

FULL ONLINE PROPERTY AUCTION SALE



Date & Time:

**Thursday, 25 SEPTEMBER 2025
10.00AM**



Venue:

RAJAN AUCTIONEERS SDN BHD
No. 36A, Jalan Dato Hamzah, 41000
Klang, Selangor Darul Ehsan.

10%
*Deposit
Required*



RAJAN AUCTIONEERS SDN BHD 889884-H

G. RAJAN (Licensed Auctioneer)

No. 36A, Jalan Dato Hamzah, 41000
Klang, Selangor Darul Ehsan.

TEL NO: 03-33749312
H/P NO: 013-3040060
H/P NO: 012-2738109

 Rajan Auctioneers Sdn Bhd
 Rajan Auctioneers Sdn Bhd
 rajanauctioneers
 rajanauctioneers@gmail.com

LIVE-STREAMING Live Auction Bidding @
<https://www.youtube.com/@rajanauuctioneers>

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 Assignor(s)/Customers(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer.



PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, 25 SEPTEMBER 2025, 10.00 A.M.
AT WEBSITE www.rajanauctioneers.com

10%
Deposit
Required!

(Bidder registration and payment of auction deposit must be made by 4pm, 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 website 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 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/registered proprietor;
- f) Check on the issuance of separate individual title for the subject property with developer/registered proprietor;
- g) Seek 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.

View Live Auction at: YouTube Channel Rajanauctioneers Sdn Bhd

RA1  RAWANG Reserve Price RM 230,000.00 Type : 3-Bedroom Medium-Cost Apartment Unit (850 Sq Ft) Address : Unit No. B-01-10, Block B, Laguna Biru 2, Jalan Tasik Biru 2, Taman Tasik Biru, 48050 Rawang, Selangor Darul Ehsan Assignor(s) : Nor Mawaddah Binti Ghazali @ Mohd Zain & Sabariah Binti Manaf Solicitors : Messrs Hisham Fatimah Clio & Co Auctioneer Ref : RA 0229	RA2  SERI KEMBANGAN Reserve Price RM 520,000.00 Type : A Serviced Apartment Unit (1,227.08 Sq Ft) Address : Unit No. B-37-07, Residensi Bliss, Pusat Pemiagaan Metacity, Jalan Atmosphere Utama 2, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan Assignor(s) : Keong Lee Hoon Solicitors : Messrs J. Lee & Associates (KL) Auctioneer Ref : RA 0230	RA3  PUTRAJAYA Reserve Price RM 290,000.00 Type : An Apartment Unit (1,000 Sq Ft) Address : No. C-05-06, Blok C, PPAM Pudina, No. 2, Jalan Kasturi P17, Presint 17, 62150 Wilayah Persekutuan Putrajaya Assignor(s) : Islinda Binti Saldon & Mohd Ramzi Bin Adnan Solicitors : Messrs Tawfeek Badjenid & Partners (PJ) Auctioneer Ref : RA 0231
RA4  TAWAU Reserve Price RM 290,000.00 Type : 3-Storey Intermediate Terraced House (812 Sq Ft) Address : TB 17860, Lot 88 B, Taman Semarak Bal II, Phase B, Jalan Kuhara, Tawau, Sabah. Assignor(s) : Supriyana Binti Majid & Budi Bin Prasto Solicitors : Messrs Zainal & Associates (KK) Auctioneer Ref : RA 0232	RA5  TUARAN Reserve Price RM 325,000.00 Type : 3-Bedrooms Apartment Unit (1,029 Sq Ft) Address : Unit No. G-3-3, Block G, Level 3, E Residence @ Telipok Phase 1, 89200 Tuaran, Sabah. Assignor(s) : Zuleyika Binti Ag Matali Solicitors : Messrs MN Maduarin & Associates Auctioneer Ref : RA 0233 BUMIPUTERA LOT	RA6  TAWAU Reserve Price RM 280,000.00 Type : Double Storey Medium Low Cost Terraced House (1,392 Sq Ft) Address : Lot No. 78C, Taman Semarak Bal II, Phase C, Lorong Semarak 2C, Jalan Kuhara, 91000 Tawau, Sabah. Assignor(s) : Maslina Binti Ismail Solicitors : Messrs Zainal & Associates (KK) Auctioneer Ref : RA 0234
RA7  ALOR GAJAH Reserve Price RM 190,000.00 Type : Double Storey Cluster Townhouse (1st Floor) (1,218 Sq Ft) Address : No. KM 424-1, Jalan Kasa Heights 38, Taman Kasa Heights Fasa 2, 78000 Alor Gajah, Melaka. Assignor(s) : Farazila Binti Nodin & Roslan Bin Mohd Ali Solicitors : Messrs Andrew T.S. Goh & Khairil Auctioneer Ref : RA 0235	RA8  KUDAT Reserve Price RM 320,000.00 Type : Single Storey Intermediate Terraced House (1,874.39 Sq Ft) Address : Lot No. S150 (No. 23, Lorong Friendly Garden Ph3 1), Friendly Garden Phase 3A, 89050 Kudat, Sabah. Assignor(s) : Nurul Fathiliah Binti Ismail & Mohd Ezuddin Bin Daud Solicitors : Messrs MN Maduarin & Associates Auctioneer Ref : RA 0236	RA9  BAYAN LEPAS Reserve Price RM 250,000.00 Type : A Three-Bedroom Flat (646 Sq Ft) Address : Unit No. 2A-17-13A, Jalan Merbah, Suria Merbah, 11900 Bayan Lepas, Pulau Pinang Assignor(s) : Syarul Nizam Bin Md Salleh Solicitors : Messrs Shukor & Co Auctioneer Ref : RA 0237
RA10  MASAI Reserve Price RM 266,000.00 CALLLED OFF	RA11  KANGKAR PULAI Reserve Price RM 250,000.00 Type : Medium Cost Apartment (RMMJ) (94.00 Sq Mt) Address : Unit No. B-03-11, Blok B, Pangsapuri Pulau Mutiara 2, Jalan Pulau Mutiara Utama 2, Taman Pulau Mutiara, 81110 Kangkar Pulai, Johor Assignor(s) : Muhamad Afiz Bin Bakri & Muhamad Aliff Bin Bakri Solicitors : Messrs Tawfeek Badjenid & Partners (JB) Auctioneer Ref : RA 0239	RA12  KULAI Reserve Price RM 180,000.00 Type : Townhouse Perumahan Komuniti Johor (PKJ) B (872 Sq Ft) Address : Unit No. 58, Jalan Serindit 2, Rumah Bandar Laman Putra, Bandar Putra, 81000 Kulai, Johor Darul Takzim Assignor(s) : Mohamad Adam Ikmal Bin Safril Solicitors : Messrs Tawfeek Badjenid & Partners (JB) Auctioneer Ref : RA 0240

RA13 	TANJONG MALIM Reserve Price RM 65,000.00 Type : Studio Apartment (468 Sq Ft) Address : No. B-03-07, Studio Prima Blok B, Jalan KMP 1/7, Kota Malim Prima, 39000 Tanjong Malim, Perak Darul Ridzuan Assignor(s) : Mala A/P Batumelay & Ravindran A/L Velu Solicitors : Messrs Awtar Ghazali Agustine & Co Auctioneer Ref : RA 0241	RA14 	SITIAWAN Reserve Price RM 180,000.00 Type : Stratified Single-Storey Terrace House (1,399 Sq Ft) Address : No. 59, Jalan PR1MA 5, PR1MA @ Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak Darul Ridzuan. Assignor(s) : Azlinda Binti Rohman Solicitors : Messrs Leong & Tan Auctioneer Ref : RA 0242 MALAY RESERVED	RA15 	SERI KEMBANGAN Reserve Price RM 630,000.00 Type : A Serviced Apartment Unit (1,184 Sq Ft) Address : Unit No. G-30-03A, Pesidensi Zeta, Jalan OS, One South, Taman Serdang Perdana Seksyen 6, 43300 Seri Kembangan, Selangor Darul Ehsan Assignor(s) : Ng Tze Ping Solicitors : Messrs Nashili & Co Auctioneer Ref : RA 0243
RA16 	JOHOR BAHRU Reserve Price RM 342,000.00 Type : Serviced Apartment (950 Sq Ft) Address : Unit No. #B-23-17, Residensi Panorama Perbadanan Islam, Jalan Bayu Puteri 2, 80150 Johor Bahru, Johor Darul Takzim Assignor(s) : Mohamad Nur Firdaus Bin Zainal Abidin Solicitors : Messrs Tawfeek Badjenid & Partners (JB) Auctioneer Ref : RA 0244 MALAY RESERVED	RA17 	KOTA KINABALU Reserve Price RM 216,000.00 Type : An Apartment Unit (850 Sq Ft) Address : Unit No. E-16-10, Level 16, Block E, PR1MA @ Menggatal, 88450 Kota Kinabalu, Sabah. Assignor(s) : Effa Natasha Binti Junaidi & Mohd Raffie Bin Junaidi Solicitors : Messrs MN Maduarin & Associates Auctioneer Ref : RA 0245	RA18 	SHAH ALAM Reserve Price RM 283,500.00 Type : An Apartment Unit (1,041 Sq Ft) Address : Unit No. E-11-13, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan Assignor(s) : Mohd Redza Bin Mahmud Solicitors : Messrs Nashili & Co Auctioneer Ref : RA 0246
RA19 	SHAH ALAM Reserve Price RM 194,400.00 Type : An Apartment Unit (1,001.04 Sq Ft) Address : Unit No. A-9-02, Pangsapuri Harmoni Elmina 1, Jalan Casuarina U17/56, Elmina West, Seksyen U17, 40170 Shah Alam, Selangor Darul Ehsan Assignor(s) : Abu Ubaidah Bin Shahruil Bashah Solicitors : Messrs Nashili & Co Auctioneer Ref : RA 0247	RA20 	KUALA LUMPUR Reserve Price RM 364,500.00 Type : A Service Apartment Unit (796.53 Sq Ft) Address : Unit No. S-09-11 Suite Vivo, 9 Seputeh, No. 20, Jalan Telok Lama, 58000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Assignor(s) : Yap Mun Choong Solicitors : Messrs Nashili & Co Auctioneer Ref : RA 0248	RA21 	TUARAN Reserve Price RM 284,310.00 Type : Double Storey Intermediate Terrace House (1,086 Sq Ft) Address : Lot No. 32 (Intermediate), Block 4, Lorong Riag Ria 2, Taman Riag Ria, Phase 1, Kg Termerong, 89209 Tuaran, Sabah. Assignor(s) : Alinah Binti Liman Solicitors : Messrs MN Maduarin & Associates Auctioneer Ref : RA 0220
RA22 	SEREMBAN Reserve Price RM 204,120.00 Type : An Apartment Unit (94 Sq Mt) Address : Unit No. B-7-11, Garden Villa Apartment, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Darul Khusus. Assignor(s) : Siti Aisyah Shirllyn Koh Solicitors : Messrs Adnan Rashid & Co Auctioneer Ref : RA 0249	RA23 	KOTA KINABALU Reserve Price RM 131,220.00 Type : 2 Room Walk-up Apartment (647.29 Sq Ft) Address : Unit No. C20, 2nd Floor, Block LH, Seraya Apartment, Taman Putera Jaya, Mile 13, Jalan Tuaran, Telipok, 88450 Kota Kinabalu, Sabah. Assignor(s) : Hariff Nazwan Bin Jasofa Solicitors : Messrs Luping & Co Auctioneer Ref : RA 0065	RA24 	SHAH ALAM Reserve Price RM 297,000.00 Type : An Apartment Unit (1,076 Sq Ft) Address : Unit No. E-10-9, Pangsapuri Damai, Jalan Tokoh 25/28, Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan. Assignor(s) : Preveena A/P Selvarajah & Kartikkumar A/L Hanikrishnasamy Solicitors : Messrs Khamdan & Co Auctioneer Ref : RA 0250
RA25 	MANTIN Reserve Price RM 183,708.00 Type : A Townhouse Unit (Lower Floor) (1,033 Sq Ft) Address : Unit No. D-1-2, Citra Residency, Jalan Bukit Citra 10/1, 71700 Mantin, Negeri Sembilan Darul Khusus Assignor(s) : Muhammad Syurabhil Bin Maluin Solicitors : Messrs T. Rajagopalu & Co (KL) Auctioneer Ref : RA 0251	RA26 	SEREMBAN Reserve Price RM 450,000.00 Type : Double-Storey Terraced House (1,475 Sq Ft) Address : No. 113, Jalan D'Latania 2, D'Latania, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Darul Khusus Assignor(s) : Jeffrey Suresh A/L R. Mariappan Solicitors : Messrs T. Rajagopalu & Co (NS) Auctioneer Ref : RA 0252	RA27 	SHAH ALAM Reserve Price RM 220,000.00 Type : An Apartment Unit (904 Sq Ft) Address : Unit No. A-11-04, Level 11, Block A, Pangsapuri Harmoni Elmina 1, Jalan Casuarina U17/56, Elmina West, Seksyen U17, 40170 Shah Alam, Selangor Darul Ehsan Assignor(s) : Mohd Saifull Bin Shaharuddin Solicitors : Messrs Khamdan & Co Auctioneer Ref : RA 0253
RA28 	BDR PUNCAK ALAM Reserve Price RM 280,000.00 Type : An Apartment Unit (863.0 Sq Ft) Address : No. B-04-09, Bucida Residensi Wamasari 2, Jalan Wamasari 13/1, Seksyen 13, 42300 Bandar Puncak Alam, Selangor Darul Ehsan Assignor(s) : Nur Atiqah Binti Abdul Aziz Solicitors : Messrs Nashili & Co Auctioneer Ref : RA 0254	RA29 	PUCHONG Reserve Price RM 180,000.00 Type : 3-Bedroom Low-Cost Apartment (753 Sq Ft) Address : No. HH-2-12, Block HH, Puchong Utama Court 2, No. 1, Jalan Puchong Utama 6, 47140 Puchong, Selangor Darul Ehsan. Assignor(s) : Sivakumar A/L Superaniam Solicitors : Messrs T. Rajagopalu & Co (NS) Auctioneer Ref : RA 0255		

- 1) **RESERVE PRICE:**
The property will be sold on “as is where is basis” separately at the Reserve Price, Conditions of Sale and subject to the consent being obtained by the Purchaser from the Developer and other relevant authorities, if any.
- 2) All intending bidders are required to deposit to the Auctioneer **10%** of the fixed reserve price by way of **BANK DRAFT** in favour of **BANK SIMPANAN NASIONAL** or remit the same through online banking transfer **latest by 4pm, at least ONE (1) WORKING DAY BEFORE THE AUCTION DATE**. The balance of the purchase price to be settled by the Purchaser within **ONE HUNDRED AND TWENTY (120) days** from the date of the sale to **BANK SIMPANAN NASIONAL**. Online bidders are further subject to the **Terms & Conditions** on www.rajanauctioneers.com

CONSENT TO TRANSFER:

The subject property will be sold subject to the Consent to Transfer and/or Assignment being obtained by the successful purchaser from the relevant authorities (if applicable).

3) Required Supporting Documents:

INDIVIDUAL BIDDER

- Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for registration purposes.
- Correspondence address
- Telephone contact no

CORPORATE COMPANY / FIRM

- A Certified True Copy of the Company's Memorandum and Articles of Association (M&A)
- Forms 44, 24 and 49
- Board of Director's Resolution

AGENT / REPRESENTATIVE

- Letter of authority from the intending bidder
- A photocopy of the intending bidder's NRIC card (both sides)

- 4) Additional funds to pay the different between the deposit paid upon registration and 10% of the successful bid price.
- 5) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

HOW TO BID/REGISTER ONLINE

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| 1-Go to our website >> www.rajanauctioneers.com | 5-Click E-Bidder Registration and fill up your details |
| 2-Click Online Bidding | 6-Read the Term & Conditions and Click Agree |
| 3-Choose property that you interest | 7-Do submission and our admin will contact you soon |
| 4-Click more details and scroll down | |

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