

# FULL ONLINE PROPERTY AUCTION FAIR

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- ▶ On Monday, 28 April 2025,  
Time : 11:30 a.m.  
at [arenauctioneers.com](http://arenauctioneers.com)



ORGANISED BY :

## **ARENA AUCTIONEERS SDN BHD**

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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 Monday, 28 April 2025, Time : 11:30 a.m.**

**At [Arenaauctioneers.com](http://Arenaauctioneers.com)**



(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 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.

<b>LOTID: 24751</b> BSN 01/31	<b>SELAYANG</b> <b>RESERVE PRICE : RM 300,000.00</b>
	UNIT NO.13-17, BLOK B, MAGNA VILLE, 68100 SELAYANG, SELANGOR  A CONDOMINIUM UNIT 1,022.57 SQUARE FEET Assignor(s): 1) ZURAIDA BINTI MISRAN 2) MOHD SHUKRI BIN MOHD YUSOFF Solicitor(s): MESSRS SOFIA DARMINDR & ASSOCIATES

<b>LOTID: 24752</b> BSN 02/31	<b>BANTING</b> <b>RESERVE PRICE : RM 50,000.00</b>
	UNIT NO. A2-1-40, BLOCK A2, GOLD COAST MORIB RESORT, MORIB, 42700 BANTING, SELANGOR  A STUDIO SERVICED APARTMENT UNIT 480.00 SQUARE FEET Assignor(s): 1) NGAN PENG SENG 2) GEE BENG CHOO @ KOH BENG CHOO Solicitor(s): MESSRS TAWFEEK BADJENID & PARTNERS (PETALING JAYA)

<b>LOTID: 24753</b> BSN 03/31	<b>PETALING JAYA</b> <b>RESERVE PRICE : RM 150,000.00</b>
	UNIT NO. B8-4-16, BLOCK 8, JALAN PJS 5/4A, DESA MENTARI, 46150 PETALING JAYA, SELANGOR  A THREE-BEDROOM LOW-COST FLAT UNIT 656.00 SQUARE FEET Assignor(s): 1) MUNIYAMHA A/P RAJOO 2) ANJELADEWI A/P MAREYAPAN 3) KALIYANAN SUNDRAM A/L SUNDRAVELU Solicitor(s): MESSRS SIDEK TEOH WONG & DENNIS

<b>LOTID: 24754</b> BSN 04/31	<b>SHAH ALAM</b> <b>RESERVE PRICE : RM 250,000.00</b>
	UNIT NO. 313 SECOND FLOOR, BLOCK 8, JALAN PLUMBUM 7/95, SEKSYEN 7, 40000 SHAH ALAM, SELANGOR  A SECOND FLOOR APARTMENT UNIT 753.00 SQUARE FEET Assignor(s): 1) RUSLI BIN ESA Solicitor(s): MESSRS NASHILI & CO

<b>LOTID: 24755</b> BSN 05/31	<b>BANDAR PUNCAK ALAM</b> <b>RESERVE PRICE : RM 300,000.00</b>
	UNIT NO. 1-3-7, APARTMENT SERVIS SENTROVUE A, JALAN PPAJ 5, PUSAT PERDAGANGAN ALAM JAYA, 42300 BANDAR PUNCAK ALAM, SELANGOR  A SERVICE APARTMENT UNIT 841.95 SQUARE FEET Assignor(s): 1) NUR LIYANA BINTI ABD RAHMAN Solicitor(s): MESSRS NASHILI & CO

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

**LOTID: 24756**

BSN 06/31


**KUALA LUMPUR**
**RESERVE PRICE : RM 185,000.00**

NO. Q8-1-103 BLOCK Q, PANGSAPURI SRI MERANTI, PERSIARAN MERANTI, PJU 9, BANDAR SRI DAMANSARA, 52200 KUALA LUMPUR, SELANGOR

 A LOW COST APARTMENT UNIT  
650.00 SQUARE FEET

 Assignor(s):  
1) ANWAR BIN PUTEH  
2) KAMARIAH BT SALLEH

 Solicitor(s):  
MESSRS SIDEK TEOH WONG & DENNIS

**LOTID: 24758**

BSN 07/31


**KUCHING**
**RESERVE PRICE : RM 40,000.00**

B#03-09, 2ND FLOOR (LEVEL 3), BLOCK B, TAMAN ORCHIDWOOD APARTMENTS, JALAN MATANG, KAMPUNG MATANG, 93050 KUCHING, SARAWAK

 A 2ND FLOOR (LEVEL 3) RESIDENTIAL UNIT OF A FIVE STOREY WALK-UP FLAT  
495.14 SQUARE FEET

 Assignor(s):  
1) IVOR ERICSSON RIDU

 Solicitor(s):  
MESSRS MUTANG, BOJENG & CHAI  
**NON - BUMIPUTERA LOT**
**LOTID: 24759**

BSN 08/31


**SITIAWAN**
**RESERVE PRICE : RM 270,000.00**

NO. 607, JALAN RESIDEN 2/15, RESIDEN 2, BANDAR BARU SETIA AWAN PERDANA, 32000 SITIAWAN, PERAK

 A SINGLE-STOREY CLUSTER HOUSE  
2,465.00 SQUARE FEET

 Assignor(s):  
1) NORAFIZI BIN AHMAD

 Solicitor(s):  
MESSRS AZMAN TAHIR TAN & CO  
**TANAH SIMPANAN MELAYU**
**LOTID: 24760**

BSN 09/31


**TELUK INTAN**
**RESERVE PRICE : RM 180,000.00**

NO.13A, LORONG LAGENDA 36, SEKSYEN 3, BANDAR LAGENDA TELUK INTAN, 36000 TELUK INTAN, PERAK

 AN INTERMEDIATE SINGLE-STOREY TERRACED HOUSE  
1,302.00 SQUARE FEET

 Assignor(s):  
1) KANAPATHY A/L KUMARAVELU

 Solicitor(s):  
MESSRS RAIMY FUAAD AQIS (IPOH)

**LOTID: 24764**

BSN 10/31


**PUCHONG**
**RESERVE PRICE : RM 186,300.00**

UNIT NO. C-4-03, BLOCK C, KOMPLEKS SURIA KINRARA, PERSIARAN KINRARA SEKSYEN 3, TAMAN KINRARA SEKSYEN 3, 47100 PUCHONG, SELANGOR

 A FOURTH FLOOR SERVICE APARTMENT UNIT  
712.00 SQUARE FEET

 Assignor(s):  
1) NOOR AZWAN BIN ARSHAD  
2) SUZANA BINTI ISMAIL

 Solicitor(s):  
MESSRS NASHILI & CO

**LOTID: 24766**

BSN 11/31


**PASIR GUDANG**
**RESERVE PRICE : RM 250,000.00**

NO. 24, JALAN KEDIDI 1, TAMAN SCIENTEX, 81700 PASIR GUDANG, JOHOR

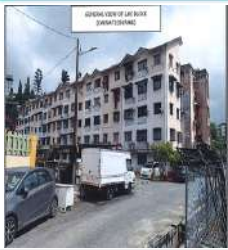
 AN INTERMEDIATE DOUBLE STOREY TERRACE HOUSE  
775.00 SQUARE FEET

 Assignor(s):  
1) MUHAMMAD HAMKA BIN ABU HAMID

 Solicitor(s):  
MESSRS SYED ALWI, NG & CO (JB)

**LOTID: 24767**

BSN 12/31


**CAMERON HIGHLANDS**
**RESERVE PRICE : RM 200,000.00**

LMC(4)-16, JLN CARNATION 2, CARNATION PARK, CARNATION PARK TANAH RATA, 39000 CAMERON HIGHLANDS, PAHANG

 ONE (1) UNIT OF LOW-MEDIUM-COST WALK-UP APARTMENT  
704.94 SQUARE FEET

 Assignor(s):  
1) GOPALA KRISNAN A/L MANIAN  
2) PUVANESWARI A/P YAMKANA

 Solicitor(s):  
MESSRS ABDUL RAZAK, ZULKIFLI & PARTNERS

**LOTID: 24768**

BSN 13/31


**MELAKA**
**RESERVE PRICE : RM 150,000.00**

UNIT NO. B-02-02, JALAN KENANGA 3/27A, RUMAH PANGSA KENANGA TIGA, 75200 MELAKA, MELAKA

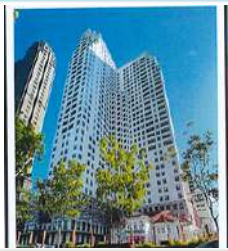
 APARTMENT 4 BILIK  
958.00 SQUARE FEET

 Assignor(s):  
1) AMY ASRAF BIN RAMLI

 Solicitor(s):  
MESSRS ANDREW TS GOH & KHAIRIL

**TANAH ADAT MELAKA (HANYA UNTUK ORANG MELAYU SAHAJA)**
**LOTID: 24769**

BSN 14/31


**GEORGETOWN**
**RESERVE PRICE : RM 480,000.00**

UNIT NO. 57-18-3A, JALAN SULTAN AHMAD SHAH, MANSION ONE, 10050 GEORGETOWN, PULAU PINANG

 A ONE-BEDROOM EXECUTIVE SUITE  
618.00 SQUARE FEET

 Assignor(s):  
1) YEOH SANG JU

 Solicitor(s):  
MESSRS MOHD ANUAR & CO

**LOTID: 24771**

BSN 15/31


**BERANANG**
**RESERVE PRICE : RM 270,000.00**

UNIT NO. 36-1, JALAN VILLA KESUMA 6, VILLA KESUMA, BANDAR TASIK KESUMA, 43700 BERANANG, SELANGOR

 A TOWNHOUSE UNIT  
1,023.00 SQUARE FEET

 Assignor(s):  
1) MUHAMMAD AZIZI BIN ABDULLAH  
2) SITI ZAYYANI BINTI SARONI

 Solicitor(s):  
MESSRS SOFIA DARMINDR & ASSOCIATES

**LOTID: 24772**

BSN 16/31


**TAWAU**
**RESERVE PRICE : RM 162,000.00**

LOT NO. A375, PR1MA @ RANGGU, 91000 TAWAU, SABAH

 ONE (1) UNIT OF SINGLE-STOREY INTERMEDIATE TERRACED HOUSE OF PERMANENT CONSTRUCTION  
1,719.00 SQUARE FEET

 Assignor(s):  
1) ABDUL KHALID BIN MUSA  
2) HASRINA BINTI HAKIM  
Solicitor(s):  
MESSRS LUPING & CO

**LOTID: 24773**

BSN 17/31


**PETALING JAYA**
**RESERVE PRICE : RM 270,000.00**

NO. M-421, APARTMENT SAUJANA, JALAN PJU 10/1C, DAMANSARA DAMAI, 47380 PETALING JAYA, SELANGOR

 A 3-BEDROOM APARTMENT UNIT LOCATED ON THE 4TH FLOOR (LEVEL 5) OF A BLOCK OF 5-STOREY WALK-UP APARTMENTS  
710.00 SQUARE FEET

 Assignor(s):  
1) HAFIZ BIN AHMAD  
2) SITI SARAH BINTI RUSLI  
Solicitor(s):  
MESSRS MOZNI SHAM & CO

**LOTID: 24774**

BSN 18/31


**PETALING JAYA**
**RESERVE PRICE : RM 200,000.00**

UNIT NO. D-16-09 FLAT MEDAN CAHAYA, JALAN PJS 2C/2, TAMAN MEDAN CAHAYA, 46000 PETALING JAYA, SELANGOR

 A SIXTEENTH FLOOR LOW COST FLAT UNIT  
667.36 SQUARE FEET

 Assignor(s):  
1) NOR ASIAH BINTI JAAFAR  
Solicitor(s):  
MESSRS ZAIRINA LOH & WONG

**LOTID: 24775**

BSN 19/31


**KUALA SUNGAI BARU**
**RESERVE PRICE : RM 94,500.00**

UNIT NO. A1-2-5 (PARCEL 05-2), TINGKAT 2 (BLOK A1), RUMAH PANGSA KUALA SUNGAI BARU, 78200 KUALA SUNGAI BARU, MELAKA

 A 3-BEDROOMS APARTMENT UNIT  
770.00 SQUARE FEET

 Assignor(s):  
1) MARIANA BINTI ABD RASHID  
Solicitor(s):  
MESSRS ABDUL AZIZ RAHIM & CO (MELAKA)  
**BUMIPUTERA LOT**
**LOTID: 24776**

BSN 20/31


**CYBERJAYA**
**RESERVE PRICE : RM 1,850,000.00**

NO. 22A, JALAN GR 3/5, JACARANDA, GARDEN RESIDENSI, CYBER 3, 63000 CYBERJAYA, SELANGOR

 A LANDED STRATIFIED THREE STOREY BUNGALOW  
4,800.70 SQUARE FEET

 Assignor(s):  
1) SHEIKH ANNUAR BIN SHAIK ABDUL RAHIM  
Solicitor(s):  
MESSRS SOFIA DARMINDR & ASSOCIATES

**LOTID: 24777**

BSN 21/31


**SANDAKAN**
**RESERVE PRICE : RM 141,750.00**

4TH FLOOR, LOT 4, BLOCK B, TAMAN PERMATA, MILE 8, JALAN LUBUK, 90000 SANDAKAN, SABAH

 AN INTERMEDIATE APARTMENT UNIT  
850.00 SQUARE FEET

 Assignor(s):  
1) MOHD FAIZAL BIN JAFAR  
Solicitor(s):  
MESSRS MN MADUARIN & ASSOCIATES  
**BUMIPUTERA LOT**
**LOTID: 24778**

BSN 22/31


**KLANG**
**RESERVE PRICE : RM 180,000.00**

UNIT NO. S-1, PANGSAPURI SAUJANA, JALAN 12/KU4, OFF JALAN HAJI OTHMAN BARU, TAMAN KEMBARA, RANTAU PANJANG, 42100 KLANG, SELANGOR

 A THREE BEDROOM WALK-UP APARTMENT UNIT  
774.00 SQUARE FEET

 Assignor(s):  
1) HISAM BIN KAMARI  
2) NOR IDAYU BINTI NORDIN  
Solicitor(s):  
MESSRS TAWFEEK BADJENID & PARTNERS  
**MALAY RESERVE AREA**
**LOTID: 24779**

BSN 23/31


**CHERAS**
**RESERVE PRICE : RM 156,000.00**

NO. 27-2B JALAN ORKID 6, TAMAN ORKID, 43200 CHERAS, SELANGOR

 A 3-BEDROOM APARTMENT UNIT  
679.00 SQUARE FEET

 Assignor(s):  
1) SIVAGURUNATHAN A/L BATUMALAI  
Solicitor(s):  
MESSRS SHAIKH DAVID & CO

**LOTID: 24780**

BSN 24/31


**SUNGAI BULOH**
**RESERVE PRICE : RM 300,000.00**

UNIT NO. 19A, JALAN SERI ALAM 14, TAMAN SERI ALAM, 47000 SUNGAI BULOH, SELANGOR

 A THREE-BEDROOM TOWNHOUSE UNIT (UPPER LEVEL)  
994.00 SQUARE FEET

 Assignor(s):  
1) ROHAFIZAH BINTI KAMARUN BAHARIN  
2) MOHAMAD KHAIRUL HAFIEDZULLAH BIN MAT SARI  
Solicitor(s):  
MESSRS RASHIDAH SHAHRIMAN  
**BUMIPUTERA LOT**
**LOTID: 24781**

BSN 25/31


**PUTRAJAYA**
**RESERVE PRICE : RM 490,000.00**

NO. B2-03-04, DWIPUTRA RESIDENCES, NO. 1, JALAN P15H, 62050 PUTRAJAYA, WILAYAH PERSEKUTUAN PUTRAJAYA

 AN INTERMEDIATE UNIT THREE BEDROOMS APARTMENT SITED ON THE 3RD FLOOR, BLOCK B2  
1,238.00 SQUARE FEET

 Assignor(s):  
1) ABDUL MUNIR LUTFI BIN SAID  
Solicitor(s):  
MESSRS S.RAVICHANDRAN & ANUAR (WILAYAH PERSEKUTUAN)

**LOTID: 24782**  
BSN 26/31

**PAPAR**  
RESERVE PRICE : **RM 218,700.00**



LOT NO. B2-1, LEVEL 2, BLOCK B, TYPE A, PUNCAK GLOXINIA, KINARUT SOUTH, 89600 PAPAR, SABAH

LEVEL 2 CORNER CONDOMINIUM UNIT - TYPE A (WITH LIFT SERVICES)(NON-BUMIPUTERA LOT)  
1,325.00 SQUARE FEET

Assignor(s):  
1) RAYMOND BIN JUDIP  
2) JUDY MARIANA BINTI UNDOH

Solicitor(s):  
MESSRS MN MADUJAN & ASSOCIATES

**LOTID: 24783**  
BSN 27/31

**PUCHONG**  
RESERVE PRICE : **RM 490,000.00**



UNIT NO. 18-2, JALAN ELEGAN 5, ELEGAN RESIDENSI, TAMAN PUTRA PERDANA, 47130 PUCHONG, SELANGOR

TOWNHOUSE UNIT  
1,356.00 SQUARE FEET

Assignor(s):  
1) NABIL BIN KASIM

Solicitor(s):  
MESSRS NASHILI & CO  
**BUMIPUTERA LOT**

**LOTID: 24784**  
BSN 28/31

**KLANG**  
RESERVE PRICE : **RM 240,000.00**



UNIT NO. B-3-3A, BLOK B, BBK CONDOMINIUM, PERSIARAN BUKIT RAJA 1, BANDAR BARU KLANG, 41150 KLANG, SELANGOR

A CONDOMINIUM UNIT WITH ONE (1) CAR PARK  
1,100.00 SQUARE FEET

Assignor(s):  
1) NOR FADLI BIN ISMAIL  
2) NUR FAZRINA BINTI MAT YUSOFF

Solicitor(s):  
MESSRS NASHILI & CO

**LOTID: 24785**  
BSN 29/31

**KUALA LUMPUR**  
RESERVE PRICE : **RM 180,000.00**



UNIT NO. 3-1, PANGSAPURI ANDIKA, PERSIARAN SETIAWANGSA, TAMAN SETIAWANGSA, 54200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

A THIRD FLOOR LOW COST FLAT UNIT  
656.60 SQUARE FEET

Assignor(s):  
1) ZAHARUDIN BIN HASHIM  
2) HALILAH BINTI HARUN

Solicitor(s):  
MESSRS TAWFEEK BADJENID & PARTNERS PETALING JAYA  
**BUMIPUTERA LOT**

**LOTID: 24786**  
BSN 30/31

**SITIAWAN**  
RESERVE PRICE : **RM 177,147.00**



NO.1014, JALAN PRIMA 3, PRIMA @ BANDAR BARU SETIAWAN PERDANA, 32000 SITIAWAN, PERAK

A STRATIFIED 2-STOREY INTERMEDIATE TERRACE HOUSE  
1,399.00 SQUARE FEET

Assignor(s):  
1) MASRINA NURYANTI BINTI KARI GHANI  
2) SHAFIZUL AZRI BIN BANI HASSAN

Solicitor(s):  
MESSRS S. RAVICHANDARAN & ANUAR (PERAK)  
**MALAY RESERVE AREA**

**LOTID: 24787**  
BSN 31/31

**SERI KEMBANGAN**  
RESERVE PRICE : **RM 600,000.00**



UNIT NO. A-17-05, RESIDENSI ESTETIKA, JALAN DAGANG SB, THE MINES RESORT CITY, 43300 SERI KEMBANGAN, SELANGOR

A THREE-BEDROOM SERVICE APARTMENT UNIT  
926.00 SQUARE FEET

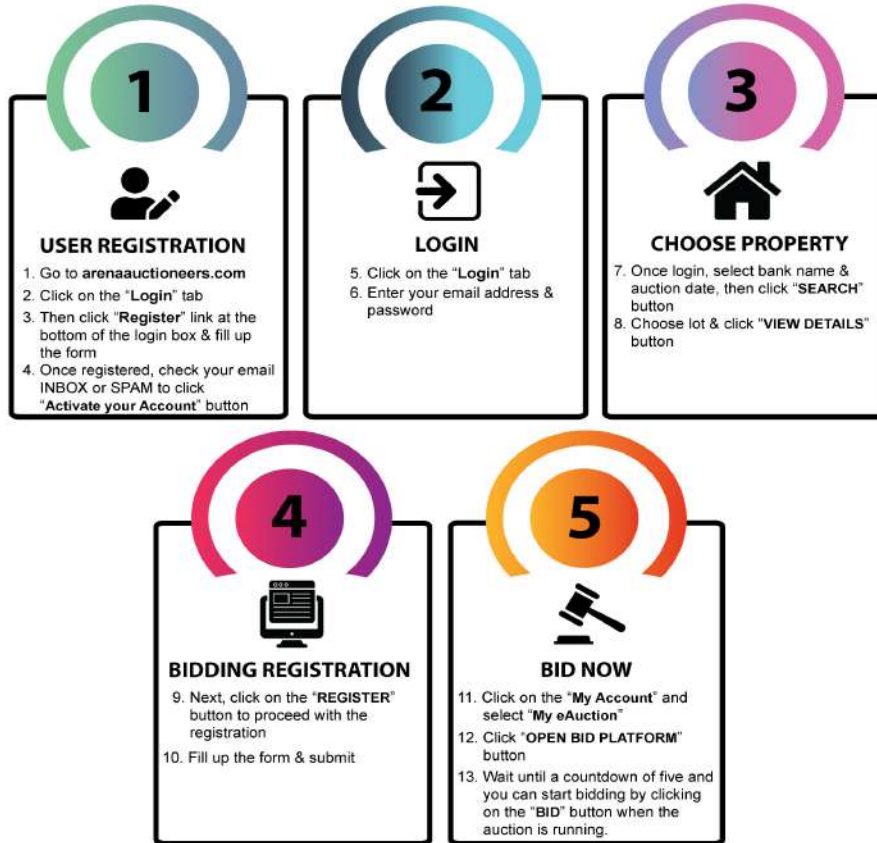
Assignor(s):  
1) CHAH SHIE HOU

Solicitor(s):  
MESSRS J.LEE & ASSOCIATES (WILAYAH PERSEKUTUAN)



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**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 [arenauctioneers.com](http://arenauctioneers.com)



**ORGANISED BY:**

**ARENA AUCTIONEERS SDN. BHD. [201401016251 / 1092337 - X]**

**No. 20-2, Jalan Matahari, AB U5/AB, Seksyen U5, Bandar Pinggiran Subang, 40150 Shah Alam, Selangor**

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03 - 7832 4047  
012 - 327 5047**

**EMAIL : [aasb@arenauctioneers.com](mailto:aasb@arenauctioneers.com)**

**WEBSITE : [arenauctioneers.com](http://arenauctioneers.com)**

**Note :**

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