

# FULL ONLINE PROPERTY AUCTION FAIR



## PROPERTY AUCTION HOUSE

DATE: TUESDAY 30 JULY 2024

TIME: 10.30 A.M

VENUE:

AT THE AUCTION CENTRE

NO. 1-3, GROUND FLOOR, JALAN AMPANG,  
50450 KUALA LUMPUR

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## ORGANISED BY:

### PROPERTY AUCTION HOUSE SDN. BHD.

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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: TUESDAY 30 JULY, 2024 (10:30 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 **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 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.

<p><b>PAH01</b> PAH36975</p>  <p><b>SUBANG JAYA</b> Reserve Price <b>RM1,900,000.00</b></p> <p>No. 11, Jalan Putra Perdana 12, The Glades, Putra Heights, Off Persiaran Putra Perdana, Seksyen 3, Putra Heights, 47650 Subang Jaya, Selangor Darul Ehsan</p> <p>3 storey terrace house 2,411 square feet</p> <p>Assignor(s): 1) Ernie Fadzleena Binti Mustapa 2) Fuziah Binti Mohd Nor Solicitor(s): M/S Tawfeek Badjenid &amp; Partners</p>	<p><b>PAH02</b> PAH36985</p>  <p><b>SEREMBAN</b> Reserve Price <b>RM650,000.00</b></p> <p>No. 352, Jalan Senawang Perdana 11, Taman Senawang Perdana, 71450 Seremban, Negeri Sembilan Darul Khusus.</p> <p>Double storey bungalow house 4,004 square feet</p> <p>Assignor(s): 1) R. Pannirselvam A.I Renganathan</p> <p>Solicitor(s): M/S Khamdan &amp; Co</p>	<p><b>PAH03</b> PAH36984</p>  <p><b>PETALING JAYA</b> Reserve Price <b>RM580,000.00</b></p> <p>Unit No. A-18-01, Block A, Residensi Suasana @ Damai, Jalan PJJ 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan</p> <p>Service apartment 1,450 square feet</p> <p>Assignor(s): 1) Muhamad Asyraf Bin Muhamad Adnan</p> <p>Solicitor(s): M/S Nashili &amp; Co</p>
<p><b>PAH04</b> PAH33866(2)</p>  <p><b>PENANG</b> Reserve Price <b>RM470,000.00</b></p> <p>No. 17, Persiaran Seksyen 5/11, Bandar Putera Bertam, 13200 Kepala Batas, Pulau Pinang.</p> <p>Double storey terrace house 1,539 square feet</p> <p>Assignor(s): 1) Megat Razie Bin Megat Aziz</p> <p>Solicitor(s): M/S Rosidi Mustafa &amp; Harryzan</p>	<p><b>PAH05</b> PAH36963</p>  <p><b>SEPANG</b> Reserve Price <b>RM360,000.00</b></p> <p>No. 5, Jalan Permata 3, Desa Salak Permata, 43900 Sepang, Selangor Darul Ehsan.</p> <p>Single storey linked house (Malay Reserved Land) 1,539 square feet</p> <p>Assignor(s): 1) Wan Hamdi Bin Wan Hassan 2) Rashidahwaty Binti Abang Bujang</p> <p>Solicitor(s): M/S Zailan &amp; Co</p>	<p><b>PAH06</b> PAH36962</p>  <p><b>SHAH ALAM</b> Reserve Price <b>RM350,000.00</b></p> <p>Unit No. E-8-15, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda Seksyen 25, Shah Alam, 40400 Shah Alam, Selangor Darul Ehsan</p> <p>Apartment 971 square feet</p> <p>Assignor(s): 1) Ikhwani Adi Bin Aris Adi Tan 2) Lydia Eliena Binti Esa</p> <p>Solicitor(s): M/s Khamdan &amp; Co</p>
<p><b>PAH07</b> PAH36967</p>  <p><b>SUNGAI BULOH</b> Reserve Price <b>RM340,000.00</b></p> <p>Unit No. 47A, Jalan Seri Alam 2, Taman Seri Alam, 47000 Sungai Buloh, Selangor Darul Ehsan.</p> <p>Townhouse (Bumi Lot) 994 square feet</p> <p>Assignor(s): 1) Mohd Syawaluddin Bin Bahanudin 2) Norianti Binti Mohamad</p> <p>Solicitor(s): M/S Rashidah Shahrman</p>	<p><b>PAH08</b> PAH36965</p>  <p><b>RAWANG</b> Reserve Price <b>RM330,000.00</b></p> <p>No. 22, Jalan Hijau 1/7, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan</p> <p>Double storey terrace house 1,044 square feet</p> <p>Assignor(s): 1) Yurulain Binti Yusof</p> <p>Solicitor(s): M/S Nashili &amp; Co</p>	<p><b>PAH09</b> PAH36992</p>  <p><b>SABAH</b> Reserve Price <b>RM324,000.00</b></p> <p>Lot No. D-3-5, Level 3, Block D, Type Inter-Corner, Ecopark Phase 1, Kg. Guidan, Menggatal, Jalan Sepangar, 88450 Kota Kinabalu, Sabah</p> <p>Apartment 958 square feet</p> <p>Assignor(s): 1) Tee Hong Keng</p> <p>Solicitor(s): M/S Zainal &amp; Associates</p>

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

<b>PAH10</b> PAH36970	<b>SABAH</b> Reserve Price <b>RM315,000.00</b>	<b>PAH11</b> PAH36991	<b>SUBANG JAYA</b> Reserve Price <b>RM300,000.00</b>	<b>PAH12</b> PAH36958	<b>PENANG</b> Reserve Price <b>RM300,000.00</b>
 <p>Lot No. 577C, Taman Wawasan, Phase IVB, 89808 Beaufort, Sabah</p> <p>Double storey terrace house 3,520 square feet</p> <p>Assignor(s): 1) Awang Nor Azlan Bin Awang Aris</p> <p>Solicitor(s): M/S Luping &amp; Co</p>	<b>WITHDRAWN</b>		<b>WITHDRAWN</b>		
<b>PAH13</b> PAH36964	<b>SHAH ALAM</b> Reserve Price <b>RM297,000.00</b>	<b>PAH14</b> PAH36983	<b>CYBREJAYA</b> Reserve Price <b>RM270,000.00</b>	<b>PAH15</b> PAH36355(2)	<b>CYBERJAYA</b> Reserve Price <b>RM265,721.00</b>
 <p>Unit No. E-8-2, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan</p> <p>3 bedroom service apartment 971 square feet</p> <p>Assignor(s): 1) Wan Mohd Muhaimin Bin Wan Abd Kudus 2) Aszana Binti Mohamed Zaini</p> <p>Solicitor(s): M/S J. Lee &amp; Associates</p>	 <p>Unit No. B-07-23A, Block B, Masreca 19, Persiaran Rimba Permai, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan</p> <p>Apartment 850 square feet</p> <p>Assignor(s): 1) Saidatun Najmiah Binti Mohd Jamil</p> <p>Solicitor(s): M/S Tawfeek Badjenid &amp; Partners</p>	 <p>Unit No. T2-23-05, Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan</p> <p>Apartment 1,010 square feet</p> <p>Assignor(s): 1) Sharmini A/p Paramasivam</p> <p>Solicitor(s): M/S Tawfeek Badjenid &amp; Partners</p>			
<b>PAH16</b> PAH36972	<b>KAJANG</b> Reserve Price <b>RM250,000.00</b>	<b>PAH17</b> PAH36960	<b>SEREMBAN</b> Reserve Price <b>RM245,000.00</b>	<b>PAH18</b> PAH36961	<b>KLANG</b> Reserve Price <b>RM230,000.00</b>
 <p>Unit No. 5-8, Pangsapuri Perdana Impian, Jalan Kajang Perdana 3A, Taman Kajang Perdana, 43000 Kajang, Selangor Darul Ehsan.</p> <p>3 bedroom apartment 829 square feet</p> <p>Assignor(s): 1) Mohd Ali Hanipiah Bin Razak 2) Rohani Binti Bee @ Sebee</p> <p>Solicitor(s): M/S Frances, Hazlina &amp; Partners</p>	 <p>No. 2383, Jalan BSS 3/1, Bandar Seremban Selatan, 71450 Seremban, Negeri Sembilan Darul Khusus.</p> <p>Double storey terrace house 2,292 square feet</p> <p>Assignor(s): 1) Akilan A/I Letchumanan 2) Danabalan A/I Letchumanan 3) Jamuna Rani A/p Chandran</p> <p>Solicitor(s): M/S T.Rajagopalu &amp; Co</p>	 <p>Unit No. A-10-9, Block 1A, BBK Condominium, Persiaran Bukit Raja 1, Bandar Baru Klang, 41150 Klang, Selangor Darul Ehsan.</p> <p>Condominium 910 square feet</p> <p>Assignor(s): 1) Kan Sook Han 2) Ching Chai Wei</p> <p>Solicitor(s): M/S Rashidah Shahrman</p>			
<b>PAH19</b> PAH37002	<b>PETALING JAYA</b> Reserve Price <b>RM230,000.00</b>	<b>PAH20</b> PAH36974	<b>SHAH ALAM</b> Reserve Price <b>RM215,000.00</b>	<b>PAH21</b> PAH36968	<b>SEPANG</b> Reserve Price <b>RM207,000.00</b>
 <p>Unit No. K-201, Block K, Apartment Saujana 1, Jalan PJU 10/1C, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan.</p> <p>Apartment 700 square feet</p> <p>Assignor(s): 1) Idiashbawi Bin Mohamad 2) Zuraida Binti Jamal</p> <p>Solicitor(s): M/S Mozni Sham &amp; Co</p>	 <p>Unit No. 11-107, Pangsapuri Rimau Perdana, Jalan Sungai Gombak 32/67, Seksyen 32, 40460 Shah Alam, Selangor Darul Ehsan</p> <p>Apartment 850 square feet</p> <p>Assignor(s): 1) Kamaleshwaran A/I Balachandran 2) Kasthuri A/p Karpaia</p> <p>Solicitor(s): M/S Tawfeek Badjenid &amp; Partners</p>	<b>WITHDRAWN</b>			
<b>PAH22</b> PAH36987	<b>SABAH</b> Reserve Price <b>RM200,000.00</b>	<b>PAH23</b> PAH36966	<b>MELAKA</b> Reserve Price <b>RM188,000.00</b>	<b>PAH24</b> PAH36969	<b>SEREMBAN</b> Reserve Price <b>RM183,708.00</b>
 <p>Ground Floor, Lot 12, Block E (E12-G), Villa Permai Jaya Phase 2, Mile 5, Jalan Sibuga, 90000 Sandakan, Sabah.</p> <p>Apartment 957 square feet</p> <p>Assignor(s): 1) Sufian Bin Hazahari 2) Sarimah Binti Hazahari</p> <p>Solicitor(s): M/S LCZ Law Firm</p>	<b>WITHDRAWN</b>		 <p>No. C-2-01, Garden Villa Apartment (Pangsapuri Laman Villa), Jalan Taman Bandar Senawang 4, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Darul Khusus</p> <p>3 bedroom apartment 995 square feet</p> <p>Assignor(s): 1) Mohammed Hisham Bin Jalil 2) Siti Nurain Binti Mat Amin</p> <p>Solicitor(s): M/S Rashidah Shahrman</p>		

<b>PAH25</b> PAH36353(2)	<b>SEREMBAN</b> Reserve Price <b>RM182,250.00</b>	<b>PAH26</b> PAH34799(2)	<b>PETALING JAYA</b> Reserve Price <b>RM180,000.00</b>	<b>PAH27</b> PAH36196(3)	<b>SEREMBAN</b> Reserve Price <b>RM164,025.00</b>
	Unit No. B-4-5, Bayu Temiang Residensi, Jalan Bayu, Kampung Bukit Jong, 70200 Seremban, Negeri Sembilan Darul Khusus  Condominium 900 square feet  Assignor(s): 1) Tiiti Binti Killang  Solicitor(s): M/S Nashili & Co		No. B-14-06, Rumah Pangsa Kayu Ara, No. 29, Jalan Teratai PJU 6A, 47400 Petaling Jaya, Selangor Darul Ehsan  3 bedroom apartment 748 square feet  Assignor(s): 1) Nor Istiqamah Binti Sha'ari  Solicitor(s): M/S Khamdan & Co		Unit No. B-4-17, Block Begonia, Bayu Temiang Residensi, Jalan Bayu, Bandar Seremban, 70200 Seremban, Negeri Sembilan Darul Khusus  3 bedroom condominium 900 square feet  Assignor(s): 1) Lee Hua Chye  Solicitor(s): M/S Sofia Darmindr & Associates
<b>PAH28</b> PAH36345(2)	<b>MELAKA</b> Reserve Price <b>RM145,800.00</b>	<b>PAH29</b> PAH36982	<b>SERI KEMBANGAN</b> Reserve Price <b>RM135,000.00</b>	<b>PAH30</b> PAH37008	<b>PAHANG</b> Reserve Price <b>RM130,000.00</b>
<b>WITHDRAWN</b>		<b>WITHDRAWN</b>			No. 39, Jalan Lamanda Permai 5, Taman Lamanda Permai, 28200 Triang, Pahang Darul Makmur.  Single storey terrace house 3,530 square feet  Assignor(s): 1) Norhafizah Binti Ramli  Solicitor(s): M/S Haranay, Hisham, Anikah & Associates
<b>PAH31</b> PAH33840(2)	<b>PERAK</b> Reserve Price <b>RM126,000.00</b>	<b>PAH32</b> PAH36959	<b>PENANG</b> Reserve Price <b>RM123,930.00</b>	<b>PAH33</b> PAH36971	<b>AMPANG</b> Reserve Price <b>RM120,000.00</b>
	No. J-L6-23, Block Mustika, Apartment Bukit Permata, 32200 Lumut, Perak Darul Ridzuan  Apartment 829 square feet  Assignor(s): 1) Muhammad Zuhairi Bin Zakaria  Solicitor(s): M/S Azman Tahir Tan & Co		No. 4-G-23, Lintang Sungai Batu, Taman Teluk Kumbang, 11920 Bayan Lepas, Pulau Pinang  2 bedroom flat 463 square feet  Assignor(s): 1) Rohaini Binti Mohamad Yasin 2) Mohamad Faizal Bin Ahmad  Solicitor(s): M/S Khairil Sani, Gobal & Beng Tatt		No. D-2-1, 2nd Floor, Block D, Taman Dagang, 68000 Ampang, Selangor Darul Ehsan  2 bedroom flat 480 square feet  Assignor(s): 1) Muhammad Nor Adi Bin Abdullah 2) Hasmalina Binti Ahmad  Solicitor(s): M/S Adnan Rahim & Co
<b>PAH34</b> PAH37009	<b>PERAK</b> Reserve Price <b>RM90,000.00</b>	<b>PAH35</b> PAH36973	<b>PETALING JAYA</b> Reserve Price <b>RM90,000.00</b>	<b>PAH36</b> PAH29492(2)	<b>SHAH ALAM</b> Reserve Price <b>RM86,000.00</b>
	Apartment No. 2-5-08, Block 2, Tropicana Apartments, Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak Darul Ridzuan  2 bedroom apartment 803 square feet  Assignor(s): 1) Noor Suhana Binti Yatim 2) Sulimah Binti Sururi  Solicitor(s): M/S S. Ravichandaran & Anuar		Unit No. B-4-03, Rumah Pangsa Rampai Idaman, No. 2, Jalan PJU 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor Darul Ehsan  3 bedroom apartment 657 square feet  Assignor(s): 1) Mohamad Khairul Bin Mat Salleh 2) Roha Yati Binti Amran  Solicitor(s): M/S Paizah & Nazira		Unit No. 8B, 2nd Floor, Block 3A, Jalan Sabar 25/83, Taman Sri Muda, 40400 Shah Alam, Selangor Darul Ehsan  Flat 620 square feet  Assignor(s): 1) Rajendran A/I Govinden  Solicitor(s): M/S Tawfeek Badjenid & Partners

#### 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.