



BSN



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On Tuesday, 30 July 2024  
Time : 11.30 a.m  
at [WWW.AUCTIONSALE.COM.MY](http://WWW.AUCTIONSALE.COM.MY)



## ORGANISED BY :

### JTR AUCTION HOUSE [705253-H]

(Manage by J.Thilagamraj Auctioneers Sdn Bhd)

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### JTR AUCTION HOUSE [705253-H]

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# PROCLAMATION OF SALE

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**On Tuesday, 30 July 2024 Time : 11.30 a.m.**  
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(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 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 term 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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<b>JTR 1</b> 86354	<b>PUCHONG</b> Reserve Price <b>RM583,200.00</b>
	No. B-7-6, Vision Residence Condominium Jalan Puchong - Cyberjaya, 47120 Puchong, Selangor.  A Three Room Condominium. 1642 square feet (153 square meter).  Assignor (s) : Tan Ting Hooi  Solicitor(s): Messrs.Tawfeek Badjenid & Partners.

<b>JTR 2</b> 86320	<b>SEPANG</b> Reserve Price <b>RM550,000.00</b>
	No 3 (Developer's Plot No. 02) Jalan Ixora Hillpark 1/24, Taman Ixora, 43900 Sepang Selangor.  A Double Storey Semi Detached House. 2800 square feet (260.13 square meter).  Assignor (s) : 1. Mohd.azuan Bin Syed Abdul Jamal 2. Rabiatul Hazrin Binti Abdul Hamid  Solicitor(s): Messrs.Zailan & Co.

<b>JTR 3</b> 86306	<b>SHAH ALAM</b> Reserve Price <b>RM500,000.00</b>
<b>WITHDRAWN</b>	

<b>JTR 4</b> 86355	<b>SHAH ALAM</b> Reserve Price <b>RM445,500.00</b>
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<b>JTR 5</b> 86289	<b>JOHOR</b> Reserve Price <b>RM440,000.00</b>
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<b>JTR 6</b> 86302	<b>SHAH ALAM</b> Reserve Price <b>RM420,000.00</b>
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**WITHDRAWN**

**WITHDRAWN**


	No. 2-9-11, Blok 2, Residensi Alami, Jalan Tinju 13/50, Seksyen 13, 40100 Shah Alam Selangor.  A Service Apartment. 1081.7 square feet (100.5 square meter).  Assignor (s) : 1. Sharip Bin Haji Abas. 2. Ana Muhawarah Binti Sharip.  Solicitor(s): Messrs.Nashilli & Co.
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<b>JTR 7</b> 86298	<b>SUNGAI BULOH</b> Reserve Price <b>RM400,000.00</b>
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<b>JTR 8</b> 85654	<b>PETALING JAYA</b> Reserve Price <b>RM400,000.00</b>
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<b>JTR 9</b> 86321	<b>SABAH</b> Reserve Price <b>RM370,000.00</b>
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	No. 37, Jalan Anggerik 3/5, Sungai Buloh Country Resort, 47000 Sungai Buloh Selangor.  A Double Storey Terrace House. 1302 square feet (121 square meter).  Assignor (s) : 1. Noorhayati Binti Shaari. 2. Khidir Bin Nordin.  Solicitor(s): Messrs.Mozni Sham & Co.
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	No. A-5-19, Block A, One Damansara Condominium, Jalan PJU 10/3C, Damansara Damai, 47830 Petaling Jaya, Selangor.  A Three Room Condominium. 986 square feet (91.60 square meter).  Assignor (s) : 1. Mohd. Zulfadli Bin Mansor. 2. Nidatul Fareha Binti Mat Razi.  Solicitor(s): Messrs.Nashilli & Co.
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	Lot No B-2-6, Level 2, Block B, Ecopark Phase 2, Kg Guidan, Jalan Sepanggar Menggatal, 88450 Kota Kinabalu, Sabah  A Three Room Apartment. 958 square feet (89.0 square meter).  Assignor (s) : Tee Hong Keng.  Solicitor(s): Messrs.Zainal & Associates.
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The images shown are for illustration purpose only and may not be an exact representation of the property. Terms and Conditions apply.

<b>JTR 10</b> <b>86307</b>	<b>PETALING JAYA</b> Reserve Price <b>RM360,000.00</b>
	<p>No. F-G-18, Block F, Flora Damansara Jalan PJU 8/9, Bandar Damansara Perdana 47820 Petaling Jaya, Selangor</p> <p>An Apartment Unit. 850 square feet (78.97 square meter).</p> <p>Assignor (s) : Abdullah Mun'im Bin Mohamad Yusri</p> <p>Solicitor(s): Messrs.Paizah &amp; Nazira</p>

<b>JTR 11</b> <b>86300</b>	<b>PETALING JAYA</b> Reserve Price <b>RM350,000.00</b>
	<p>No. A-20-12, Residensi Suasana @ Damai Block. A, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.</p> <p>A Three Room Service Apartment. 1076 square feet (100 square meter).</p> <p>Assignor (s) : Siti Nadiah Binti Mohamad Nawi.</p> <p>Solicitor(s): Messrs.Nashili &amp; Co.</p>

<b>JTR 12</b> <b>86288</b>	<b>JOHOR</b> Reserve Price <b>RM340,000.00</b>
	<p>No. 43, Jalan Kedidi 9, Taman Scientex 81700 Pasir Gudang, Johor.</p> <p>A Double Storey Terrace House. 1076 square feet (100 square meter).</p> <p>Assignor (s) : Siva A/L Marimuthu.</p> <p>Solicitor(s): Messrs.Amir Anuar &amp; Co.</p>

<b>JTR 13</b> <b>86316</b>	<b>SHAH ALAM</b> Reserve Price <b>RM340,000.00</b>
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<b>JTR 14</b> <b>86303</b>	<b>CYBERJAYA</b> Reserve Price <b>RM330,000.00</b>
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<b>JTR 15</b> <b>86311</b>	<b>JOHOR</b> Reserve Price <b>RM320,000.00</b>
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**WITHDRAWN**

**WITHDRAWN**

**WITHDRAWN**

<b>JTR 16</b> <b>86317</b>	<b>SHAH ALAM</b> Reserve Price <b>RM300,000.00</b>
	<p>No. DCD 02-5-04, Pangsapuri De Cendana No. 7, Persiaran Setia Makmur, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor.</p> <p>A Three Room Apartment. 753 square feet (70 square meter).</p> <p>Assignor (s) : Muhammad Fikri Bin Muhd Zamani</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid &amp; Partners.</p>

<b>JTR 17</b> <b>85357</b>	<b>SABAH</b> Reserve Price <b>RM295,000.00</b>
	<p>Unit No. 3-4-2, Pr1ma @ Kinarut South 89600 Papar, Sabah.</p> <p>A Four Room Apartment. 960 square feet (89.18square meter).</p> <p>Assignor (s) : Muhammad Rafiq Bin Kasinim.</p> <p>Solicitor(s): Messrs.Luping &amp; Co.</p>

<b>JTR 18</b> <b>86299</b>	<b>PETALING JAYA</b> Reserve Price <b>RM270,000.00</b>
<b>WITHDRAWN</b>	

<b>JTR 19</b> <b>86310</b>	<b>PERAK</b> Reserve Price <b>RM270,000.00</b>
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<b>JTR 20</b> <b>86313</b>	<b>KUALA LUMPUR</b> Reserve Price <b>RM270,000.00</b>
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<b>JTR 21</b> <b>86308</b>	<b>KUALA LUMPUR</b> Reserve Price <b>RM243,000.00</b>
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<b>WITHDRAWN</b>	
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	<p>No. 26-00-09, Winner Heights Condominium Jalan 2/125, Taman Desa Petaling, 57100 Kuala Lumpur.</p> <p>A 2+1 Room Condominium. 778 square feet (72.28 square meter).</p> <p>Assignor (s) : Emilina Binti Mohd Zamri</p> <p>Solicitor(s): Messrs.T.Rajagopalu &amp; Co.</p>
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	<p>No. F-11-8, Blok Damai, Tasik Heights Apartment No.6 Jalan Liku Tasik Selatan Bandar Tasik Selatan, 57000 Kuala Lumpur</p> <p>An Apartment Unit 940 square feet (87.33 square meter).</p> <p>Assignor (s) : 1. Nurul Haniera Binti Jalaludin 2. Nur Izzati Husna Binti Jalaludin</p> <p>Solicitor(s): Messrs. Rashidah shahriman.</p>
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<b>JTR 22</b> <b>86312</b>	<b>SEREMBAN</b> Reserve Price <b>RM240,000.00</b>
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<b>JTR 23</b> <b>86294</b>	<b>KAJANG</b> Reserve Price <b>RM236,196.00</b>
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<b>JTR 24</b> <b>86318</b>	<b>SHAH ALAM</b> Reserve Price <b>RM230,000.00</b>
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	<p>No 52, Lorong Lavender Heights 1/3 Taman Lavender Heights, 70400 Seremban Negeri Sembilan.</p> <p>A Single Storey Terrace House. 1195 square feet (111 square meter).</p> <p>Assignor (s) : 1. Jamaluddin Bin Kadir 2. Roslina Binti Abu Hassan</p> <p>Solicitor(s): Messrs.T.Rajagopalu &amp; Co.</p>
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	<p>No. C-16-9, Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, Bandar Bukit Mahkota, 43000 Kajang, Selangor.</p> <p>A Service Apartment. 1106.96 square feet (103 square meter).</p> <p>Assignor (s) : Norsyuhada Binti Ishak</p> <p>Solicitor(s): Messrs.J.Lee &amp; Associates.</p>
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	<p>No. 3-201, Block 3, Apartment Daisy, Jalan Dinar U3/1, Seksyen U3, Taman Subang Perdana, 40150 Shah Alam, Selangor.</p> <p>An Apartment Unit 896 square feet (83.24 square meter).</p> <p>Assignor (s) : Solaman A/L A. Ganesan</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid &amp; Partners.</p>
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<b>JTR 25</b> 85488	<b>SABAH</b> Reserve Price <b>RM229,500.00</b>
	<p>Lot No. K-2F-12, 2nd Floor, Block K, Vista Minintod Low Medium Cost Apartment Jalan Minintod, 89500 Penampang, Sabah.</p> <p>A Three Room Apartment. 750 square feet (69.68 square meter)</p> <p>Assignor (s) : Mohd Zakaria Hamri</p> <p>Solicitor(s): Messrs.Luping &amp; Co. Note : Lot Bumiputera.</p>

<b>JTR 26</b> 86295	<b>BATU CAVES</b> Reserve Price <b>RM218,700.00</b>
	<p>No. 11-17, 11th Floor, Pangsapuri Beringin Jalan GP 1, Off Lebuah Utama, Taman Gombak Permai, 68100 Batu Caves, Selangor.</p> <p>An Apartment Unit. 820 square feet (76.18 square meter).</p> <p>Assignor (s) : Hafizah Binti Abdullah</p> <p>Solicitor(s): Messrs.J.Lee &amp; Associates</p>

<b>JTR 27</b> 86040	<b>HULU LANGAT</b> Reserve Price <b>RM218,700.00</b>
	<p>No. 05-07, Residensi Anggerik Wira, Jalan Sungai Tekali, 43100 Hulu Langat, Selangor</p> <p>A Three Room Apartment. 1044 square feet (97 square meter).</p> <p>Assignor (s) : 1. Rustam Firdaus Bin Mat Ani 2. Nur Hamzah Binti Mohd Shah</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid &amp; Partners</p>

<b>JTR 28</b> 86293	<b>SEREMBAN</b> Reserve Price <b>RM209,952.00</b>
	<p>No. C-4-1, Block Camelia, Bayu Temiang Residensi, Jalan Bayu, 70200 Seremban Negeri Sembilan</p> <p>A Three Room Condominium. 900 square feet (83.61 square meter).</p> <p>Assignor (s) : Jonathan James Yap Ee Lip</p> <p>Solicitor(s): Messrs.J.Lee &amp; Associates</p>

<b>JTR 29</b> 86016	<b>SEREMBAN</b> Reserve Price <b>RM204,120.00</b>
	<p>No. C-7-11, Blok Camelia, Bayu Temiang Jalan Bayu, 70200 Seremban, Negeri Sembilan.</p> <p>A Three Room Apartment. 900 square feet (83.61 square meter).</p> <p>Assignor (s) : Selvakumar A/L Chilamarum</p> <p>Solicitor(s): Messrs.Nashili &amp; Co</p>

<b>JTR 30</b> 86291	<b>PAHANG</b> Reserve Price <b>RM200,000.00</b>
	<p>No. 3, Lorong Bukit Rengin Damai 10 Perumahan Bukit Rengin Damai, 25150 Kuantan, Pahang</p> <p>A Single Storey Terrace House. 1195 square feet (111 square meter).</p> <p>Assignor (s) : 1. Mohd Norhafizi Bin Zulkepli 2. Zulkepli Bin Yusof</p> <p>Solicitor(s): Messrs.Haranay, Hisham Anikah &amp; Associates Note : Malay Reserve Land</p>


<b>JTR 31</b> 86301	<b>SHAH ALAM</b> Reserve Price <b>RM200,000.00</b>
<b>WITHDRAWN</b>	

<b>JTR 32</b> 86290	<b>PETALING JAYA</b> Reserve Price <b>RM190,000.00</b>
	<p>No. B-8-06, Rumah Pangsa Kayu Ara, No. 29, Jalan Teratai PJU 6A, 47400 Petaling Jaya, Selangor.</p> <p>A Three Room Flat. 748 square feet (69.5 square meter).</p> <p>Assignor (s) : Mohd Ansar Bin Ashudi</p> <p>Solicitor(s): Messrs. Frances, Hazlina &amp; Partners</p>

<b>JTR 33</b> 86292	<b>SEMENYIH</b> Reserve Price <b>RM182,250.00</b>
	<p>No. M02-14-06, Block M02, Pangsapuri Camellia (D'Camellia), Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor</p> <p>A Three Room Apartment. 861 square feet (80.02 square meter).</p> <p>Assignor (s) : Abdul Wafiy Bin Abd Rahman</p> <p>Solicitor(s): Messrs. J.Lee &amp; Associates</p>

<b>JTR 34</b> 86315	<b>KLANG</b> Reserve Price <b>RM180,000.00</b>
	<p>No. B-3-1, Block B, Pangsapuri Anggerik Jalan Sungai Udang, 41250 Klang Selangor.</p> <p>A Three Room Apartment. 824 square feet (76.55 square meter).</p> <p>Assignor (s) : 1. Ahmad Afiza Bin Ramli 2. Siti Rohaida Binti Mord. Rahani</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid &amp; Partners Note : Malay Reserve Land</p>

<b>JTR 35</b> 86287	<b>PAHANG</b> Reserve Price <b>RM170,000.00</b>
<b>WITHDRAWN</b>	

<b>JTR 36</b> 86296	<b>PETALING JAYA</b> Reserve Price <b>RM162,000.00</b>
	<p>No. E-14-07, Block E, Taman Medan Cahaya, No.49, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor.</p> <p>A Three Room Flat. 667 square feet (62 square meter).</p> <p>Assignor (s) : 1. Sri Kumaran A/L Malovagam @ Mailvaganam 2. Malovagam @ Mailvaganam</p> <p>Solicitor(s): Messrs.Khamdan &amp; Co.</p>

<b>JTR 37</b> 86322	<b>PETALING JAYA</b> Reserve Price <b>RM162,000.00</b>
<b>WITHDRAWN</b>	

<b>JTR 38</b> 86286	<b>MELAKA</b> Reserve Price <b>RM130,000.00</b>
	<p>No. 23A, Jalan Cahaya 2, Taman Tanjung Minyak Perdana, 75260 Melaka</p> <p>A Three Room Townhouse. 700 square feet (65 square meter).</p> <p>Assignor (s) : 1. Nur Shamimi Safia Binti Haron. 2. Muhammad Nor Bin Noraziazam</p> <p>Solicitor(s): Messrs.Abdul Aziz Rahim &amp; Co.</p>

<b>JTR 39</b> 86314	<b>PULAU PINANG</b> Reserve Price <b>RM130,000.00</b>
	<p>No. KB4-13, Taman Free School, Rumah Pangsa Taman Free School, 10460 Georgetown, Pulau Pinang.</p> <p>A Two Room Flat 640 square feet (59.46 square meter).</p> <p>Assignor (s) : 1.Hairi Zam Bin Saaban 2.Norhidayah Binti Hassan</p> <p>Solicitor(s): Messrs.Tawfeek Badjenid &amp; Partners</p>



**JTR 40  
86309**

**PETALING JAYA**  
Reserve Price **RM118,098.00**



No. E-14-6, Block E, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor.

A Three Room Apartment  
650 square feet (60.38 square meter).

Assignor (s) :  
1. Azizah Binti Abd Aziz  
2. Dayang Azura Binti Ya'acob

Solicitor(s): Messrs.Rashidah Shahriman

**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 [www.AuctionSale.com.my](http://www.AuctionSale.com.my)

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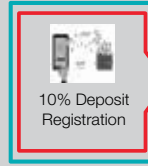
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Register to Bid

STEP 2



10% Deposit Registration

Submit 10% Deposit & Necessary documents



STEP 3



Obtain Login ID & Password to access JTR eBidding Portal.

STEP 4



Login and Bid On the date Of e-Bidding.

Login and Bid on the Date & Time of eBIDDING.

Once registered you should keep your email account and password details strictly confidential and you must not permit any third party to use or access your account on your behalf or otherwise. You will be liable for any and all bids made via your email account.

#### 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, 44 & 49 and BOD resolution (corporate company/firm).
- Additional funds to pay for the difference between the deposit paid upon registration and 10% of the successful bidding price.



**JTR AUCTION HOUSE** (705253-H)  
(Manage by J.THILAGAMRAJ AUCTIONEERS SDN BHD)

R. Raj Yogan Pillai - R. Jai Hari Raj Pillai  
R. Yoga Aruleswaran  
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#### Contact Us :

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#### Note :

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