

FULL ONLINE PROPERTY AUCTION FAIR

- Public Auction Via Online Bidding
On Wednesday, 26 February 2025
Time : 11.00 a.m
at WWW.AUCTIONSALE.COM.MY



ORGANISED BY :

JTR AUCTION HOUSE [705253-H]

(Manage by J.Thilagamraj Auctioneers Sdn Bhd)

NO, 140, 1ST FLOOR, JALAN TUN SAMBANTHAN
50470 BRICKFIELDS, KUALA LUMPUR.

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JTR AUCTION HOUSE [705253-H]

(Manage by J.Thilagamraj Auctioneers Sdn Bhd)
Real Estate Auctioneer - Since 1985

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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 February 2025, Time : 11.00 a.m.
at www.AuctionSale.com.my



(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 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);
- i) The subject property is sold on an "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.

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<p>JTR 1 86955</p>  <p>PULAU PINANG Reserve Price RM760,000.00</p> <p>No. 1A-7-1, Lorong Kejora, MK 18, 11200 Tanjung Bungah, Pulau Pinang.</p> <p>A 3 Room Condominium. 1367 square feet (127 square meter).</p> <p>Assignor (s) : Siva Subramaniam A/L M Shanmugam.</p> <p>Solicitor(s):Messrs.Tawfeek Badjenid & Partners.</p>	<p>JTR 2 86929</p>  <p>JOHOR Reserve Price RM420,000.00</p> <p>No.11-04, Tower B, Pangsapuri Lagun Jalan Seri Austin 3/56, Taman Seri Austin 81100 Johor Bahru, Johor.</p> <p>An Apartment Unit. 1033 square feet (96 square meter).</p> <p>Assignor (s) : Lee Seng Lie</p> <p>Solicitor(s): Messrs. Hazelin & Associates.</p>	<p>JTR 3 86952</p>  <p>KUALA SELANGOR Reserve Price RM410,000.00</p> <p>No. 31, Jalan Alam 10, Taman Bayu Alam 45000 Kuala Selangor, Selangor.</p> <p>A Single Storey Semi Detached House. 3200 square feet (297 square meter).</p> <p>Assignor (s) : 1. Ahmad Yusri Bin Yusof 2. Shakina Binti Ismail</p> <p>Solicitor(s):Messrs.Tawfeek Badjenid & Partners.</p>
<p>JTR 4 86920</p> <p>JOHOR Reserve Price RM380,000.00</p> <p style="text-align: center;">WITHDRAWN</p>	<p>JTR 5 86930</p>  <p>NEGERI SEMBILAN Reserve Price RM364,500.00</p> <p>No. 1, Jalan D'Melia 2, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan.</p> <p>A Double Storey Terrace House. 3401 square feet (316 square meter).</p> <p>Assignor (s) : 1. Noredza Binti Zainal Shah 2. Mohamad Zaki Bin Ghazali</p> <p>Solicitor(s):Messrs.Hisham Fatimah Clio & Co.</p>	<p>JTR 6 86921</p> <p>JOHOR Reserve Price RM360,000.00</p> <p style="text-align: center;">WITHDRAWN</p>
<p>JTR 7 86954</p>  <p>SHAH ALAM Reserve Price RM340,000.00</p> <p>No. P5-11-08, Pangsapuri Indahria Persiaran Jubli Perak, Seksyen 22, 40300 Shah Alam, Selangor.</p> <p>An Apartment Unit. 1008 square feet (93.65 square meter).</p> <p>Assignor (s) : 1. Aris Fauzee Bin Ahmad 2. Azlilawati Binti Othman</p> <p>Solicitor(s):Messrs.Tawfeek Badjenid & Partners.</p>	<p>JTR 8 86958</p> <p>CYBERJAYA Reserve Price RM340,000.00</p> <p style="text-align: center;">WITHDRAWN</p>	<p>JTR 9 86918</p>  <p>CYBERJAYA Reserve Price RM330,000.00</p> <p>No. A-GF-13A, Block A, Masreca 19 Persiaran Rimba Permai, Cyber 10, 63200 Cyberjaya, Selangor</p> <p>An Apartment Unit. 850.53 square feet (79 square meter).</p> <p>Assignor (s) : Richard Dass Augustine A/L Nelson Dass</p> <p>Solicitor(s):Messrs. Rashidah Shahrman</p>

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

JTR 10
86918
NEGERI SEMBILAN
 Reserve Price **RM315,000.00**


No. M6-16-10, Block 6 Residensi Prima Seremban Sentral, Jalan Prima 1, 70000 Seremban, Negeri Sembilan.

An Apartment Unit.
1237 square feet (115 square meter).

Assignor (s) :
1. Rajasangkari A/P Jayaraman.
2. Rajaswaran A/L Lechmanan.

Solicitor(s): Messrs. Adnan Rashid & Co.

JTR 11
86924
PULAU PINANG
 Reserve Price **RM310,000.00**


No. 6A-17-10, Persiaran Halia 3, Tri Pinnacle, 10470 Pulau Pinang.

A 3 Room Apartment.
650 square feet (60.39 square meter).

Assignor (s) :
1. Erney Erneeza Binti Said
2. Soleh Bin Dzakaria

Solicitor(s): Messrs. Badruzzaman & Kamal.

JTR 12
86959
RAWANG
 Reserve Price **RM300,000.00**


No. C-12-04, Pangsapuri Laguna Biru, Jalan Tasik Biru 17, 48050 Rawang, Selangor.

An Apartment Unit.
850 square feet (79 square meter).

Assignor (s) :
Mohamad Shukri Bin Ishak

Solicitor(s): Messrs. Zulpadli & Edham.

JTR 13
86947
JOHOR
 Reserve Price **RM300,000.00**


No. 61, Jalan Kedidi 9, Taman Scientex 81700 Pasir Gudang, Johor.

A Double Storey Terrace House.
1076 square feet (100 square meter).

Assignor (s) :
Mohd Syafiq Bin Ishak

Solicitor(s): Messrs. Tawfeek Badjenid & Partners.

JTR 14
86945
BERANANG
 Reserve Price **RM300,000.00**

WITHDRAWN

JTR 15
86939
SHAH ALAM
 Reserve Price **RM290,000.00**

WITHDRAWN

JTR 16
86942
SHAH ALAM
 Reserve Price **RM290,000.00**

WITHDRAWN

JTR 17
86925
MELAKA
 Reserve Price **RM280,000.00**


No. B3-10-10 (Parcel No. 3-10-10), Storey No. 10 (9th Floor), Block 3, Pr1ma Residensi Rumpun Bahagia, 75300 Melaka.

A 3 Room Apartment.
1152 square feet (107 square meter).

Assignor (s) :
Thanakumaran A/L Krishnan.

Solicitor(s): Messrs. Go Tiong Siew & Associates

JTR 18
86928
JOHOR
 Reserve Price **RM280,000.00**


No. B-10-10, Blok B, Residensi Pr1ma Tebrau Jalan Tebrau, Kampung Dato Suleiman Menteri 81100 Johor Bahru, Johor.

A Service Apartment.
1194 square feet (111 square meter).

Assignor (s) :
1. Sazila Binti Musa
2. Ahmad Jefri Bin Ab Hamid.

Solicitor(s): Messrs. Hazelin & Associates
Note : Malay Reserved Land.

JTR 19
86936
KUALA LUMPUR
 Reserve Price **RM280,000.00**


No. B-15-10, 15th Floor, Block B, Residensi Kepongmas, Jalan Metro Perdana Barat Taman Metropolitan, 52100 Kuala Lumpur

An Apartment Unit.
807 square feet (75 square meter).

Assignor (s) :
Muhammad Izwan Afiq Bin Abd Manaf

Solicitor(s): Messrs. Nashih & Co.

JTR 20
86951
PETALING JAYA
 Reserve Price **RM280,000.00**


No. C2-20-05, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor.

A Studio Service Apartment
421 square feet (39.10 square meter).

Assignor (s) :
1. Hadi Imran Bin Narzari
2. Sarifah Arbiah Binti Hj Samsudin

Solicitor(s): Messrs. Tawfeek Badjenid & Partners.

JTR 21
86946
PUTRAJAYA
 Reserve Price **RM260,000.00**

WITHDRAWN

JTR 22
86919
MELAKA
 Reserve Price **RM250,000.00**

WITHDRAWN

JTR 23
86950
JOHOR
 Reserve Price **RM250,000.00**


No. 2058, Jalan Scientex Jaya 34, Taman Scientex Senai, 81400 Senai, Johor

A Townhouse Unit.
1033 square feet (96 square meter).

Assignor (s) :
1. Muhammad Abid Bin Rosli
2. Junaifie Rafeyana Afikin Binti Jamaluddin

Solicitor(s): Messrs. Tawfeek Badjenid & Partners.

JTR 24
86957
SABAH
 Reserve Price **RM225,000.00**


No. B-9-2 (Identified As Lot No. 2, Block B, Level 9), Pr1ma @ Borneo Cove, Jalan Buli Sim Sim, 90000 Sandakan, Sabah.

A 3 Room Residential.
976 square feet (90.67 square meter).

Assignor (s) :
Mohd Nafisahzhar Bin Abdul Manaf

Solicitor(s): Messrs. Lcz Law Firm.

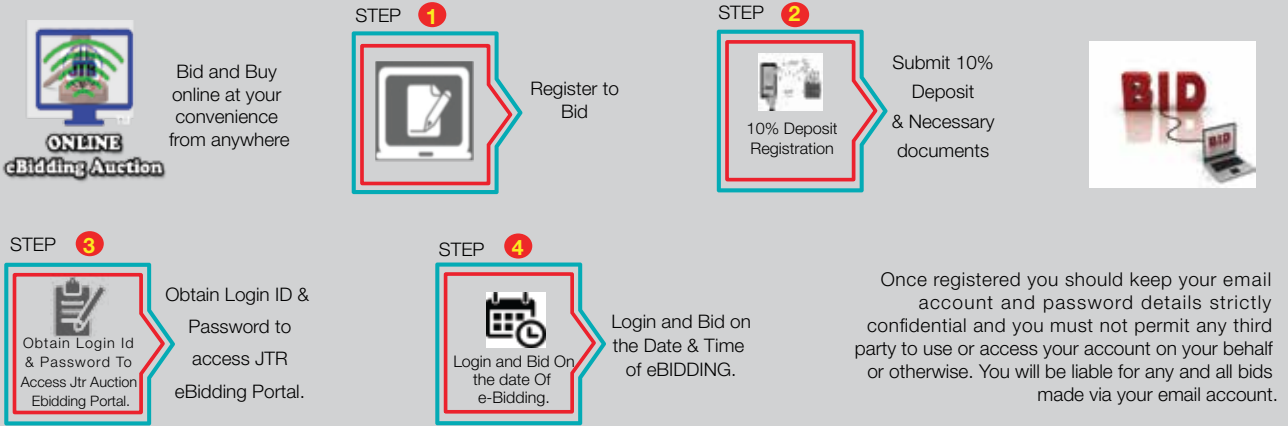
JTR 25 86949	JOHOR Reserve Price RM210,000.00	 <p>No. 7A, Jalan Bandar Cemerlang 3/4 Bandar Cemerlang, 81800 Ulu Tiram, Johor</p> <p>A Townhouse Unit. 764 square feet (113 square meter).</p> <p>Assignor (s) : Noorhaslin Binti Mohd Noorly</p> <p>Solicitor(s):Messrs.Tawfeek Badjenid & Partners.</p>	JTR 26 86956	SABAH Reserve Price RM210,000.00	 <p>No. B-P-12, Block P, Pr1ma @ Woodford Estate, 89800 Beaufort, Sabah.</p> <p>A Single Storey Terrace House. 1648 square feet (153.1 square meter).</p> <p>Assignor (s) : Arthur S Palomar</p> <p>Solicitor(s): Messrs. Lcz Law Firm.</p>	JTR 27 86931	SHAH ALAM Reserve Price RM200,000.00	 <p>No. A-11-04, Level 11, Block A, Pangsapuri Harmoni Elmina 1, Jalan Casuarina U17/56 Elmina West, Seksyen U17, 40170 Shah Alam Selangor</p> <p>An Apartment Unit. 904 square feet (84 square meter).</p> <p>Assignor (s) : 1.Mohd Saifful Bin Shaharuddin 2.Norfaezah Binti Roslan</p> <p>Solicitor(s):Messrs.Khamdan & Co.</p>	
JTR 28 86471	KUALA LUMPUR Reserve Price RM200,000.00	WITHDRAWN		JTR 29 86938	PERAK Reserve Price RM200,000.00	 <p>No.158, Jalan Residen 4/2, Residen 4, Bandar Baru Setia Awan Perdana, 32000 Sitiawan Perak.</p> <p>A Single Storey Terrace House. 1302.43 square feet (121 square meter).</p> <p>Assignor (s) : Ilmin Aliya Binti Abdul Rahim</p> <p>Solicitor(s): Messrs.Nashili & Co. Note : Malay Reserve Land</p>	JTR 30 86948	JOHOR Reserve Price RM200,000.00	 <p>No. 10A, Jalan Bandar Cemerlang 3/3 Bandar Cemerlang, 81800 Ulu Tiram Johor.</p> <p>A Townhouse Unit. 1400 square feet (130 square meter).</p> <p>Assignor (s) : Yeow Chee Kheong</p> <p>Solicitor(s):Messrs.Tawfeek Badjenid & Partners.</p>
JTR 31 86923	PULAU PINANG Reserve Price RM190,000.00	 <p>No.1C-3-08, Pangsapuri Indah Teluk Air Tawar, Lorong Telok Air Tawar 6, Taman Teluk Air Tawar, 13050 Butterworth, Pulau Pinang</p> <p>A 3 Room Apartment. 710 square feet (66 square meter).</p> <p>Assignor (s) : 1. Sharlinizam Bin Abd Halim 2. Abd Halim Bin Abd Hamid</p> <p>Solicitor(s):Messrs.Badruzzaman & Kamal.</p>	JTR 32 86941	PULAU PINANG Reserve Price RM180,000.00	WITHDRAWN		JTR 33 86943	PETALING JAYA Reserve Price RM180,000.00	 <p>No. E-10-06, Block E, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor</p> <p>An Apartment Unit. 667 square feet (62 square meter).</p> <p>Assignor (s) : Mohamed Sufian Bin Jalaludin</p> <p>Solicitor(s): Messrs.Sidek Teoh Wong & Dennis</p>
JTR 34 83803	PUCHONG Reserve Price RM180,000.00	 <p>No. HH-2-12, Blok HH, Puchong Utama Court 2 No.1, Jalan Puchong Utama 6 (Taman Puchong Utama), 47140 Puchong, Selangor.</p> <p>A 3 Room Apartment. 753 square feet (70 square meter).</p> <p>Assignor (s) : Sivakumar A/L Superamiam</p> <p>Solicitor(s): Messrs.T.Rajagopalu & Co.</p>	JTR 35 86935	SABAH Reserve Price RM175,000.00	 <p>4th Floor, Lot 4, Block B, Taman Permata Mile 8, Jalan Labuk, 90000 Sandakan Sabah.</p> <p>An Apartment Unit. 850 square feet (78.97 square meter).</p> <p>Assignor (s) : Mohd Faizal Bin Jafar</p> <p>Solicitor(s): Messrs.Mn Maduarin & Associates Note : Lot Bumiputera.</p>	JTR 36 86953	RAWANG Reserve Price RM170,000.00	 <p>No. A-3-2, Idaman PKNS Selangorku @ Kota Puteri 1, Persiaran Kota Puteri 5, Seksyen 5, Kota Puteri, 48100 Rawang, Selangor.</p> <p>A Townhouse Unit. 1494 square feet (138.82 square meter).</p> <p>Assignor (s) : 1. Mohammad Amirul Norsyazwan Bin Abdul Malik 2. Norsalehah Binti Daini</p> <p>Solicitor(s):Messrs.Tawfeek Badjenid & Partners. Note : Lot Bumiputera.</p>	
JTR 37 86933	SABAH Reserve Price RM160,000.00	 <p>Lot No. D-2-3, 2nd Floor, Block D, Phase 1 Residensi Pr1ma @ Kota Marudu, 89108 Kota Marudu, Sabah.</p> <p>A 2 Room Apartment. 731 square feet (67.9 square meter).</p> <p>Assignor (s) : Ghazali Bin Abdullah Razili Bin But</p> <p>Solicitor(s): Messrs. Luping & Co.</p>	JTR 38 86960	HULU LANGAT Reserve Price RM138,000.00	WITHDRAWN		JTR 39 86937	PELABUHAN KLANG Reserve Price RM130,000.00	 <p>No. F-8-5, Block F, Pangsapuri Seri Perantau, Persiaran Sireh Junjung/KS04 42000 Pelabuhan Klang, Selangor.</p> <p>A 3 Room Flat. 650 square feet (60.42 square meter).</p> <p>Assignor (s) : Krishnakumar A/L Sandrakandam</p> <p>Solicitor(s): Messrs.Nashili & Co.</p>

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JTR 40 86934	KEDAH Reserve Price RM120,000.00	JTR 41 86927	JOHOR Reserve Price RM110,000.00	JTR 42 86926	PAHANG Reserve Price RM100,000.00
	No. 2/13, Rumah Pangsa, Taman Flora Kuala Sungai, 06250 Alor Setar, Kedah A Flat Unit. 753 square feet (70 square meter). Assignor (s) : Salihah Binti Ibrahim Solicitor(s):Messrs.Mazlinda Azlina & Co.	WITHDRAWN			No. 26, Jalan Lamanda Permai 8, Taman Lamanda Permai, 28300 Bandar Bera Pahang. A Single Storey Terrace House. 1324 square feet (123 square meter). Assignor (s) : Normiwati Binti Ismail. Solicitor(s):Messrs.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 equivalent to 10% of the reserve price by BANK DRAFT in favour of Bank Simpanan Nasional or via online banking transfer (FPX) by 5PM At Least One (1) Working Day Before THE AUCTION DATE. The balance of the purchase price shall be paid in full by the Purchaser to the Assignee/Bank within ONE HUNDRED AND TWENTY 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

BUYER'S GUIDE FOR ONLINE EBIDDING



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
(Licensed Auctioneers)

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