 Johor Bahru, Johor


A Flat Unit.
710 square feet (66 square meter).

Assignor (s) :
1. Azian Bt Yasin
2. Mohd Hairry Bin Hood

Solicitor(s): Messrs.Hazelin & Associates

JTR 35
87983

PULAU PINANG
Reserve Price **RM120,000.00**



No. C-4-7, Taman Tun Sardon, Jalan Hilir Pemancar, 11700 Glugor, Pulau Pinang

A Two Room Flat.
527 square feet (49 square meter).

Assignor (s) :
Muhammad Fauzi Bin Abdullah

Solicitor(s): Messrs.Khairil Sani Gobal & Beng Tatt

JTR 36
88001

PULAU INDAH
Reserve Price **RM45,000.00**



No.16-2B, Pangsapuri Samudera, Jalan Sungai Chandong 19, Bandar Armada Putra, 42920, Pulau Indah, Selangor

A Three Room Shop Apartment.
832 square feet (77.29 square meter).

Assignor (s) :
Azlina Binti Azizan

Solicitor(s): Messrs.S.Ravichandran & Anuar

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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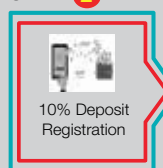
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STEP 1



Register to Bid

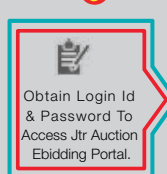
STEP 2



Submit 10% Deposit & Necessary documents

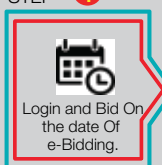


STEP 3



Obtain Login ID & Password to access JTR eBidding Portal.

STEP 4



Login and Bid on the Date & Time of eBIDDING.

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.



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JTR AUCTION HOUSE

(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

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Note :

