



**BSN**



# FULL ONLINE PROPERTY AUCTION FAIR

- ▶ **Public Auction Via Online Bidding**  
**On Wednesday, 26 June 2024**  
**Time : 11.30 a.m**  
**at [www.eszamauctioneer.com](http://www.eszamauctioneer.com)**



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**MOHD NIZAM BIN MOHD SHARIF (PJK)**  
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BSNMalaysia

# 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, 26 June 2024, Time : 11.30 A.M.**

**At Website [www.eszamauctioneer.com](http://www.eszamauctioneer.com)**



(Bidder registration and payment of auction deposit must be 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 subject property;
- 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 the 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); and
- 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 any relevant bodies prior or after the auction sale.

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<p><b>EZ 1</b></p> <p>Reserve Price <b>RM 150,000</b></p> <p><b>CALL OFF</b></p>	<p><b>EZ 2</b></p> <p>Reserve Price <b>RM 140,000</b></p> <p><b>CALL OFF</b></p>	<p><b>EZ 3</b></p> <p>Reserve Price <b>RM 270,000</b></p> <p>Apartment 940 Sq Ft F-11-08, Block Damai, Tasik Heights Apartment, No. 6, Jalan Liku, Tasik Selatan 21/146, Bandar Tasik Selatan, 57000 Kuala Lumpur. Assignor(S): Nurul Haniera Binti Jalaludin Nur Izzati Husna Binti Jalaludin Solicitor(S): M/S Rashidah Shahrman</p>
<p><b>EZ 4</b></p> <p>Reserve Price <b>RM 300,000</b></p> <p><b>CALL OFF</b></p>	<p><b>EZ 5</b></p> <p>Reserve Price <b>RM 131,220</b></p> <p>Low Cost Apartment 62 Sq Mt No. E-14-6 Taman Medan Cahaya Phase 1, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor. Assignor(S): Azizah Binti Abd Aziz Dayang Azura Binti Ya'acob Solicitor(S): M/S Rashidah Shahrman <b>BUMIPUTERA PURCHASER ONLY</b></p>	<p><b>EZ 6</b></p> <p>Reserve Price <b>RM 145,800</b></p> <p>Low Cost Flat 667.37 Sq Ft No. C-01-02, Block C, Taman Medan Cahaya, No. 49 Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor Assignor(S): Hasimah Binti Omar, Osman Bin Gani &amp; Shamsul Bahar Bin Osman Solicitor(S): M/S Zulpadli &amp; Edham</p>
<p><b>EZ 7</b></p> <p>Reserve Price <b>RM 180,000</b></p> <p><b>CALL OFF</b></p>	<p><b>EZ 8</b></p> <p>Reserve Price <b>RM 180,000</b></p> <p>Low Cost Flat 667 Sq Ft Unit No. E-14-07, Block E, Taman Medan Cahaya, No. 49, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor. Assignor(S): Sri Kumaran A/L Malovagam @ Mailvaganam &amp; Mailvaganam @ Mailvaganam Solicitor(S): M/S Khamdan &amp; Co</p>	<p><b>EZ 9</b></p> <p>Reserve Price <b>RM 280,000</b></p> <p>3 Bedroom Apartment 850 Sq Ft Unit No. E-23A-13, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignor(S): Mohd Rizuannuddin Bin Ahmad Shokri Solicitor(S): M/S Sofia Darmindir &amp; Associates</p>
<p><b>EZ 10</b></p> <p>Reserve Price <b>RM 156,000</b></p> <p>3 Bedroom Apartment 679 Sq Ft No. 27-2B, Jalan Orkid 6, Taman Orkid, 43200 Cheras, Selangor. Assignor(S): Sivagurunathan A/L Batumalai Solicitor(S): M/S Shaikh David &amp; Co</p>	<p><b>EZ 11</b></p> <p>Reserve Price <b>RM 185,000</b></p> <p>Apartment Unit 72 Sq Mt Unit No. C-13-3 (Developer Parcel), 3rd Floor, Taman Impian Langat, 43100 Hulu Langat, Selangor. Assignor(S): Norazman Bin Yahaya Solicitor(S): M/S Sidek Teoh Wong &amp; Dennis <b>MALAY RESERVED LAND</b></p>	<p><b>EZ 12</b></p> <p>Reserve Price <b>RM 200,000</b></p> <p>Three Bedroom Apartment 774 Sq Ft Unit No. S-1, Pangsapuri Saujana, Jalan 12/KU4, Off Jalan Haji Othman Baru, Taman Kembara, Rantau Panjang, 42100 Klang, Selangor Assignor(S): Hisam Bin Kamari Nor Idayu Binti Nordin Solicitor(S): M/S Tawfeek Badjenid &amp; Partners</p>

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<p><b>EZ 13</b> Reserve Price <b>RM 250,000</b></p> <p><b>AMPANG</b></p>  <p><b>Apartment</b> 1,016 Sq Ft</p> <p>Unit No. E-21, Blok E, Riverdale Park, Taman Bukit Antarabangsa, 68000 Ampang, Selangor.</p> <p>Assignor(S): Mohamad Nizam Bin Abdul Rahim Solicitor(S): M/S Hisham Fatimah Clio &amp; Co.</p>	<p><b>EZ 14</b> Reserve Price <b>RM 270,000</b></p> <p><b>SERI KEMBANGAN</b></p>  <p><b>CALL OFF</b></p>	<p><b>EZ 15</b> Reserve Price <b>RM 365,000.00</b></p> <p><b>BATU CAVES</b></p>  <p><b>CALL OFF</b></p>
<p><b>EZ 16</b> Reserve Price <b>RM 203,391</b></p> <p><b>CYBERJAYA</b></p>  <p><b>Apartment</b> 900 Sq Ft</p> <p>Unit No. 3-18-08, Block 3, Aspire Residence, Jalan Aspire 1, 63000 Cyberjaya, Selangor.</p> <p>Assignor(S): Anisah Binti Hamdan Solicitor(S): M/S Nashili &amp; Co <b>BUMI LOT</b></p>	<p><b>EZ 17</b> Reserve Price <b>RM 270,000</b></p> <p><b>CYBERJAYA</b></p>  <p><b>Apartment</b> 850 Sq Ft</p> <p>Unit No. B-07-23A, Block B, Masreca 19, Persiaran Rimba Permai, Cyber 10, 63000 Cyberjaya, Selangor.</p> <p>Assignor(S): Saidatun Najmiah Binti Mohd Jamil Solicitor(S): M/S Tawfeek Badjenid &amp; Partners</p>	<p><b>EZ 18</b> Reserve Price <b>RM 315,000</b></p> <p><b>CYBERJAYA</b></p>  <p><b>3 Bedroom Apartment Unit</b> 900 Sq Ft</p> <p>Unit No. 1-13-02, Block 1, Aspire Residence, Persiaran Aspirasi, 63000 Cyberjaya, Selangor</p> <p>Assignor(S): Muhammad Firdaus Bin Mohd Yusof Solicitor(S): M/S Sofia Darmindir &amp; Associates <b>BUMIPUTERA BIDDERS ONLY</b></p>
<p><b>EZ 19</b> Reserve Price <b>RM 330,000</b></p> <p><b>CYBERJAYA</b></p>  <p><b>Three Bedroom Apartment</b> 850 Sq Ft</p> <p>Unit No. B-03-07, Block B, Masreca 19, Persiaran Rimba Permai, Cyber 10, 63200 Cyberjaya, Selangor</p> <p>Assignor(S): Mohd Shahrani Bin Ali Solicitor(S): M/S Rashidah Shahrman</p>	<p><b>EZ 20</b> Reserve Price <b>RM 340,200</b></p> <p><b>SHAH ALAM</b></p>  <p><b>Single Storey Terrace House</b> 1,378 Sq Ft</p> <p>No. 18, Jalan Tanjung Balai 30/132, Taman Amir Shafiqah, Seksyen 30, 40460 Shah Alam, Selangor</p> <p>Assignor(S): Amirulnizam Bin Md Idris &amp; Siti Salmah Binti Shamsuddin Solicitor(S): M/S Rashidah Shahrman <b>MALAY RESERVED LAND</b></p>	<p><b>EZ 21</b> Reserve Price <b>RM 350,000</b></p> <p><b>SHAH ALAM</b></p>  <p><b>Apartment</b> 971 Sq Ft</p> <p>D-5-7, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor.</p> <p>Assignor(S): Adibah Binti Ishak Azat Firdaus Bin Zainal Mokhtar Solicitor(S): M/S S.Ravichandran &amp; Anuar</p>
<p><b>EZ 22</b> Reserve Price <b>RM 495,000</b></p> <p><b>SHAH ALAM</b></p>  <p><b>Service Apartment</b> 979.52 Sq Ft</p> <p>Unit No. SA-09-05, Dataran Prestij, Jalan Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.</p> <p>Assignor(S): Khairul Azmi Bin Mohamed Yusof Solicitor(S): M/S Frances Hazlina &amp; Partners</p>	<p><b>EZ 23</b> Reserve Price <b>RM 420,000</b></p> <p><b>RAWANG</b></p>  <p><b>CALL OFF</b></p>	<p><b>EZ 24</b> Reserve Price <b>RM 648,000</b></p> <p><b>PUCHONG</b></p>  <p><b>Condominium</b> 1,642 Sq Ft</p> <p>Unit No. B-7-6, Vision Residence Condominium, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor.</p> <p>Assignor(S): Tan Ting Hooi Solicitor(S): M/S Tawfeek Badjenid &amp; Partners</p>
<p><b>EZ 25</b> Reserve Price <b>RM 58,320</b></p> <p><b>NILAI</b></p>  <p><b>Penthouse Apartment</b> 1,577.96 Sq Ft</p> <p>No. A-P-6, 4th Floor And 5th Floor, Block A, Nilai Santalia Apartment, Jalan Nilai Santalia, Bandar Baru Nilai, 71800 Nilai, Negeri Sembilan</p> <p>Assignor(S): Kamarul Zaman Bin Sulaiman Solicitor(S): M/S Nashili &amp; Co</p>	<p><b>EZ 26</b> Reserve Price <b>RM 202,500</b></p> <p><b>NILAI</b></p>  <p><b>3 Bedroom Serviced Apartment</b> 1,008 Sq Ft</p> <p>Unit No B-17-01, Menara B(Begonia) Youth City@Vision City@Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan Putra Nilai, 71800 Nilai, Negeri Sembilan</p> <p>Assignor(S): Norihan Binti Abdul Hamid Solicitor(S): M/S Adnan Rahim &amp; Co</p>	<p><b>EZ 27</b> Reserve Price <b>RM 204,120</b></p> <p><b>SEREMBAN</b></p>  <p><b>3 Bedroom Apartment</b> 995 Sq Ft</p> <p>No. C-2-01, Garden Villa Apartment (Pangsapuri Laman Villa), Jalan Taman Bandar Senawang 4, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan.</p> <p>Assignor(S): Mohammed Hisham Bin Jalil &amp; Siti Nurain Binti Mat Amin Solicitor(S): M/S Rashidah Shahrman</p>
<p><b>EZ 28</b> Reserve Price <b>RM 450,000</b></p> <p><b>SENAWANG</b></p>  <p><b>An Intermediate Single Storey Terrace House</b> 1,475 Sq Ft</p> <p>No. 113, Jalan D'Latania 2, D'Latania, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan</p> <p>Assignor(S): Jeffrey Suresh A/L R.Mariappan Solicitor(S): M/S T.Rajagopalu &amp; Co</p>	<p><b>EZ 29</b> Reserve Price <b>RM 226,800</b></p> <p><b>SEREMBAN</b></p>  <p><b>Apartment</b> 900 Sq Ft</p> <p>Unit No. C-7-11 Blok Camelia, Bayu Temiang, Jalan Bayu, 70200 Seremban, Negeri Sembilan</p> <p>Assignor(S): Selvakumar A/L Chilamarum Solicitor(S): M/S Nashili &amp; Co</p>	<p><b>EZ 30</b> Reserve Price <b>RM 233,280</b></p> <p><b>SEREMBAN</b></p>  <p><b>Condominium</b> 900 Sq Ft</p> <p>No. C-4-1 Block Camelia, Bayu Temiang Residensi, Jalan Bayu, 70200 Seremban, Negeri Sembilan</p> <p>Assignor(S): Jonathan James Yap Ee Lip Solicitor(S): M/S J.Lee &amp; Associates</p>

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<b>EZ 31</b> Reserve Price <b>RM 283,500</b> <b>SEREMBAN</b>  Condominium 900 Sq Ft C-4-14, Block Camelia Bayu Temiang Residensi, Jalan Bayu, 70200 Seremban, Negeri Sembilan. Assignor(S): Ngai Soong Chan Solicitor(S): M/S Rashidah Shahrman	<b>EZ 32</b> Reserve Price <b>RM 171,000</b> <b>MELAKA</b>  Townhouse 1,218 Sq Ft Unit No. KM408-1, Jalan Kasa Heights 38, Taman Kasa Heights Phase 2, 78000 Alor Gajah, Melaka. Assignor(S): Sabri Bin Md Soid Noorul Kholbi Binti Zakaria Solicitor(S): M/S Zulpadli & Edham	<b>EZ 33</b> Reserve Price <b>RM 140,000</b> <b>JOHOR BAHRU</b>  Low Medium Cost Apartment 764 Sq Ft Unit No. M-04-27, Jalan EJ 3/2, Taman Ehsan Jaya, 81100 Johor Bahru, Johor Assignor(S): Kasthuri A/P Mariappan Solicitor(S): M/S Azharuddin & Associates
<b>EZ 34</b> Reserve Price <b>RM 180,000</b> <b>JOHOR BAHRU</b>  <b>CALL OFF</b>	<b>EZ 35</b> Reserve Price <b>RM 200,000</b> <b>ULU TIRAM</b>  Townhouse 1,400 Sq Ft Unit No. 6, Jalan Bandar Cemerlang 3/2, Bandar Cemerlang, 81800 Ulu Tiram, Johor Assignor(S): S Gunasegaran A/L Seban Solicitor(S): M/S Azharuddin & Associates	<b>EZ 36</b> Reserve Price <b>RM 280,000</b> <b>JOHOR BAHRU</b>  <b>CALL OFF</b>
<b>EZ 37</b> Reserve Price <b>RM 350,000</b> <b>PASIR GUDANG</b>  Intermediate Unit Double Storey Terrace House 960 Sq Ft No. 12, Jalan Merbah 6, Taman Scientex, 81700 Pasir Gudang, Johor Assignor(S): Muhammad Firdaus Bin Idris & Nik Noor Afifah Binti Nik Yaacob Solicitor(S): M/S Tawfeek Badjenid & Partners	<b>EZ 38</b> Reserve Price <b>RM 30,000</b> <b>MENTAKAB</b>  Flat 572 Sq Ft Unit No. 2116, 1st Floor, Block B, Taman Damai Taha, 28400 Mentakab, Pahang. Assignor(S): Cik Bakri Bin Che Hak Zakirah Binti Yusof Solicitor(S): M/S Haranay, Hisham Anikah & Associates	<b>EZ 39</b> Reserve Price <b>RM 255,000</b> <b>BAYAN LEPAS</b>  Three Bedroom Flat 667 Sq Ft Unit No. 8-9-27, Jalan Rajawali, I-Park, 11900 Bayan Lepas, Pulau Pinang. Assignor(S): Yahaya Bin Mohamed Yuzaimi Bin Yahaya Solicitor(S): M/S Khairil Sani, Gobal & Beng Tatt
<b>EZ 40</b> Reserve Price <b>RM 183,872</b> <b>SANDAKAN</b>  Intermediate Single Storey Terraced House 1,492 Sq Ft Lot No 113 (Bumi Lot ), Taman Emas, Jalan Army Camp, Mile 7, Off Jalan Airport, 90000 Sandakan, Sabah. Assignor(S): Rostima Binti Abu Bakar Solicitor(S): M/S Zainal & Associates <b>BUMIPUTRA LOT</b>	<b>EZ 41</b> Reserve Price <b>RM 300,000</b> <b>PENAMPANG</b>  Apartment 638 Sq Ft Lot No. A10-1, 1st Floor, Block A, Cyber City Apartments 2, Off Jalan Lintas, Kepyayan, 88200 Penampang, Sabah Assignor(S): Nur Fhrhaneey Ezzatun Binti Abdul Muji Solicitor(S): M/S Luping & Co	<b>EZ 42</b> Reserve Price <b>RM 360,000</b> <b>KOTA KINABALU</b>  Apartment 958 Sq Ft Lot No. D-3-5, Level 3, Block D, Type Inter-Corner, Ecopark Phase 1, Kg. Guidan, Menggatal, Jalan Sepangar, 88450 Kota Kinabalu, Sabah Assignor(S): Tee Hong Keng Solicitor(S): M/S Zainal & Associates

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