

FULL ONLINE PROPERTY AUCTION FAIR

► On Thursday, 25 September 2025,
Time : 10:30 a.m.
at arenaauctioneers.com



ORGANISED BY :

ARENA AUCTIONEERS SDN BHD

TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047

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EMAIL : aasb@arenaauctioneers.com

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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 Thursday, 25 September 2025, Time : 10:30 a.m.

At [Arenaauctioneers.com](https://arenaauctioneers.com)

(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 developer.
- Seek independent legal advice on the terms 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 "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.

LOTID: 37368

BSN 01/23



KEPALA BATAS RESERVE PRICE : RM 500,000.00

No. 38, Persiaran Seksyen 2/5, Bandar Putera Bertam, 13200 Kepala Batas, PULAU PINANG

AN INTERMEDIATE UNIT DOUBLE STOREY TERRACED HOUSE
1,539.00 SQUARE FEET

Assignor(s):

1) MOHD YUSOF BIN MOHD ANI

Solicitor(s):

MESSRS ROSIDI MUSTAFA & HARRYZAN

LOTID: 37365

BSN 02/23



SHAH ALAM RESERVE PRICE : RM 486,000.00

Unit No. D2-6-08, Tingkat 6, Bangunan Gaya Irama D2, Jalan M U6/M, Pekan Subang, Seksyen U6, 40150 Shah Alam, SELANGOR

AN APARTMENT UNIT
2,046.00 SQUARE FEET

Assignor(s):

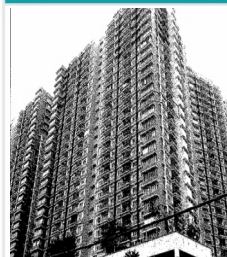
1) GOH HUI LEE

Solicitor(s):

MESSRS TAWFEK BADJENID & PARTNERS (SELANGOR)

LOTID: 37364

BSN 03/23



PUCHONG RESERVE PRICE : RM 450,000.00

No. B-16-01, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, SELANGOR

A SERVICE RESIDENCE
1,098.00 SQUARE FEET

Assignor(s):

1) DENNIS A/L SUSAI

2) VENOSINI A/P MOHANA SUNDARAM

Solicitor(s):

MESSRS ADNAN RASHID & CO

LOTID: 37361

BSN 04/23



SKUDAI RESERVE PRICE : RM 420,000.00

No. 538, Jalan Pulau Jaya 30, Bandar Pulau Jaya, 81300 Skudai, JOHOR

AN INTERMEDIATE UNIT OF DOUBLE STOREY TERRACE HOUSE
1,170.00 SQUARE FEET

Assignor(s):

1) MOHD SAHALMI BIN SAHADAN

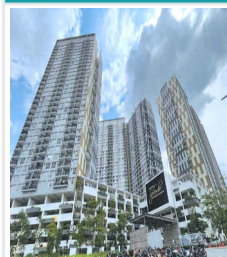
2) SHARIFAH BINTI HARIPIN

Solicitor(s):

MESSRS HAZELIN & ASSOCIATES

LOTID: 37356

BSN 05/23



KUALA LUMPUR RESERVE PRICE : RM 410,000.00

Unit No. B-21-22, Platinum Splendor Residensi Semarak, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur, WILAYAH PERSEKUTUAN KUALA LUMPUR

CONDOMINIUM UNIT
1,184.03 SQUARE FEET

Assignor(s):

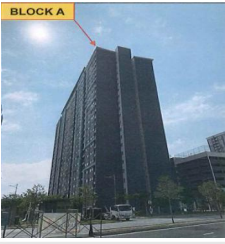
1) NOOR AIDIL BIN A SHUKOR

Solicitor(s):

MESSRS HISHAM, FATIMAH CLIO & CO

LOTID: 37358
BSN 06/23

DENGKIL
RESERVE PRICE : RM 335,000.00



Unit No. A-11-04, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, SELANGOR

A SERVICED APARTMENT UNIT
904.17 SQUARE FEET

Assignor(s):
1) HASBULLAH BIN HISHAMUDDIN
2) SITI NADIRAH BINTI KAMARUDIN

Solicitor(s):
MESSRS MOZNI SHAM & CO
MALAY RESERVE AREA

LOTID: 37366
BSN 07/23

PUCHONG
RESERVE PRICE : RM 310,000.00



Unit No. M-4-10 Pangapuri Merak, Jalan BK 3/1, Bandar Kinrara, 47180 Puchong, SELANGOR

AN APARTMENT UNIT
872.88 SQUARE FEET

Assignor(s):
1) FAIZAH BINTI ABDUL GHANI
2) DZULKHARNAIN IKHSAN BIN ABDUL RAHMAN

Solicitor(s):
MESSRS NASHILI & CO

LOTID: 37373
BSN 08/23

KAJANG
RESERVE PRICE : RM 307,800.00



A-10-04 Block A, Residensi Sutra 7, Jalan Sutra 1/2, Taman Sutra, 43000 Kajang, SELANGOR

A SERVICED APARTMENT UNIT
1,151.74 SQUARE FEET

Assignor(s):
1) DINESWARY A/P RAMASAMY

Solicitor(s):
MESSRS SIDEK TEOW WONG & DENNIS (KL)

LOTID: 37363
BSN 09/23

ISKANDAR PUTERI
RESERVE PRICE : RM 300,000.00



3-17-07, Residensi Laman Medini, Persiaran Medini Utara 8, Bandar Medini Iskandar, 79250 Iskandar Puteri, JOHOR

AN APARTMENT UNIT
520.00 SQUARE FEET

Assignor(s):
1) LEE KAR WANG

Solicitor(s):
MESSRS SYED ALWI, NG & CO (JB)

LOTID: 37367
BSN 10/23

SHAH ALAM
RESERVE PRICE : RM 300,000.00



No. DCD02-5-04, Pangsapuri De Cendana, No. 7, Persiaran Setia Makmur, Setia Alam, Seksyen U13, 40170 Shah Alam, SELANGOR

AN APARTMENT
753.00 SQUARE FEET

Assignor(s):
1) MUHAMMAD FIKRI BIN MUHD ZAMANI

Solicitor(s):
MESSRS TAWFEEK BADJENID & PARTNERS (SELANGOR)

LOTID: 37349
BSN 11/23

SHAH ALAM
RESERVE PRICE : RM 280,000.00



Unit No. DK03-08-04, Block 3, Pangsapuri De Kiara, No. 4, Persiaran Setia Makmur, Setia Alam, Seksyen U13, 40170 Shah Alam, SELANGOR

A THREE-BEDROOM APARTMENT UNIT
818.00 SQUARE FEET

Assignor(s):
1) AHMAD ZUHAIRI BIN ABD RAHMAN

Solicitor(s):
MESSRS SABARUDIN OTHMAN & HO

LOTID: 37350
BSN 12/23

JOHOR BAHRU
RESERVE PRICE : RM 270,000.00



Unit No. B-03-06-A, Camellia Residence (Phase 7B) @ Seri Austin, Taman Seri Austin, 81100 Johor Bahru, JOHOR

AN APARTMENT UNIT
936.00 SQUARE FEET

Assignor(s):
1) Yuliza Binti Yusof

Solicitor(s):
MESSRS SYED ALWI, NG & CO (JB)
BUMIPUTERA LOT

LOTID: 37374
BSN 13/23

PUTATAN
RESERVE PRICE : RM 262,440.00



Lot No. E-8-1, Level 8, Emerald Tower Type A1, Alam Pesona Putatan Phase 1, Off Jalan Ketiau Tombovo, 88200 Putatan, SABAH

A CORNER APARTMENT UNIT SITUATED ON THE 8TH FLOOR OF A 20-STORY APARTMENT BLOCK WITH LIFT FACILITIES (TYPE A1)
868.00 SQUARE FEET

Assignor(s):
1) RACHEL BINTI ANTHONY @ SHIM SIAW CHIN

Solicitor(s):
MESSRS MN MADUARIN & ASSOCIATES
NON - BUMIPUTERA LOT

LOTID: 37376
BSN 14/23

BAYAN LEPAS
RESERVE PRICE : RM 256,500.00



Unit No. 3-26-15, Halaman Sungai Ara, Ara Greens Apartment, 11900 Bayan Lepas, PULAU PINANG

A THREE-BEDROOM LOW COST APARTMENT
650.00 SQUARE FEET

Assignor(s):
1) Siti Fazliza Binti Shaik Ibrahim

Solicitor(s):
MESSRS ROSIDI MUSTAFA & HARRYZAN

LOTID: 37372
BSN 15/23

PERMATANG PAUH
RESERVE PRICE : RM 225,990.00

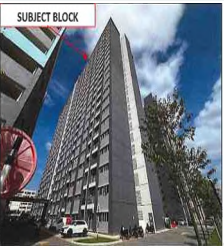
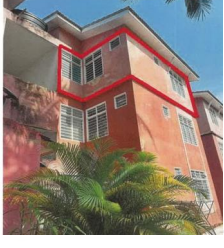


No. A-17-05, Residensi Pauh Permai, Jalan Pauh Permai, 13500 Permatang Pauh, PULAU PINANG

3-BEDROOM APARTMENT
900.00 SQUARE FEET

Assignor(s):
1) MOHD. ASRIZAL BIN AMZAH
2) HARNIZA BINTI ABDUL HAMID

Solicitor(s):
MESSRS ROSIDI MUSTAFA & HARRYZAN

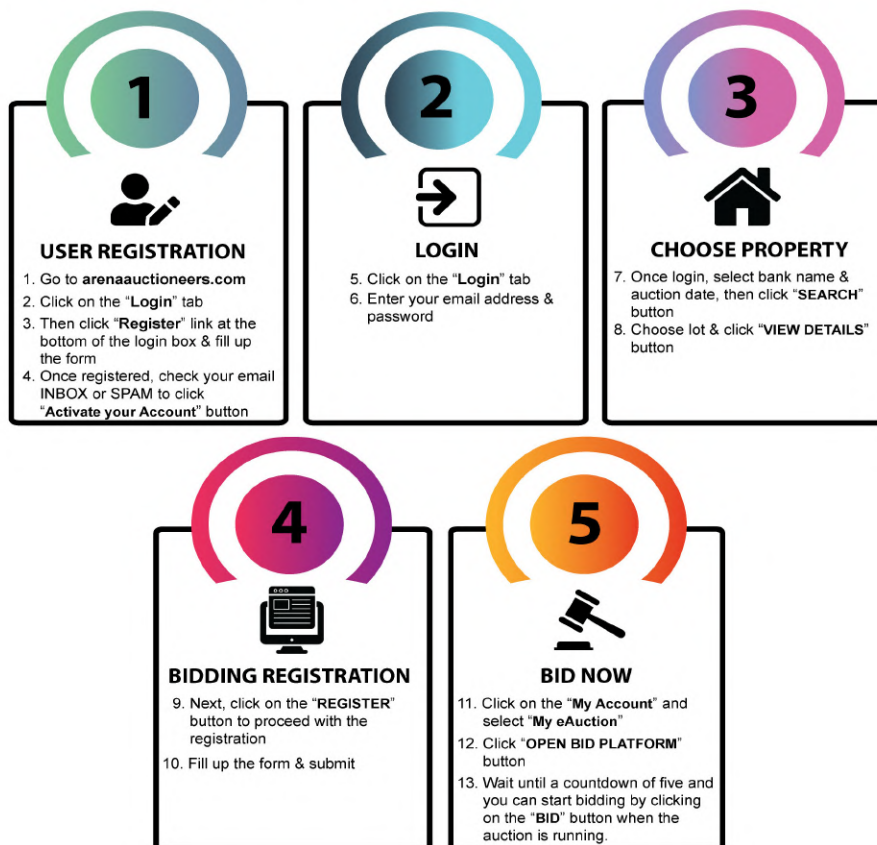
LOTID: 37370 BSN 16/23	DENGKIL RESERVE PRICE : RM 225,000.00  Unit No. A-12-02, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, SELANGOR A 3-BEDROOM SERVICED APARTMENT UNIT WITH TWO CAR PARK BAYS ON MALAY RESERVED LAND 904.00 SQUARE FEET Assignor(s): 1) LUQMAN HAKIM BIN SAIRAN Solicitor(s): MESSRS MOZNI SHAM & CO MALAY RESERVE AREA	LOTID: 37357 BSN 17/23	BATU ARANG RESERVE PRICE : RM 210,000.00  Unit No. A-3-2, Block A, Idaman PKNS Selangorku @ Kota Puteri 1, Persiaran Kota Puteri 5, Seksyen 5 Kota Puteri, 48100 Batu Arang, SELANGOR A THREE BEDROOM UPPER LEVEL TOWNHOUSE UNIT WITHIN A DOUBLE STOREY TOWNHOUSE BLOCK (RUMAH SELANGORKU) 1,044.00 SQUARE FEET Assignor(s): 1) MOHAMMAD AMIRUL NORSYAZWAN BIN ABDUL MALIK 2) NORSALEHAH BINTI DAINI Solicitor(s): MESSRS TAWFEEK BADJENID & PARTNERS (SELANGOR)
LOTID: 37362 BSN 18/23	SKUDAI RESERVE PRICE : RM 180,000.00  Unit No. C-3-09, Blok C, Pangsapuri Seri Mutiara Mas, Jalan Persiaran Mutiara Mas, Taman Mutiara Mas, 81300 Skudai, JOHOR A UNIT OF LOW MEDIUM COST APARTMENT 904.00 SQUARE FEET Assignor(s): 1) NOORSYIFFA BINTI MOOSA Solicitor(s): MESSRS SYED ALWI, NG & CO (JB)	LOTID: 37360 BSN 19/23	ULU TIRAM RESERVE PRICE : RM 150,000.00  Unit No. 03-06, Blok C, Jalan Tropika, Taman Bukit Tropika, 81800 Ulu Tiram, JOHOR A UNIT OF LOW MEDIUM COST APARTMENT 840.00 SQUARE FEET Assignor(s): 1) NOR HAYATI BINTI HASAN Solicitor(s): MESSRS TAWFEEK BADJENID & PARTNERS
LOTID: 37371 BSN 20/23	KUALA LUMPUR RESERVE PRICE : RM 137,700.00  Unit No. B-14-2, Block B, Mutiara Fadason, Jalan 2/17, Off Jalan Kepong, 52000 Kuala Lumpur, WILAYAH PERSEKUTUAN KUALA LUMPUR A THREE BEDROOM LOW COST APARTMENT UNIT 656.60 SQUARE FEET Assignor(s): 1) NORAZMAN BIN BAHAUDDIN Solicitor(s): MESSRS J.LEE & ASSOCIATES	LOTID: 37351 BSN 21/23	LUMUT RESERVE PRICE : RM 126,000.00  No. J-L6-23, Blok Mustika, Jalan Permata 9, Apartment Bukit Permata, 32200 Lumut, PERAK A 3-BEDROOMS APARTMENT UNIT 829.00 SQUARE FEET Assignor(s): 1) Muhammad Zuhairi Bin Zakaria Solicitor(s): MESSRS AZMAN TAHIR TAN & CO.
LOTID: 37377 BSN 22/23	SEREMBAN RESERVE PRICE : RM 117,000.00  Unit No. A-3-09, Arowana Apartment, Taman Arowana Impian, 70300 Seremban, NEGERI SEMBILAN AN APARTMENT UNIT 646.00 SQUARE FEET Assignor(s): 1) NORAINI BT HARUN Solicitor(s): MESSRS ZAILAN & CO	LOTID: 37375 BSN 23/23	ALOR SETAR RESERVE PRICE : RM 80,190.00  No. B-4-16, Rumah Pangsa Taman Derga Perdana Jalan Datuk Kumbang, 05300 Alor Setar, KEDAH A LOW COST FLAT 700.00 SQUARE FEET Assignor(s): 1) NOR AMALINA BINTI MOHD REJAB 2) MOHD AKMAL BIN AZAMI Solicitor(s): MESSRS AZMI RAHIM & CO



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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 **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money is to be settled within **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 **arenaauctioneers.com**.



ORGANISED BY:

ARENA AUCTIONEERS SDN. BHD. [201401016251 / 1092337 - X]

No. 20-2, Jalan Matahari, AB U5/AB, Seksyen U5, Bandar Pinggiran Subang, 40150 Shah Alam, Selangor

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Note :
