

# FULL ONLINE PROPERTY AUCTION FAIR



## PROPERTY AUCTION HOUSE

DATE: MONDAY 30 MARCH 2026

TIME: 11.00 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.**

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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: MONDAY 30 MARCH, 2026 (11:00 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.

<p><b>PAH01</b> PAH38187(2)</p> 	<p><b>KUALA LUMPUR</b> Reserve Price <b>RM790,000.00</b></p> <p>Unit No. M2-20-3, Menara 2, Serini Melawati, Jalan Melawati 1, Taman Melawati, 53100 Kuala Lumpur.</p> <p>Service apartment 1,496.18 Square Feet</p> <p>Assignor(s): 1) JAILANI BIN JOHARI</p> <p>Solicitor(s): M/s NASHILI &amp; CO</p>	<p><b>PAH02</b> PAH40847</p> 	<p><b>SABAH</b> Reserve Price <b>RM500,000.00</b></p> <p><b>WITHDRAWN</b></p>	<p><b>PAH03</b> PAH40435(2)</p> 	<p><b>PETALING JAYA</b> Reserve Price <b>RM446,148.00</b></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 &amp; ASSOCIATES</p>
<p><b>PAH04</b> PAH40832</p> 	<p><b>NILAI</b> Reserve Price <b>RM405,000.00</b></p> <p>Unit No. A-14-27, Block A, Youth City, Bandar Belia Bandar Wawasan, 71800 Nilai, Negeri Sembilan Darul Khusus.</p> <p>3 bedroom service apartment 1,008 Square Feet</p> <p>Assignor(s): 1) LEELASRI A/P ANBUMUTHU</p> <p>Solicitor(s): M/s SOFIA DARMINDR &amp; ASSOCIATES</p>	<p><b>PAH05</b> PAH40836</p> 	<p><b>SHAH ALAM</b> Reserve Price <b>RM400,000.00</b></p> <p>No. 2-14-10, Block 2, Residensi Alami, Jalan Tinju 13/50, Seksyen 13, 40100 Shah Alam, Selangor Darul Ehsan.</p> <p>Service apartment 1,081.7 square feet</p> <p>Assignor(s): 1) NORIZAM BIN BAJURI 2) FARAH NISHA BINTI BASHARUDIN</p> <p>Solicitor(s): M/S T.Rajagopalu &amp; Co</p>	<p><b>PAH06</b> PAH40835</p> 	<p><b>JOHOR</b> Reserve Price <b>RM350,000.00</b></p> <p>Unit No. A-03-01, Bayu Angkasa, Jalan Persiaran Bayu, Nusa Bayu, 79200 Iskandar Puteri, Johor Darul Takzim</p> <p>Apartment 1,259 Square Feet</p> <p>Assignor(s): 1) Yuvarani A/P Rasahrtnam</p> <p>Solicitor(s): M/s AMIR ANUAR &amp; CO</p>
<p><b>PAH07</b> PAH40834</p> 	<p><b>KLANG</b> Reserve Price <b>RM340,000.00</b></p> <p><b>WITHDRAWN</b></p>	<p><b>PAH08</b> PAH40430(2)</p> 	<p><b>PAHANG</b> Reserve Price <b>RM328,050.00</b></p> <p>Unit No. T2-03-03, Tower 2, 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><b>PAH09</b> PAH40825</p> 	<p><b>SHAH ALAM</b> Reserve Price <b>RM300,000.00</b></p> <p>Unit No. P5-10-01, Pangsapuri Indahria, Persiaran Jubli Perak, Seksyen 22, 40300 Shah Alam, Selangor Darul Ehsan.</p> <p>Apartment 1,056 square feet</p> <p>Assignor(s): 1) MOHD NOR LIZAM BIN MD. RIDZUAN 2) RUSMAWATI BINTI AB.LLAH</p> <p>Solicitor(s): M/S Nashili &amp; Co</p>



<b>PAH10</b> PAH40855	<b>SEPANG</b> Reserve Price <b>RM300,000.00</b>	<b>PAH11</b> PAH40846	<b>JOHOR</b> Reserve Price <b>RM300,000.00</b>	<b>PAH12</b> PAH40839	<b>SABAH</b> Reserve Price <b>RM300,000.00</b>
	Unit No. 02-32, Tangerine Suite, Persiaran Sunsuria, Bandar Sunsuria, 43900 Sepang, Selangor Darul Ehsan.  3 bedroom serviced apartment 700 Square Feet  Assignor(s): 1) RAIS SHAHMI BIN REDWAN  Solicitor(s): M/S Frances, Hazlina & Partners		<p style="text-align: center; color: red; font-weight: bold; font-size: 2em; transform: rotate(-15deg);">WITHDRAWN</p>		Lot No. 499IC, Jalan Wawasan 3, Taman Wawasan, Phase IVA, 89808 Beaufort, Sabah.  Double Storey Terrace House 2,597 square feet  Assignor(s): 1) YONG YUN FOOK 2) YONG YEN NEE  Solicitor(s): M/S MN Maduarin & Associates
<b>PAH13</b> PAH40837	<b>MELAKA</b> Reserve Price <b>RM300,000.00</b>	<b>PAH14</b> PAH40828	<b>SHAH ALAM</b> Reserve Price <b>RM275,400.00</b>	<b>PAH15</b> PAH40830	<b>CYBERJAYA</b> Reserve Price <b>RM270,000.00</b>
	Unit No. B3-10-10, Level No. 10, Block 3, Pr1ma Residensi Rumpun Bahagia, 75300 Melaka.  3 bedroom apartment 1,152 square feet Assignor(s): 1) THANAKUMARAN A/L KRISHNAN  Solicitor(s): M/S Go Tiong Siew & Associates		Unit No. A-07-03A, Block A, Seiring Residence, Jalan Arimetrik U6/20, Seksyen U6, 40150 Shah Alam, Selangor Darul Ehsan.  Service apartment 750 Square Feet  Assignor(s): 1) LEE CHUNG PING  Solicitor(s): M/s Nashili & Co		Unit No. B-17-10, Selangorku Prima Lakefront Homes, Persiaran Sepang Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan.  Apartment 861.11 square feet  Assignor(s): 1) IVA MUNIRA BINTI MOHD NOORDIN  Solicitor(s): M/S Raja Nor & Su Lynn
<b>PAH16</b> PAH38181(2)	<b>RAWANG</b> Reserve Price <b>RM270,000.00</b>	<b>PAH17</b> PAH40840	<b>SABAH</b> Reserve Price <b>RM260,000.00</b>	<b>PAH18</b> PAH40831	<b>PERAK</b> Reserve Price <b>RM250,000.00</b>
	Unit No. A-01-06, Laguna Biru 2, Jalan Tasik Biru 2, Taman Tasik Biru, 48050 Rawang, Selangor Darul Ehsan.  Apartment ( <b>Bumi Lot</b> ) 850.35 square feet  Assignor(s): 1) NORAZRIN BIN MOHAMED  Solicitor(s): M/S Tawfeek Badjenid & Partners		TB 1162, Lot C222, Residensi Prima Rangu (also known as Pr1ma @ Rangu), Jalan Rangu, 91000 Tawau, Sabah.  Double storey terrace house 1,589 square feet  Assignor(s): 1) MOHD YUSRI BIN HERMAN  Solicitor(s): M/S MN Maduarin & Associates		No. 1037, Jalan Residen 7/18, Residen 7, Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak Darul Ridzuan.  Single storey cluster house ( <b>Bumi Lot</b> ) 1,916 square feet  Assignor(s): 1) AZIZAH BINTI MUSA 2) MAD LAZIM BIN RAMLI  Solicitor(s): M/S Sofia Damrind & Associates
<b>PAH19</b> PAH40822	<b>RAWANG</b> Reserve Price <b>RM250,000.00</b>	<b>PAH20</b> PAH40854	<b>SABAH</b> Reserve Price <b>RM243,000.00</b>	<b>PAH21</b> PAH40857	<b>RAWANG</b> Reserve Price <b>RM230,000.00</b>
	Unit No. F-15-10, Residensi Laguna Biru 2, Jalan Tasik Biru 2, Taman Tasik Biru, 48050 Rawang, Selangor Darul Ehsan.  Apartment 850 square feet  Assignor(s): 1) MOHD AKRAMI BIN SAMSUDIN  Solicitor(s): M/S Tawfeek Badjenid & Partners		Lot No. 08, Level 02, Block C, Apartment Villa Sri Indah (known as South Ville Apartment) Phase 1, Type A, Km 16 (Mile 10), Jalan Apas, 91000 Tawau, Sabah  Apartment 850 square feet  Assignor(s): 1) MOHD SOPHIAN BIN BAHARUDIN  Solicitor(s): M/S LCZ LAW FIRM		Unit No. C-06-09, Block C, Laguna Biru 2, Jalan Tasik Biru 2, Taman Tasik Biru, 48050 Rawang, Selangor Darul Ehsan.  3 bedroom apartment 850 square feet  Assignor(s): 1) AHMAD ROKFAT BIN ABD RASHID 2) NOR FARIHA BINTI FADZIL  Solicitor(s): M/S Sidek Teoh Wong & Dennis
<b>PAH22</b> PAH34349(2)	<b>SHAH ALAM</b> Reserve Price <b>RM220,000.00</b>	<b>PAH23</b> PAH40824	<b>KUANTAN</b> Reserve Price <b>RM220,000.00</b>	<b>PAH24</b> PAH39703(2)	<b>SABAH</b> Reserve Price <b>RM200,767.00</b>
	Block 18-23-4A, Jalan Pahat K 15/K, Dataran Otomobil, Seksyen 15, 40200 Shah Alam, Selangor Darul Ehsan.  Apartment 850 square feet  Assignor(s): 1) YUHANIZ BINTI MD NOR 2) HAMIDAH BINTI MUSTAFA  Solicitor(s): M/S Frances, Hazlina & Partners		No. 57, Lorong Bukit Rangin Damai 16, Perumahan Bukit Rangin Damai, 25150 Kuantan, Pahang Darul Makmur.  Single storey terrace house ( <b>Malay Reserved Land</b> ) 1,302 Square Feet  Assignor(s): 1) WAN MOHD DZIAH-UL-HAQ BIN WAN SETAPA  Solicitor(s): M/s Abdul Razak, Zulkifli & Partners		Lot No. 38, Taman Eko Tropika 2, 89600 Papar, Sabah.  Double storey terrace house 914.93 square feet  Assignor(s): 1) SAHERMAN BIN RAMLI @ LAMRI  Solicitor(s): M/S LCZ Law Firm

<b>PAH25</b> PAH40849	<b>RAWANG</b> Reserve Price <b>RM198,000.00</b>	<b>PAH26</b> PAH40823	<b>PENANG</b> Reserve Price <b>RM195,000.00</b>	<b>PAH27</b> PAH40826	<b>PUCHONG</b> Reserve Price <b>RM171,000.00</b>
	Unit No. B-11-11, Pangsapuri Laguna Biru, Jalan Tasik Biru 17, Taman Tasik Biru, 48050 Rawang, Selangor Darul Ehsan.  Apartment ( <b>Bumi Lot</b> ) 850 Square Feet  Assignor(s): 1) MOHD ULUL KHALILI BIN KAMIL 2) ZAHIDAH BINTI AB LATIF  Solicitor(s): M/s Paizah & Nazira		Unit No. 1-12-10, Lorong Kelicap, Mutiara Perdana II, 11900 Bayan Lepas, Pulau Pinang.  3 bedroom flat 527 Square Feet  Assignor(s): 1) ABDUL RAHIM BIN DIN 2) FAAZAH BINTI MOHDARI  Solicitor(s): M/s Khairil Sani, Gobal & Beng Tatt		Unit No. C-4-03, Block C, Kompleks Suria Kinrara, Persiaran Kinrara Seksyen 3, Taman Kinrara Seksyen 3, 47100 Puchong, Selangor Darul Ehsan.  Service apartment 712 Square Feet  Assignor(s): 1) NOOR AZWAN BIN ARSHAD 2) SUZANA BINTI ISMAIL  Solicitor(s): M/S Nashili & Co
<b>PAH28</b> PAH33857(2)	<b>MELAKA</b> Reserve Price <b>RM170,000.00</b>	<b>PAH29</b> PAH39710(2)	<b>PETALING JAYA</b> Reserve Price <b>RM170,000.00</b>	<b>PAH30</b> PAH40850	<b>SABAH</b> Reserve Price <b>RM168,000.00</b>
	Unit No. D-5-10, Jalan PJ 19, Pangsapuri Pertama Jaya Idaman, 75050 Melaka.  3 bedroom apartment ( <b>Malay Reserved Land</b> ) 1,001 Square Feet  Assignor(s): 1) MOHAMMAD FAISAL BIN ABDULLAH AZIZ 2) SITI ANNIRAH BINTI ROSIDI  Solicitor(s): M/S Abdul Aziz Rahim & Co		No. C-13-09, Block C, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor Darul Ehsan.  Apartment 650 Square Feet  Assignor(s): 1) MUSA BIN BAB  Solicitor(s): M/S Zulpadli & Edham		Unit No. G-3-3, Level 3 (stated as "Aras 04" on site), Type B, Block G, PR1MA @ Kota Marudu (also known as Residensi PR1MA, Kota Marudu), Jalan WK, 89100 Kota Marudu, Sabah.  Apartment 731 Square Feet  Assignor(s): 1) Monica Binti Dius  Solicitor(s): M/S LCZ Law Firm
<b>PAH31</b> PAH40829	<b>SEPPANG</b> Reserve Price <b>RM160,000.00</b>	<b>PAH32</b> PAH40838	<b>KLANG</b> Reserve Price <b>RM155,000.00</b>	<b>PAH33</b> PAH40827	<b>BDR PUNCAK ALAM</b> Reserve Price <b>RM153,000.00</b>
	<p style="text-align: center; color: red; font-weight: bold; font-size: 2em; transform: rotate(-15deg);">WITHDRAWN</p>		Unit No. J-6-4, Blok J, Pangsapuri Seri Perantau, Persiaran Sireh Junjung/KS4, 42000 Klang, Selangor Darul Ehsan.  Apartment 650 Square Feet  Assignor(s): 1) MOHANAI DU A/L SREEDHARAN  Solicitor(s): M/s Raja Nor & Su Lynn		Unit No. Juwita 03-04, Astana Alam 3, Jalan Astana 13/2, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.  Apartment 721 Square Feet  Assignor(s): 1) EZELEE FIRUZ BIN ARIFFIN  Solicitor(s): M/S Nashili & Co
<b>PAH34</b> PAH40852	<b>MELAKA</b> Reserve Price <b>RM151,470.00</b>	<b>PAH35</b> PAH40856	<b>JOHOR</b> Reserve Price <b>RM150,000.00</b>	<b>PAH36</b> PAH40833	<b>AMPANG</b> Reserve Price <b>RM150,000.00</b>
	Unit No. D-7-10, Pangsapuri Block D, Jalan Prima 2/1, Residensi PR1MA A'Famosa 2, 78000 Alor Gajah, Melaka.  3 bedroom apartment 1,050 Square Feet  Assignor(s): 1) MOHD GHAZALI BIN JAAFAR  Solicitor(s): M/s Abdul Aziz Rahim & Co		<p style="text-align: center; color: red; font-weight: bold; font-size: 2em; transform: rotate(-15deg);">WITHDRAWN</p>		Unit No. A3-8-19, Jalan Bukit Segar 1, Taman Bukit Segar, 68000 Ampang, Selangor Darul Ehsan.  3 bedroom apartment 650 Square Feet  Assignor(s): 1) RUSZAIMI BIN SAAL @ TAHIR  Solicitor(s): M/S Rashidah Shahrman
<b>PAH37</b> PAH40848	<b>MELAKA</b> Reserve Price <b>RM135,000.00</b>	<b>PAH38</b> PAH40440(2)	<b>SABAH</b> Reserve Price <b>RM116,640.00</b>	<b>PAH39</b> PAH40853	<b>MELAKA</b> Reserve Price <b>RM94,500.00</b>
	Unit No. D-3-6, Pangsapuri Blok D, Residensi PR1MA A Famosa, 78000 Alor Gajah, Melaka.  3 bedroom apartment 1,055 square feet  Assignor(s): 1) MOHD RAFIQ IZRY BIN MOHD JAMIL  Solicitor(s): M/S Andrew T.S. Goh & Khairil		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  Apartment 800 Square Feet  Assignor(s): 1) ABDUL RAZZAQ BIN SYLVESTER  Solicitor(s): M/s LCZ Law Firm		Unit No. A1-2-5 (Parcel 05-2), Tingkat 2 (Blok A1), Rumah Pangsua Kuala Sungai Baru, 78200 Kuala Sungai Baru, Melaka.  Flat 770 square feet  Assignor(s): 1) MARIANA BINTI ABD RASHID  Solicitor(s): M/S Abdul Aziz Rahim & Co

**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](http://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.



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