

# FULL ONLINE PROPERTY AUCTION SALE



Date & Time:  
Monday, 28 APRIL 2025  
10.30 AM



Venue:  
RAJAN AUCTIONEERS SDN BHD  
No. 36A, Jalan Dato Hamzah, 41000  
Klang, Selangor Darul Ehsan.

**10%**  
Deposit  
Required



[www.rajanauctioneers.com](http://www.rajanauctioneers.com)

## RAJAN AUCTIONEERS SDN BHD

G. RAJAN (Licensed Auctioneer)  
No. 36A, Jalan Dato Hamzah, 41000  
Klang, Selangor Darul Ehsan.

TEL NO: 03-33749312  
H/P NO: 013-3040060  
H/P NO: 012-2738109

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 Rajan Auctioneers Sdn Bhd  
 Rajan Auctioneers Sdn Bhd  
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 rajanauctioneers@gmail.com

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BSNMalaysia

# 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 Assignor(s)/Customers(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer.



**PUBLIC AUCTION VIA ONLINE BIDDING**  
**ON MONDAY, 28 APRIL 2025, 10.30 A.M.**  
**AT WEBSITE [www.rajanauctioneers.com](http://www.rajanauctioneers.com)**

**10%**  
**Deposit**  
**Required!**

**(Bidder registration and payment of auction deposit must be made by 4pm, 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 website 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:**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>a) Read and fully understand all the terms and conditions of sale herein;</li> <li>b) Conduct an official search on the parent title of the subject property at the land office and/or other relevant authorities;</li> <li>c) Inspect the subject property;</li> <li>d) Verify pertinent particulars of the documents;</li> <li>e) Verify the postal address of the subject property with the developer/registered proprietor;</li> <li>f) Check on the issuance of separate individual title for the subject property with developer/registered proprietor;</li> </ul> | <ul style="list-style-type: none"> <li>g) Seek legal advice on the terms and conditions of sale herein;</li> <li>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).</li> <li>i) The subject property is sold on "as is where is" basis.</li> <li>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.</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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<b>RA1</b>	<p><b>SHAH ALAM</b>  <b>Reserve Price RM 620,000.00</b>                      Type : A Condominium Unit (915 Sq Ft)                      Address : Unit No. A2-09-09, Residensi Hijauan, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor Darul Ehsan.                      Assignor(s) : Ng Ke Jie                      Solicitors : Messrs Paizah &amp; Nazira                      Auctioneer Ref : RA0178</p>	<b>RA2</b>	<p><b>KUALA LUMPUR</b>  <b>Reserve Price RM 380,000.00</b>                      Type : An Apartment Unit (923 Sq Ft)                      Address : Unit No. A-15-03, Residensi PR1MA Brickfields, Jalan Thamby Abdullah 1, 50470 Brickfields, Kuala Lumpur                      Assignor(s) : Terence Edword &amp; Thanussha A/P Rajendran                      Solicitors : Messrs J. Lee &amp; Associates                      Auctioneer Ref : RA0179</p>	<b>RA3</b>	<p><b>PULAU INDAH</b>  <b>Reserve Price RM 50,000.00</b>                      Type : 3-Bedroom Shop-Apartment Unit (832 Sq Ft)                      Address : Unit No.16-2B, Pangsapuri Samudera, Jalan Sungai Chandong 19, Bandar Armada Putra, 42920 Pulau Indah, Selangor Darul Ehsan                      Assignor(s) : Azlina Binti Azizhan                      Solicitors : Messrs S. Ravichandran &amp; Anuar (KL)                      Auctioneer Ref : RA0180</p>
<b>RA4</b>	<p><b>KLANG</b>  <b>Reserve Price RM 190,000.00</b>                      Type : 3-Bedroom Low-Cost Apartment Unit (635 Sq Ft)                      Address : Unit No. D-3-7, Block D, Pangsapuri Arista, Persiaran Delima 1/KS09, Bandar Parklands, 41200 Klang, Selangor Darul Ehsan.                      Assignor(s) : Helmi Bin Ahmad                      Solicitors : Messrs Nashili &amp; Co                      Auctioneer Ref : RA0181</p>	<b>RA5</b>	<p><b>BDR PUNCAK ALAM</b>  <b>Reserve Price RM 500,000.00</b>                      Type : An Intermediate Double Storey Terraced House (1,540 Sq Ft)                      Address : No. 34, Jalan Rhu 2/4, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.                      Assignor(s) : Mohd Azam Bin Ayub &amp; Asly Aslyzai Binti Ahmad                      Solicitors : Messrs Khamdan &amp; Co                      Auctioneer Ref : RA0182</p>	<b>RA6</b>	<p><b>SHAH ALAM</b>  <b>Reserve Price RM 370,000.00</b>                      Type : An Apartment Unit (971 Sq Ft)                      Address : Unit No. C-7-10, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan.                      Assignor(s) : Parameswari A/P Sellan &amp; Sathiyen A/L Marimuthu                      Solicitors : Messrs Tawfeek Badjenid &amp; Partners (PJ)                      Auctioneer Ref : RA0183</p>
<b>RA7</b>	<p><b>JOHOR BAHRU</b>  <b>Reserve Price RM 380,000.00</b>                      Type : An Apartment Unit (1,200 Sq Ft)                      Address : Unit No. C-15-3, Menara C, Residensi Larkin Indah, Jalan Larkin Indah, 80350 Johor Bahru, Johor Darul Takzim.                      Assignor(s) : Girhana A/P N Velavan &amp; Mugunthan A/L Karthikeyan                      Solicitors : Messrs Hazelin &amp; Associates                      Auctioneer Ref : RA0184</p>	<b>RA8</b>	<p><b>PEKAN</b>  <b>Reserve Price RM 200,000.00</b>                      Type : Single Storey Low-Cost Semi-Detached House (1,984 Sq Ft)                      Address : No. 300, Lorong Melor 21, Taman Melor, PPR(M) Kuala Pahang, 26600 Pekan, Pahang Darul Makmur.                      Assignor(s) : Shazlina Azura Binti Abdul Kadir                      Solicitors : Messrs Haranay Hisham Anikah &amp; Associates                      Auctioneer Ref : RA0185</p>	<b>RA9</b>	<p><b>ALOR GAJAH</b>  <b>Reserve Price RM 180,000.00</b>                      Type : A Townhouse Unit (First Floor) (1,218 Sq Ft)                      Address : No. KM 445-1, Jalan Kasa Height 39, Taman Kasa Heights Fasa 2, 78000 Alor Gajah, Melaka.                      Assignor(s) : Muhammad Firdaus Bin Othman                      Solicitors : Messrs Andrew T.S. Goh &amp; Khairil                      Auctioneer Ref : RA0186</p>
<b>RA10</b>	<p><b>SEREMBAN</b>  <b>Reserve Price RM 279,000.00</b>                      Type : 3-Bedroom Apartment Unit (1,012 Sq Ft)                      Address : No. 3-03, Lake Villa Apartment (Pangsapuri Tasik Villa), Jalan Taman Bandar Senawang 4, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan                      Assignor(s) : Mohd Danish Bin Norizan &amp; Nursafia Ashikin Binti Mohd Rahim                      Solicitors : Messrs T. Rajagopalu &amp; Co (NS)                      Auctioneer Ref : RA0188</p>	<b>RA11</b>	<p><b>BATU PAHAT</b>  <b>Reserve Price RM 90,000.00</b>                      Type : Double Storey Low-Cost Terrace House (775 Sq Ft)                      Address : No. 59, Jalan Putera Indah 15/1A, Bandar Putera Indah, 83010 Batu Pahat, Johor Darul Takzim.                      Assignor(s) : Soh Cheng Lam                      Solicitors : Messrs Tawfeek Badjenid &amp; Partners (JB)                      Auctioneer Ref : RA0189</p>	<b>RA12</b>	<p><b>PAPAR</b>  <b>Reserve Price RM 351,000.00</b>                      Type : Double Storey Intermediate Terraced House (1,163 Sq Ft)                      Address : Lot 260, Taman La Gloxinia Garden, Phase II, Kinarut South, 89600 Papar, Sabah.                      Assignor(s) : Anie Sanggum &amp; Khairil Azahari Bin Sukandar                      Solicitors : Messrs LCZ Law Firm                      Auctioneer Ref : RA0190</p>

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

<p><b>RA13</b></p> 	<p><b>PETALING JAYA</b> Reserve Price <b>RM 170,000.00</b> Type : A Low-Cost Apartment Unit (650 Sq Ft) Address : No. C-13-09, Block C, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor Darul Ehsan. Assignor(s) : Musa Bin Bab Solicitors : Messrs Zulpadli &amp; Edham Auctioneer Ref : RA0191 <b>BUMIPUTRA LOT</b></p>	<p><b>RA14</b></p> 	<p><b>PETALING JAYA</b> Reserve Price <b>RM 180,000.00</b> Type : Low-Cost Apartment (667 Sq Ft) Address : Unit No. C-06-05, Block C, Taman Medan Cahaya, No. 49, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor Darul Ehsan. Assignor(s) : Abdul Aziz Bin Ariffin &amp; Kamariah Binti Zain Solicitors : Messrs T. Rajagopal &amp; Co (KL) Auctioneer Ref : RA0192</p>	<p><b>RA15</b></p> 	<p><b>SITIAWAN</b> Reserve Price <b>RM 200,000.00</b> Type : Stratified Single Storey Terrace House (1,399 Sq Ft) Address : No. 136, Jalan Pr1ma 6, PR1MA @ Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak Darul Ridzuan. Assignor(s) : Mohd Hafezi Bin Mohamad Asri Solicitors : Messrs Rashidah Shahriman (KL) Auctioneer Ref : RA0193 <b>MALAY RESERVED</b></p>
<p><b>RA16</b></p> 	<p><b>CYBERJAYA</b> Reserve Price <b>RM 279,000.00</b> <b>CALLED OFF</b></p>	<p><b>RA17</b></p> 	<p><b>SANDAKAN</b> Reserve Price <b>RM 182,250.00</b> Type : 3-Room Apartment (976 Sq Ft) Address : Unit No. B-9-2, (identified as Lot No. 2, Block B, Level 9), PR1MA @ Borneo Cove, Jalan Buli Sim-Sim, 90000 Sandakan, Sabah. Assignor(s) : Mohd Nafisahazrah Bin Abdul Manaf Solicitors : Messrs LCZ Law Firm Auctioneer Ref : RA0195 <b>BUMIPUTRA LOT</b></p>	<p><b>RA18</b></p> 	<p><b>MENTAKAB</b> Reserve Price <b>RM 27,000.00</b> Type : Walk-up Flat (572 Sq Ft) Address : Unit No. 2116, 1st Floor, Block B, Taman Damai Taha, 28400 Mentakab, Pahang Darul Makmur. Assignor(s) : Cik Bakri Bin Che Hak &amp; Zakirah Binti Yusof Solicitors : Messrs Haraney Hisham, Anikah &amp; Associates Auctioneer Ref : RA0196</p>
<p><b>RA19</b></p> 	<p><b>PUCHONG</b> Reserve Price <b>RM 160,000.00</b> Type : A Low-Cost Flat (678 Sq Ft) Address : Unit No. E-3-15, Pangsapuri Sri Begonia, Jalan Puteri 7/15, Bandar Puteri, 47100 Puchong, Selangor Darul Ehsan. Assignor(s) : Azman Bin Hamzah Solicitors : Messrs T. Rajagopal &amp; Co (KL) Auctioneer Ref : RA0197</p>	<p><b>RA20</b></p> 	<p><b>PETALING JAYA</b> Reserve Price <b>RM 360,000.00</b> Type : 3-bedroom Medium-Cost Apartment (850 Sq Ft) Address : No. F-23-01, Block F, Flora Damansara, No. 1, Jalan PJJ 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s) : Mohamad Farizuan Bin Abdul Rahman Solicitors : Messrs Zulpadli &amp; Edham Auctioneer Ref : RA0037</p>	<p><b>RA21</b></p> 	<p><b>BALIK PULAU</b> Reserve Price <b>RM 131,220.00</b> Type : 3-Bedroom Flat (659 Sq Ft) Address : Unit No. 1-9-7, Halaman Sungai Air Putih, Sri Akasia, 11000 Balik Pulau, Pulau Pinang. Assignor(s) : Norzaini Binti Abdul Jalil &amp; Muhamad Yusrizan Bin Jahaya Solicitors : Messrs Shariful Azhar &amp; Partners Auctioneer Ref : RA0198</p>
<p><b>RA22</b></p> 	<p><b>NILAI</b> Reserve Price <b>RM 196,830.00</b> Type : A Service Apartment Unit (528 Sq Ft) Address : Unit No. C-L27-23, Menara C (Camelia) @ Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Assignor(s) : Mohd Hamizan Bin Mohamad Husain Solicitors : Messrs Nashili &amp; Co Auctioneer Ref : RA0138</p>	<p><b>RA23</b></p> 	<p><b>KAJANG</b> Reserve Price <b>RM 324,000.00</b> Type : A Service Apartment Unit (1,107.96 Sq Ft) Address : No. B-22-10 Residensi PR1MA Bandar Bukit Mahkota, Persiaran Mahkota 1, Bandar Bukit Mahkota, 43000 Kajang, Selangor Darul Ehsan. Assignor(s) : Muhammad Hazwan Bin Md Taib Solicitors : Messrs Sofia Darmindr &amp; Associates Auctioneer Ref : RA0111 <b>BUMIPUTRA LOT</b></p>	<p><b>RA24</b></p> 	<p><b>MELAKA</b> Reserve Price <b>RM 98,415.00</b> Type : A Townhouse Unit (Ground Floor) (732 Sq Ft) Address : Unit No. 12, Jalan LP 1, Taman Limbongan Permai, Klebang Kechil, 75200 Melaka. Assignor(s) : Sidek Bin Thamby &amp; Farinah Binti Alus Solicitors : Messrs Andrew T.S. Goh &amp; Khairil Auctioneer Ref : RA0200</p>
<p><b>RA25</b></p> 	<p><b>SHAH ALAM</b> Reserve Price <b>RM 220,000.00</b> Type : An Apartment Unit (904 Sq Ft) Address : Unit No. A-11-04, Level 11, Block A, Pangsapuri Harmoni Elmina 1, Jalan Casuarina U17/56, Elmina West, Seksyen U17, 40170 Shah Alam, Selangor Darul Ehsan Assignor(s) : Mohd Saiful Bin Shaharuddin &amp; Norfaezah Binti Roslan Solicitors : Messrs Khamdan &amp; Co Auctioneer Ref : RA0201</p>	<p><b>RA26</b></p> 	<p><b>SEMENYIH</b> Reserve Price <b>RM 177,147.00</b> Type : 3-Bedroom Apartment (1,008 Sq Ft) Address : Unit No. B-16-09, Residensi Zahra 1, Jalan Zahra 1, 43500 Semenyih, Selangor Darul Ehsan. Assignor(s) : Mohd Haziq Bin Hamdan &amp; Nazliana Binti Samsudin Solicitors : Messrs Nashili &amp; Co Auctioneer Ref : RA0202</p>	<p><b>RA27</b></p> 	<p><b>CYBERJAYA</b> Reserve Price <b>RM 580,000.00</b> Type : A Condominium Unit (1,292 Sq Ft) Address : No. B-13-03, Ceria Residence Condominium, Jalan Ceria, 63000 Cyberjaya, Selangor Darul Ehsan. Assignor(s) : Ash Asyima Binti Mohamed Solicitors : Messrs T. Rajagopal &amp; Co (KL) Auctioneer Ref : RA0187</p>
<p><b>RA28</b></p> 	<p><b>HULU LANGAT</b> Reserve Price <b>RM 550,000.00</b> Type : Double Storey Terrace House (1,302.0 Sq Ft) Address : No. 3, Jalan Saujana 4, Taman Desa Saujana Langat, 43100 Hulu Langat, Selangor Darul Ehsan. Assignor(s) : Eyzat Mustapha Bin Zainal Abidin &amp; Sarimah Binti Bahari Solicitors : Messrs Rashidah Shahriman (KL) Auctioneer Ref : RA0199 <b>MALAY RESERVED</b></p>	<p><b>RA29</b></p> 	<p><b>SHAH ALAM</b> Reserve Price <b>RM 360,855.00</b> Type : A Service Apartment Unit (979.52 Sq Ft) Address : Unit No. SA-09-05 Sqwhere, Dataran Prestij, Jalan Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor Darul Ehsan. Assignor(s) : Khairul Azmi Bin Mohamed Yusof Solicitors : Messrs Frances, Hazlina &amp; Partners Auctioneer Ref : RA0203 <b>BUMIPUTRA LOT</b></p>	<p><b>RA30</b></p> 	<p><b>CYBERJAYA</b> Reserve Price <b>RM 260,000.00</b> Type : 3-Bedroom Apartment Unit (1,000.18 Sq Ft) Address : Unit No. B2-14-18, Block B2, Residensi Idaman Selangorku, Persiaran Cyber Valley 3, Selangor Cyber Valley, 63300 Cyberjaya, Selangor Darul Ehsan. Assignor(s) : Mohd Faishal Bin Mohd Laffi Solicitors : Messrs Raja Nor &amp; Su Lynn (KL) Auctioneer Ref : RA0204</p>

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

- 1) **RESERVE PRICE:**  
The property will be sold on “**as is where is basis**” separately at the Reserve Price, Conditions of Sale and subject to the consent being obtained by the Purchaser from the Developer and other relevant authorities, if any.
- 2) All intending bidders are required to deposit to the Auctioneer **10%** of the fixed reserve price by way of **BANK DRAFT** in favour of **BANK SIMPANAN NASIONAL** or remit the same through online banking transfer **latest by 4pm, at least ONE (1) WORKING DAY BEFORE THE AUCTION DATE**. The balance of the purchase price to be settled by the Purchaser within **ONE HUNDRED AND TWENTY (120) days** from the date of the sale to **BANK SIMPANAN NASIONAL**. **Online bidders are further subject to the Terms & Conditions on [www.rajanauctioneers.com](http://www.rajanauctioneers.com)**

**CONSENT TO TRANSFER:**

The subject property will be sold subject to the Consent to Transfer and/or Assignment being obtained by the successful purchaser from the relevant authorities (if applicable).

**3) Required Supporting Documents:**

**INDIVIDUAL BIDDER**

- Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for registration purposes.
- Correspondence address
- Telephone contact no

**CORPORATE COMPANY / FIRM**

- A Certified True Copy of the Company's Memorandum and Articles of Association (M&A)
- Forms 44, 24 and 49
- Board of Director's Resolution

**AGENT / REPRESENTATIVE**

- Letter of authority from the intending bidder
- A photocopy of the intending bidder's NRIC card (both sides)

- 4) Additional funds to pay the different between the deposit paid upon registration and 10% of the successful bid price.
- 5) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

**HOW TO BID/REGISTER ONLINE**

- |                                                                                               |                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 1-Go to our website >> <a href="http://www.rajanauctioneers.com">www.rajanauctioneers.com</a> | 5-Click E-Bidder Registration and fill up your details |
| 2-Click Online Bidding                                                                        | 6-Read the Term & Conditions and Click Agree           |
| 3-Choose property that you interest                                                           | 7-Do submission and our admin will contact you soon    |
| 4-Click more details and scroll down                                                          |                                                        |

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