

FULL ONLINE PROPERTY AUCTION FAIR



PROPERTY AUCTION HOUSE

DATE: WEDNESDAY 28 JANUARY 2026

TIME: 10.30 A.M

VENUE:

AT THE AUCTION CENTRE

NO. 1-3, GROUND FLOOR, JALAN AMPANG,
50450 KUALA LUMPUR

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10%
DEPOSIT
ONLY!

ORGANISED BY:

PROPERTY AUCTION HOUSE SDN. BHD.

Ground Floor, No. 1, Jalan Ampang,

50450 Kuala Lumpur

Tel: 03-2070 2226

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PATRICK K.M.WONG
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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

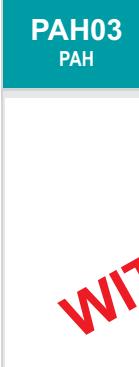
WILL SALE BY PUBLIC AUCTION VIA ONLINE BIDDING
DATE: WEDNESDAY 28 JANUARY, 2026 (10:30 AM)
AT THE AUCTION CENTRE, NO.1, GROUND FLOOR,
JALAN AMPANG, 50450 KUALA LUMPUR
EBID.AUCTIONS.COM.MY

10%
 DEPOSIT ONLY!

(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 Developer;
- g) Seek independent 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.

PAH01 PAH40408	KAJANG Reserve Price RM1,300,000.00	PAH02 PAH40435	PETALING JAYA Reserve Price RM550,800.00	PAH03 PAH	SABAH Reserve Price RM550,000.00
	<p>No. 32A, Jalan Residence 1, 1080 Residence @ Puncak Saujana Kajang, 43000 Kajang, Selangor Darul Ehsan.</p> <p>3 storey semi-detached house 3,196.88 Square Feet</p> <p>Assignor(s): 1) WAN INEZ EBRIZA BINTI OTHMAN</p> <p>Solicitor(s): M/s Frances Hazlina & Partners</p>		<p>Unit No. B-10-16, H2O @ Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan.</p> <p>3 bedroom serviced apartment 880 Square Feet</p> <p>Assignor(s): 1) TEE SHU HONG</p> <p>Solicitor(s): M/s Sofia Darmindr & Associates</p>		
PAH04 PAH40429	SHAH ALAM Reserve Price RM508,500.00	PAH05 PAH40430	GENTING Reserve Price RM405,000.00	PAH06 PAH40409	KUALA LUMPUR Reserve Price RM380,000.00
	<p>Unit No. B-7-3A, Pangaspuri Embun Bayu, No. 1, Persiaran Kosmos, Subang Murni, Seksyen 15, 40150 Shah Alam, Selangor Darul Ehsan.</p> <p>Apartment (Bumi Lot) 1,031 Square Feet</p> <p>Assignor(s): 1) MOHD FIRDAUSE BIN AHMAD</p> <p>Solicitor(s): M/s Rashidah Shahriman</p>		<p>Unit No. T2-03-03, Midhills, Jalan Jaya Permai, 69000 Genting Highland, Pahang Darul Makmur.</p> <p>Service apartment 549 square feet</p> <p>Assignor(s): 1) SEE BENG CHEW</p> <p>Solicitor(s): M/S Rashidah Shahriman</p>		<p>Unit No. A2-19-06, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur</p> <p>Service apartment 950 Square Feet</p> <p>Assignor(s): 1) MAHA LETCHUMEY A/P KALASELVAM</p> <p>Solicitor(s): M/s Frances Hazlina & Partners</p>
PAH07 PAH40438	PENANG Reserve Price RM364,500.00	PAH08 PAH40414	PENANG Reserve Price RM360,000.00	PAH09 PAH40419	SEPANG Reserve Price RM355,500.00
	<p>No. 17, Persiaran Seksyen 5/11, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang.</p> <p>2 storey terrace house 1,539 square feet</p> <p>Assignor(s): 1) MEGAT RAZIE BIN MEGAT AZIZ</p> <p>Solicitor(s): M/S Rosidi Mustafa & Harryzan</p>		<p>No. B-21-03, Residensi Pauh Permai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang.</p> <p>Apartment 900 Square Feet</p> <p>Assignor(s): 1) PHANG KAI EN</p> <p>Solicitor(s): M/s Khairil Sani Gobal & Beng Tatt</p>		<p>Unit No. AR-21-09, Pangaspuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Darul Ehsan</p> <p>Serviced apartment 850.35 square feet</p> <p>Assignor(s): 1) MUHAMMAD HAFIZ BIN RAPIE</p> <p>Solicitor(s): M/S Adnan Rahim & Co</p>



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



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PAH10 PAH40439	JOHOR RM350,000.00	PAH11 PAH34360(3)	KLANG RM350,000.00	PAH12 PAH39704(2)	SHAH ALAM RM318,865.00
 <p>No. 12, Jalan Merbah 6, Taman Scientex, 81700 Pasir Gudang, Johor Darul Takzim. Double storey terrace house 960 Square Feet</p> <p>Assignor(s): 1) MUHAMMAD FIRDAUS BIN IDRIS 2) NIK NOOR AFIFAH BINTI NIK YAACOB</p> <p>Solicitor(s): M/S Tawfeek Badjenid & Partners</p>	<p>Reserve Price</p>	 <p>Unit No. C-09-10, Palm Garden Apartment, Persiaran Bukit Raja/KU1, Bandar Baru Klang, 41150 Klang, Selangor Darul Ehsan.</p> <p>Apartment 1,044 Square Feet</p> <p>Assignor(s): 1) MUHAMMAD SHAMER BIN NAZLI 2) NOR AIZAN BINTI EMBONG</p> <p>Solicitor(s): M/s Frances Hazlina & Partners</p>	<p>Reserve Price</p>	 <p>Unit No. D2-6-08, Tingkat 6, Bangunan Gaya Irama D2, Jalan M U6/M, Pekan Subang, Seksyen U6, 40150 Shah Alam, Selangor Darul Ehsan.</p> <p>Apartment 2,046 square feet</p> <p>Assignor(s): 1) GOH HUI LEE</p> <p>Solicitor(s): M/S Tawfeek Badjenid & Partners</p>	<p>Reserve Price</p>
PAH13 PAH37324(2)	PUTRAJAYA RM300,000.00	PAH14 PAH40406	SEPANG RM260,000.00	PAH15 PAH40431	MELAKA RM252,000.00
 <p>Unit No. 4C-02-04, Pangaspuri PPA1M Larai, Jalan Kajangan P6, Presint 6, 62200 Putrajaya, Wilayah Persekutuan Putrajaya.</p> <p>3 bedroom apartment (Bumi Lot) 1,205.56 square feet</p> <p>Assignor(s): 1) SYARIFAH HAIZA FARHANA BINTI SAYED KAMAR 2) MOHD AKMAL BIN MAHAYUDIN @ MAHYUDIN</p> <p>Solicitor(s): M/S Sofia Darmindra & Associates</p>	<p>Reserve Price</p>	 <p>No. 7, Jalan Permais 1, Desa Salak Permais, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Darul Ehsan.</p> <p>Single storey terrace house (Malay Reserved Land) 1,765 Square Feet</p> <p>Assignor(s): 1) GADAFFI BIN HAMZAH</p> <p>Solicitor(s): M/s T.Rajagopal & Co</p>	<p>Reserve Price</p>	 <p>Unit No. C-12-07, Tingkat 12, Admiral Residences, Jalan KLJ 2, 75200 Melaka.</p> <p>3 bedroom condominium 1,066 square feet</p> <p>Assignor(s): 1) MOHD SYAMIM MAULA MOHD ZULZAILEE LAU 2) SUHANA BINTI ZAINAL</p> <p>Solicitor(s): M/S Andrew T.S Goh & Khairil</p>	<p>Reserve Price</p>
PAH16 PAH	BATU CAVES RM250,000.00	PAH17 PAH40405	NILAI RM250,000.00	PAH18 PAH40433	SEPANG RM240,000.00
WITHDRAWN		WITHDRAWN		WITHDRAWN	
PAH19 PAH40436	MELAKA RM233,280.00	PAH20 PAH40418	JOHOR RM230,000.00	PAH21 PAH40412	KUALA LUMPUR RM220,000.00
 <p>C-06-11, Storey No. 06, Block C, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka.</p> <p>3 bedroom apartment 1,000 square feet</p> <p>Assignor(s): 1) MUHAMMAD NOR HAFIZ BIN ROSLI</p> <p>Solicitor(s): M/S Abdul Aziz Rahim & Co</p>	<p>Reserve Price</p>	 <p>Unit No. A-11-04, Pangaspuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan.</p>	<p>Reserve Price</p>	 <p>Unit No. A8-04-07, Blok A8, Jalan Maju 1/11, Taman Lembah Maju, 56100 Kuala Lumpur.</p> <p>Apartment 838 square feet</p> <p>Assignor(s): 1) AZIZUL BIN AHMAD AZIZ 2) AISYAH NORA BINTI ABDULLAH</p> <p>Solicitor(s): M/S Mozni Sham & Co</p>	<p>Reserve Price</p>
PAH22 PAH40407	NEGERI SEMBILAN RM220,000.00	PAH23 PAH40411	DENGKIL RM219,794.00	PAH24 PAH40415	SABAH RM210,000.00
 <p>No. 10-G, Jalan 1A/2 Bandar Ainsdale, 70200 Seremban, Negeri Sembilan Darul Khusus.</p> <p>Townhouse 68.56 square metres</p> <p>Assignor(s): 1) NURUL AIN BAHYAH BINTI BAHARUDDIN</p> <p>Solicitor(s): M/S T.Rajagopal & Co</p>	<p>Reserve Price</p>	 <p>Unit No. A-11-04, Pangaspuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan.</p> <p>Service apartment (Malay Reserved Land) 904.17 Square Feet</p> <p>Assignor(s): 1) HASBULLAH BIN HISHAMSUDDIN 2) SITI NADIRAH BINTI KAMARUDIN</p> <p>Solicitor(s): M/s Mozni Sham & Co</p>	<p>Reserve Price</p>	 <p>Lot No. 12 (No. C-9-12), Level 9, Block C, PR1MA @ Borneo Cove, Mile 1.5, Buli Sim-Sim Road, 90000 Sandakan, Sabah.</p> <p>Apartment 902 square feet</p> <p>Assignor(s): 1) AL-SIRUDIN BIN SAMSON</p> <p>Solicitor(s): M/S LCZ Law Firm</p>	<p>Reserve Price</p>

PAH25 PAH40410	PETALING JAYA Reserve Price RM145,000.00	PAH26 PAH35165(4)	SEPANG Reserve Price RM200,000.00	PAH27 PAH40428	KLANG Reserve Price RM186,300.00
	<p>Unit No. G-112, First Floor, Block G, Harmoni Apartment, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.</p> <p>Apartment 650 Square Feet</p> <p>Assignor(s): 1) SUHAIZUDIN BIN ZAINAL ANUAR 2) ROSNITA BINTI ZULKARNAIN</p> <p>Solicitor(s): M/s Mozni Sham & Co</p>		<p>Unit No. E-407, Apartment E-Mas Villa, Jalan Mawar 2A, Taman Mawar, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Darul Ehsan.</p> <p>Apartment (Bumi Lot) 1,012 Square Feet</p> <p>Assignor(s): 1) MOHAMMAD AFNAN BIN MOHAMMAD KAMARIZAMAN</p> <p>Solicitor(s): M/s Nashili & Co</p>		<p>No. 2A-1-10, Kondominium Bandar Baru Klang, Persiaran Bukit Raja, 41050 Klang, Selangor Darul Ehsan.</p> <p>Condominium 976 Square Feet</p> <p>Assignor(s): 1) UMMI KARTINI BINTI ABD LATIFF</p> <p>Solicitor(s): M/S Rashidah Shahriman</p>
PAH28 PAH	PETALING JAYA Reserve Price RM170,000.00	PAH29 PAH40442	PENANG Reserve Price RM170,000.00	PAH30 PAH40440	SABAH Reserve Price RM144,000.00
	WITHDRAWN		<p>Unit No. 330-11-12, Jalan Bukit Gambir, MK. 13, 11700 Pulau Pinang.</p> <p>2 bedroom flat 474 Square Feet</p> <p>Assignor(s): 1) SURISH A/L SANNASI 2) JEYANTHI A/P ARUMUGAM</p> <p>Solicitor(s): M/S San Law Chambers</p>		<p>Lot No. D-3A-5, Level 4, Block D, Type A (Intermediate), Residensi Seri Akasia, Tuaran, off Km 39, Jalan Kota Kinabalu-Kota Belud, 89200 Tuaran, Sabah</p> <p>Apartment 800 Square Feet</p> <p>Assignor(s): 1) ABDUL RAZZAQ BIN SYLVESTER</p> <p>Solicitor(s): M/S LCZ Law Firm</p>
PAH31 PAH40441	JOHOR Reserve Price RM130,000.00	PAH32 PAH40434	PUCHONG Reserve Price RM126,000.00	PAH33 PAH40416	PAHANG Reserve Price RM110,000.00
	<p>Unit No. J-02-11, Block J, Jalan EJ 3/2, Taman Ehsan Jaya, 81100 Johor Bahru, Johor Darul Takzim.</p> <p>Apartment 750 Square Feet</p> <p>Assignor(s): 1) JANANESWARY A/P MOHAN</p> <p>Solicitor(s): M/s Amir Anuar & Co</p>		<p>Unit No. D-1-15, Siantan Apartment, Jalan Putra Perdana 3A, Taman Putra Perdana, 47100 Puchong, Selangor Darul Ehsan.</p> <p>Apartment (Malay Reserved Land) 650 Square Feet</p> <p>Assignor(s): 1) Izzul Syazani Bin Mohd Kamazan 2) Nur Haryati Binti Abdullah Suhaimi</p> <p>Solicitor(s): M/s Khamdan & Co</p>		<p>No. 123, Lorong Seri Pandan 8, PPRM Pandan Luar, Taman Seri Pandan, 26680 Pekan, Pahang Darul Makmur.</p> <p>Single storey semi detached house 1,862 Square Feet</p> <p>Assignor(s): 1) BASIR BIN BASHIRUDIN 2) RASHIDAH BINTI ISMAIL</p> <p>Solicitor(s): M/s Haranay, Hisham & Anikah & Associates</p>
PAH34 PAH40455	PUCHONG Reserve Price RM100,000.00	PAH35 PAH40432	MELAKA Reserve Price RM95,000.00	PAH36 PAH40437	SEREMBAN Reserve Price RM85,293.00
	<p>Unit No. A-4-12, Jalan TBK 1/10, Apartment Melur, Taman Bukit Kinrara, 47100 Puchong, Selangor Darul Ehsan.</p> <p>Apartment 600 Square Feet</p> <p>Assignor(s): 1) MARUTHAVEERAN A/L PALANIANDY 2) CHITRA A/P MUNIANDY</p> <p>Solicitor(s): M/s Rashidah Shahriman</p>		<p>No. B-1-13, 1st Floor, Block B, Pangsapuri Rakyat Sungai Putat, Batu Berendam, 75350 Hang Tuah, Melaka.</p> <p>3 bedroom apartment 700 Square Feet</p> <p>Assignor(s): 1) YUNUS BIN JANTAN</p> <p>Solicitor(s): M/s Andrew T.S Goh & Khairil</p>		<p>Unit No. A-3-09, Arowana Apartment, Taman Arowana Impian, 70300 Seremban, Negeri Sembilan Darul Khusus.</p> <p>Apartment 646 Square Feet</p> <p>Assignor(s): 1) NORAINI BT HARUN</p> <p>Solicitor(s): M/S Zailan & Co</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 of equivalent 10% of the reserve price by **Bank Draft** in favour of **BANK SIMPANAN NASIONAL** or via **RENTAS** or **online banking transfer (FPX)** by **5pm, AT LEAST ONE WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money is to be settled within **ONE HUNDRED TWENTY (120) days** from the auction date. **Online bidders are further subject to the Terms and Conditions on ebid.auctions.com.my.**

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 & 49 and BOD resolution (corporate company/firm).
- Additional funds to pay for the difference between the deposit paid upon registration and 5% of the successful bidding price.

