

# FULL ONLINE PROPERTY AUCTION FAIR



## PROPERTY AUCTION HOUSE

DATE: TUESDAY 25 MARCH 2025

TIME: 11.00 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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**PATRICK K.M.WONG**  
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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 25 MARCH, 2025 (11:00 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 the documents
- 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);
- 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.

<p><b>PAH01</b> PAH38187</p> 	<p><b>KUALA LUMPUR</b> Reserve Price <b>RM880,000.00</b></p> <p>Unit No. M2-20-3, Menara 2, Serini Melawati, Jalan Melawati 1, Taman Melawati, 53100 Kuala Lumpur.</p> <p>Serviced apartment 1,496 square feet</p> <p>Assignor(s): 1) Jailani Bin Johari</p> <p>Solicitor(s): M/S Nashili &amp; Co</p>	<p><b>PAH02</b> PAH38216</p> 	<p><b>SABAH</b> Reserve Price <b>RM550,000.00</b></p> <p>Lot No. T49, Taman Desa Seri Ketiau, Lorong Desa 4, Kampung Ketiau, 88200 Putatan, Sabah.</p> <p>Double storey terrace house 1,500 square feet</p> <p>Assignor(s): 1) Alastair Louis</p> <p>Solicitor(s): M/S MN Maduarin &amp; Associates</p>	<p><b>PAH03</b> PAH38185</p> 	<p><b>KUALA LUMPUR</b> Reserve Price <b>RM480,000.00</b></p> <p>Unit No. A-29-03, Tower A, Datum Jelatek, Jalan Jelatek, 54200 Kuala Lumpur</p> <p>Service apartment 557 square feet</p> <p>Assignor(s): 1) Chong Mei Fang</p> <p>Solicitor(s): M/S Khamdan &amp; Co</p>
<p><b>PAH04</b> PAH38177</p> 	<p><b>RAWANG</b> Reserve Price <b>RM480,000.00</b></p> <p>No. 35, Jalan MG 2, Myra Gardens, 48050 Rawang, Selangor Darul Ehsan.</p> <p>Double storey terrace house 1,399 square feet</p> <p>Assignor(s): 1) Yusmiza Binti Yahaya</p> <p>Solicitor(s): M/S Tawfeek Badjenid &amp; Partners</p>	<p><b>PAH05</b> PAH38188</p> 	<p><b>DENGKIL</b> Reserve Price <b>RM470,000.00</b></p> <p><b>WITHDRAWN</b></p>	<p><b>PAH06</b> PAH38202</p> 	<p><b>BERANANG</b> Reserve Price <b>RM450,000.00</b></p> <p><b>WITHDRAWN</b></p>
<p><b>PAH07</b> PAH38191</p> 	<p><b>KUALA LUMPUR</b> Reserve Price <b>RM400,950.00</b></p> <p>Unit No. A-10-05, Apartment Servis J.Dupion, No. 1, Jalan Sembilang, 56000 Kuala Lumpur.</p> <p>Service Apartment 807 square feet</p> <p>Assignor(s): 1) Chin Kok Loon</p> <p>Solicitor(s): M/S Zulpadli &amp; Edham</p>	<p><b>PAH08</b> PAH38204</p> 	<p><b>SHAH ALAM</b> Reserve Price <b>RM400,950.00</b></p> <p>Unit No. SA-09-05, Sqwhere, Dataran Prestij, Jalan Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor Darul Ehsan.</p> <p>Serviced Apartment (<b>Bumi Lot</b>) 979.52 square feet</p> <p>Assignor(s): 1) Khairul Azmi Bin Mohamed Yusof</p> <p>Solicitor(s): M/S Frances Hazlina &amp; Partners</p>	<p><b>PAH09</b> PAH38192</p> 	<p><b>PENANG</b> Reserve Price <b>RM385,000.00</b></p> <p>Unit No. 18B-09-10, Jalan Kampung Bukit, Pangsapuri Bayu Tiara, 11900 Bayan Lepas, Pulau Pinang.</p> <p>3 bedroom apartment 800 square feet</p> <p>Assignor(s): 1) Mustafa Bin Panjang Ibrahim 2) Siti Fadzelah Binti Md Ibrahim</p> <p>Solicitor(s): M/S Badruzzaman &amp; Kamal</p>

<b>PAH10</b> PAH38199	<b>KUALA SELANGOR</b> Reserve Price <b>RM369,000.00</b>	<b>PAH11</b> PAH38200	<b>SABAH</b> Reserve Price <b>RM335,000.00</b>	<b>PAH12</b> PAH38205	<b>KUALA LUMPUR</b> Reserve Price <b>RM333,000.00</b>
	No. 31, Jalan Alam 10, Taman Bayu Alam, 45000 Kuala Selangor, Selangor Darul Ehsan.  Single storey semi-detached house 3,200 square feet  Assignor(s): 1) Ahmad Yusri Bin Yusof 2) Shakina Binti Ismail  Solicitor(s): M/S Tawfeek Badjenid & Partners		Lot C3-4, Block C, Level 3, Taman Palm Garden Phase 2, Jalan Dam, 91100 Lahad Datu, Sabah.  Condo apartment ( <b>Bumi Lot</b> ) 1,164.80 square feet  Assignor(s): 1) Mohd Ridzwan Bin Otoh  Solicitor(s): M/S LCZ Law Firm		Unit No. A-10-10, Blok A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.  Condominium 1,000 square feet  Assignor(s): 1) Toh Soon Ann  Solicitor(s): M/S Sidek Teoh Wong & Dennis
<b>PAH13</b> PAH38196	<b>SHAH ALAM</b> Reserve Price <b>RM330,000.00</b>	<b>PAH14</b> PAH38178	<b>SHAH ALAM</b> Reserve Price <b>RM320,000.00</b>	<b>PAH15</b> PAH38186	<b>CYBERJAYA</b> Reserve Price <b>RM310,000.00</b>
	A-6-2, Blok A, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan.  3 bedroom apartment 918 square feet  Assignor(s): 1) Thiagarajan A/I Paramasivan 2) Gayatri A/p Vasudevan  Solicitor(s): M/S Adnan Rashid & Co		No. 37, Jalan Tanjung Balai 30/132, Taman Amir Shafiqah, Seksyen 30, 40460 Shah Alam, Selangor Darul Ehsan.  Single storey terrace house ( <b>Malay Reserved Land</b> ) 1,378 square feet  Assignor(s): 1) Asmadi Bin Ab Ghani 2) Raja Suzana Binti Raja Anuar  Solicitor(s): M/S Paizah & Nazira		Unit No. 3-24-03, Blok 3, Jalan Aspire 1, Aspire Residence, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan.  Apartment 900 square feet  Assignor(s): 1) Abd Wahab Bin Abd Majid 2) Muhammad Amir Amirul Bin Abd Wahab  Solicitor(s): M/S Nashili & Co
<b>PAH16</b> PAH38208	<b>BDR BARU BANGI</b> Reserve Price <b>RM300,000.00</b>	<b>PAH17</b> PAH38203	<b>MELAKA</b> Reserve Price <b>RM290,000.00</b>	<b>PAH18</b> PAH38198	<b>PETALING JAYA</b> Reserve Price <b>RM280,000.00</b>
	A-6-4, Kelompok Rajawali, Jalan 9/9, Section 9, 43650 Bandar Baru Bangi, Selangor Darul Ehsan.  3 bedroom apartment 914 square feet  Assignor(s): 1) Muhammad Rasyidi Bint Abdul Alim 2) Norhaliza Binti Mohammad 3) Norchik Binti Itam  Solicitor(s): M/S Raja Nor & Su Lynn		No. 28, Jalan BRP 6, Taman Bukit Rambai Putra, 75260 Melaka.  An intermediate single-storey terrace house with restriction for sale to Malay 1,647 square feet  Assignor(s): 1) Muhammad Azreen Bin Jaya 2) Nurul Khasikin Binti Ramali  Solicitor(s): M/S Abdul Aziz Rahim & Co		Unit No. E-23A-13, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  3 bedroom apartment 850 square feet  Assignor(s): 1) Mohd Rizuannudin Bin Ahmad Shokri  Solicitor(s): M/S Sofia Darmindr & Associates
<b>PAH19</b> PAH38181	<b>RAWANG</b> Reserve Price <b>RM270,000.00</b>	<b>PAH20</b> PAH38214	<b>SABAH</b> Reserve Price <b>RM243,000.00</b>	<b>PAH21</b> PAH38182	<b>NILAI</b> Reserve Price <b>RM218,700.00</b>
	Unit No. A-01-06, Laguna Biru 2, Jalan Tasik Biru 2, Taman Tasik Biru, 48050 Rawang, Selangor Darul Ehsan.  Apartment ( <b>Bumi Lot</b> ) 850.35 square feet  Assignor(s): 1) Norazrin Bin Mohamed  Solicitor(s): M/S Tawfeek Badjenid & Partners		Lot No. B2-1, Level 2, Block B, Type A, Puncak Gloxinia, Kinarut South, Papar, Sabah.  Condominium 1,325 square feet  Assignor(s): 1) Raymond Bin Judip 2) Judy Mariana Binti Undoh  Solicitor(s): M/S MN Maduarin & Associates		Unit No. C-L27-23, Menara C (Camelia) @ Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.  Service apartment 528 square feet  Assignor(s): 1) Mohd Hamizan Bin Mohamad Husain  Solicitor(s): M/S Nashili & Co
<b>PAH22</b> PAH38215	<b>SABAH</b> Reserve Price <b>RM210,000.00</b>	<b>PAH23</b> PAH37546(2)	<b>SEREMBAN</b> Reserve Price <b>RM206,672.00</b>	<b>PAH24</b> PAH38185	<b>SABAH</b> Reserve Price <b>RM202,500.00</b>
	Lot No. B205-01-03 (also identified as DBKK No. 5-0-3), Block B205, Lower Ground Floor, Seri Maju Apartment, Jalan Sepangar, Kuala Menggatal, 88450 Kota Kinabalu, Sabah  Apartment 605 square feet  Assignor(s): 1) Afidah Binti Ogong  Solicitor(s): M/S MN Maduarin & Associates		B-3-15, Block Begonia, Bayu Temiang, Jalan Bayu, Bandar Seremban, 70200 Seremban, Negeri Sembilan Darul Khusus.  3 bedroom condominium 900 square feet  Assignor(s): 1) Ong Bee Bee  Solicitor(s): M/S Frances Hazlina & Partners		Unit No. B-9-2 (Identified as Lot No. 2, Block B, Level 9), PR1MA @ Borneo Cove, Jalan Buli Sim-Sim, 90000 Sandakan, Sabah.  3 bedroom apartment 976 square feet  Assignor(s): 1) Mohd Nafisahazhar Bin Abdul Manaf  Solicitor(s): M/S LCZ Law Firm

<b>PAH25</b> PAH38179 	<b>PERAK</b> Reserve Price <b>RM200,000.00</b>	<b>PAH26</b> PAH38180 	<b>KLANG</b> Reserve Price <b>RM200,000.00</b>	<b>PAH27</b> PAH38195 	<b>PERAK</b> Reserve Price <b>RM196,830.00</b>
<p><b>WITHDRAWN</b></p>		<p>Unit No. S-1, Pangsapuri Saujana, Jalan 12/KU4, Off Jalan Haji Othman Baru, Taman Kembara, Rantau Panjang, 42100 Klang, Selangor Darul Ehsan.</p> <p>3 bedroom apartment 774 square feet</p> <p>Assignor(s): 1) Hisam Bin Kamari 2) Nor Idayu Binti Nordin</p> <p>Solicitor(s): M/S Tawfeek Badjenid &amp; Partners</p>		<p>No. 1014, Jalan PR1MA 3, PR1MA @ Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak Darul Ridzuan.</p> <p>2 storey terrace house 1,399 square feet</p> <p>Assignor(s): 1) Masrina Nuryanti Binti Kari Ghani 2) Shafzul Azri Bin Bani Hassan</p> <p>Solicitor(s): M/S S.Ravichandran &amp; Anuar</p>	
<b>PAH28</b> PAH38190 	<b>SEMENYIH</b> Reserve Price <b>RM196,830.00</b>	<b>PAH29</b> PAH36964(2) 	<b>SHAH ALAM</b> Reserve Price <b>RM194,862.00</b>	<b>PAH30</b> PAH38183 	<b>SHAH ALAM</b> Reserve Price <b>RM190,000.00</b>
<p>Unit No. B-16-09, Residensi Zahra 1, Jalan Zahra 1, 43500 Semenyih, Selangor Darul Ehsan.</p> <p>3 bedroom apartment 1,008 square feet</p> <p>Assignor(s): 1) Mohd Haziq Bin Hamdan 2) Nazliana Binti Samsudin</p> <p>Solicitor(s): M/S Nashili &amp; Co</p>		<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. 02-05-06, Blok 2, Pangsapuri Seroja, No. 2, Jalan Setia Murni U13/50, 40170 Shah Alam, Selangor Darul Ehsan.</p> <p>Apartment 682 square feet</p> <p>Assignor(s): 1) Siti Kurnia Binti Sukir</p> <p>Solicitor(s): M/S Nashili &amp; Co</p>	
<b>PAH31</b> PAH38207 	<b>JOHOR</b> Reserve Price <b>RM180,000.00</b>	<b>PAH32</b> PAH38194 	<b>JOHOR</b> Reserve Price <b>RM180,000.00</b>	<b>PAH33</b> PAH38217 	<b>SABAH</b> Reserve Price <b>RM180,000.00</b>
<p>No. 21, Jalan Bandar Cemerlang 3/3, Bandar Cemerlang, 81800 Ulu Tiram, Johor Darul Takzim.</p> <p>Townhouse 1,184 square feet</p> <p>Assignor(s): 1) Syela Binti Saim</p> <p>Solicitor(s): M/S Syed Alwi, Ng &amp; Co</p>		<p><b>WITHDRAWN</b></p>		<p>Lot No. A375, PR1MA @ Rangu, Tawau, Sabah</p> <p>Single storey terrace house 1,719 square feet</p> <p>Assignor(s): 1) Abdul Khalid Bin Musa 2) Hasrina Binti Hakim</p> <p>Solicitor(s): M/S Luping @ Co</p>	
<b>PAH34</b> PAH38201 	<b>SABAH</b> Reserve Price <b>RM170,000.00</b>	<b>PAH35</b> PAH 	<b>MELAKA</b> Reserve Price <b>RM160,000.00</b>	<b>PAH36</b> PAH32104(2) 	<b>SEPANG</b> Reserve Price <b>RM150,000.00</b>
<p>DBKK No. 4-4-20, Lot No. B204-05-20, Block B204, 3rd Floor, Seri Maju Apartment, Jalan Sepangar, Kuala Menggatal, 88450 Kota Kinabalu, Sabah.</p> <p>Apartment 605 square feet</p> <p>Assignor(s): 1) Yuzreena Farezee Binti Yusoff</p> <p>Solicitor(s): M/S LCZ Law Firm</p>		<p><b>WITHDRAWN</b></p>		<p><b>WITHDRAWN</b></p>	
<b>PAH37</b> PAH38197 	<b>MELAKA</b> Reserve Price <b>RM130,000.00</b>	<b>PAH38</b> PAH38193 	<b>PAHANG</b> Reserve Price <b>RM130,000.00</b>	<b>PAH39</b> PAH38176 	<b>SEPANG</b> Reserve Price <b>RM120,000.00</b>
<p>No. 29A, Jalan LP 3, Taman Limbongan Permai, 75200 Melaka</p> <p>3 bedroom townhouse 743 square feet</p> <p>Assignor(s): 1) Ramejah Binti Mohd Hussain</p> <p>Solicitor(s): M/S Andrew T S Goh &amp; Khairil</p>		<p><b>WITHDRAWN</b></p>		<p>No. 42 (Developer's Lot No. 96), Jalan Murni 3, Taman Murni, 43900 Sepang, Selangor Darul Ehsan.</p> <p>Single storey terrace house 1,100 square feet</p> <p>Assignor(s): 1) Batumalai A/I Muniapillai</p> <p>Solicitor(s): M/S Zailan &amp; Co</p>	

**PAH40**  
PAH38184

**PAHANG**

Reserve Price

**RM30,000.00**



Unit No. 2116, 1st Floor, Block B, Taman Damai Taha, 28400 Mentakab, Pahang Darul Makmur.

Flat  
572 square feet

Assignor(s):  
1) Cik Bakri Bin Che Hak  
2) Zakirah Binti Yusof

Solicitor(s): M/S Haranay, Hisham, Anikah & Associates

**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**

- a) Your identity Card("IC") together with photocopies of I/C \*both sides for identification and registration purpose.
- b) A nomination letter (if a 3rd party had nominated you to bid on their behalf).
- c) Certified copy of M&A, Form 24 & 49 and BOD resolution (corporate company/firm).
- d) Additional funds to pay for the difference between the deposit paid upon registration and 5% of the successful bidding price.



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FIRST FULLY ONLINE  
PROPERTY AUCTION  
E-BID PLATFORM

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