

# 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

**PUBLIC AUCTION VIA ONLINE BIDDING**  
**On Tuesday, 30 July 2024, Time : 11.30 a.m. at [WWW.AUCTIONSALE.COM.MY](http://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 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 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;
- 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>JTR 1</b> 86354</p> <p><b>RP: RM583,200.00</b></p> <p><b>PUCHONG</b></p> <p>Type : A Three Room Condominium.          Address : No. B-7-6, Vision Residence Condominium Jalan Puchong - Cyberjaya, 47120 Puchong, Selangor.          Area : 1642 square feet (153 square meter).          Assignor(s) : Tan Ting Hooi.          Solicitors : Messrs.Tawfeek Badjenid &amp; Partners.</p>	<p><b>JTR 2</b> 86320</p> <p><b>RP: RM550,000.00</b></p> <p><b>SEPANG</b></p> <p>Type : A Double Storey Semi Detached House.          Address : No. 3, (Developer's Plot No. 02) Jalan Ixora Hillpark 1/24, Taman Ixora, 43900 Sepang Selangor.          Area : 2800 square feet (260.13 square meter).          Assignor(s) : 1. Mohd.azuan Bin Syed Abdul Jamal          2. Rabiatul Hazrin Binti Abdul Hamid          Solicitors : Messrs.Zailan &amp; Co.</p>	<p><b>JTR 3</b> 86306</p> <p><b>RP: RM500,000.00</b></p> <p><b>SHAH ALAM</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR 4</b> 86355</p> <p><b>RP: RM445,500.00</b></p> <p><b>SHAH ALAM</b></p> <p><b>WITHDRAWN</b></p>
<p><b>JTR 5</b> 86289</p> <p><b>RP: RM440,000.00</b></p> <p><b>JOHOR</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR 6</b> 86302</p> <p><b>RP: RM420,000.00</b></p> <p><b>SHAH ALAM</b></p> <p>Type : A Service Apartment.          Address : No. 2-9-11, Blok 2, Residensi Alami, Jalan Tnju 13/50, Seksyen 13, 40100 Shah Alam Selangor.          Area : 1081.7 square feet (100.5 square meter).          Assignor(s) : 1. Sharip Bin Haji Abas.          2. Ana Muhawarah Binti Sharip.          Solicitors : Messrs.Nashili &amp; Co.</p>	<p><b>JTR 7</b> 86298</p> <p><b>RP: RM400,000.00</b></p> <p><b>SUNGAI BULOH</b></p> <p>Type : A Double Storey Terrace House.          Address : No. 37, Jalan Anggerik 3/5, Sungai Buloh Country Resort, 47000 Sungai Buloh Selangor.          Area : 1302 square feet (121 square meter).          Assignor(s) : 1. Noorhayati Binti Shaari.          2. Khidir Bin Nordin.          Solicitors : Messrs.Mozni Sham &amp; Co.</p>	<p><b>JTR 8</b> 85654</p> <p><b>RP: RM400,000.00</b></p> <p><b>PETALING JAYA</b></p> <p>Type : A Three Room Condominium.          Address : No. A-5-19, Block A, One Damansara Condominium, Jalan PJU 10/3C, Damansara Damai, 47830 Petaling Jaya, Selangor.          Area : 986 square feet (91.60 square meter).          Assignor(s) : 1. Mohd. Zulfadli Bin Mansor.          2. Nidatul Fareha Binti Mat Razi.          Solicitors : Messrs.Nashili &amp; Co.</p>
<p><b>JTR 9</b> 86321</p> <p><b>RP: RM370,000.00</b></p> <p><b>SABAH</b></p> <p>Type : A Three Room Apartment.          Address : Lot No B-2-6, Level 2, Block B, Ecopark Phase 2, Kg Guidan, Jalan Sepanggar Menggatal, 88450 Kota Kinabalu, Sabah.          Area : 958 square feet (89.0 square meter).          Assignor(s) : Tee Hong Keng.          Solicitors : Messrs.Zainal &amp; Associates.</p>	<p><b>JTR10</b> 86307</p> <p><b>RP: RM360,000.00</b></p> <p><b>PETALING JAYA</b></p> <p>Type : An Apartment Unit.          Address : No. F-G-18, Block F, Flora Damansara Jalan PJU 8/9, Bandar Damansara Perdana 47820 Petaling Jaya, Selangor.          Area : 850 square feet (78.97 square meter).          Assignor(s) : 1. Jamaluddin Bin Kadir          2. Roslina Binti Abu Hassan          Solicitors : Messrs.Paizah &amp; Nazira</p>	<p><b>JTR 11</b> 86300</p> <p><b>RP: RM350,000.00</b></p> <p><b>PETALING JAYA</b></p> <p>Type : A Three Room Service Apartment.          Address : No. A-20-12, Residensi Suasana @ Damai Block A, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.          Area : 1076 square feet (100 square meter).          Assignor(s) : Siti Nadiyah Binti Mohamad Nawi.          Solicitors : Messrs.Nashili &amp; Co</p>	<p><b>JTR12</b> 86288</p> <p><b>RP: RM340,000.00</b></p> <p><b>JOHOR</b></p> <p>Type : A Double Storey Terrace House.          Address : No. 43, Jalan Kedidi 9, Taman Scientex 81700 Pasir Gudang, Johor.          Area : 1076 square feet (100 square meter).          Assignor(s) : Siva A/L. Manimuthu.          Solicitors : Messrs.Amir Anuar &amp; Co.</p>
<p><b>JTR 13</b> 86316</p> <p><b>RP: RM340,000.00</b></p> <p><b>SHAH ALAM</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR 14</b> 86303</p> <p><b>RP: RM330,000.00</b></p> <p><b>CYBERJAYA</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR 15</b> 86311</p> <p><b>RP: RM320,000.00</b></p> <p><b>JOHOR</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR16</b> 86317</p> <p><b>RP: RM300,000.00</b></p> <p><b>SHAH ALAM</b></p> <p>Type : A Three Room Apartment.          Address : No. DCD 02-5-04, Pangsapuri De Cendana No. 7, Persiaran Setia Makmur, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor.          Area : 753 square feet (70 square meter).          Assignor(s) : Muhammad Fitri Bin Mohd Zaman          Solicitors : Messrs.Tawfeek Badjenid &amp; Partners</p>
<p><b>JTR 17</b> 86357</p> <p><b>RP: RM295,000.00</b></p> <p><b>SABAH</b></p> <p>Type : A Four Room Apartment.          Address : Unit No. 3-4-2, Pr1ma @ Kinarut South 88600 Papar, Sabah.          Area : 960 square feet (89.19 square meter).          Assignor(s) : Muhammad Rafiq Bin Kasinier.          Solicitors : Messrs.Luping &amp; Co.</p>	<p><b>JTR 18</b> 86299</p> <p><b>RP: RM270,000.00</b></p> <p><b>PETALING JAYA</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR 19</b> 86310</p> <p><b>RP: RM270,000.00</b></p> <p><b>PERAK</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR 20</b> 86313</p> <p><b>RP: RM270,000.00</b></p> <p><b>KUALA LUMPUR</b></p> <p>Type : A 2+1 Room Condominium.          Address : No. 26-00-09, Winner Heights Condominium Jalan 2/125, Taman Desa Petaling, 57100 Kuala Lumpur.          Area : 778 square feet (72.28 square meter).          Assignor(s) : Emilina Binti Mohd Zamri.          Solicitors : Messrs.T.Rajagopalu &amp; Co.</p>
<p><b>JTR 21</b> 86308</p> <p><b>RP: RM243,000.00</b></p> <p><b>KUALA LUMPUR</b></p> <p>Type : An Apartment Unit          Address : No. F-11-8, Blok Damai, Tasik Heights Apartment No. 6, Jalan Liku Tasik Selatan Bandar Tasik Selatan, 57000 Kuala Lumpur          Area : 940 square feet (87.33 square meter)          Assignor(s) : 1. Nurul Haniera Binti Jalaludin          2. Nur Izzati Husna Binti Jalaludin          Solicitors : Messrs. Rashidah shahriman.</p>	<p><b>JTR 22</b> 86312</p> <p><b>RP: RM240,000.00</b></p> <p><b>SEREMBAN</b></p> <p>Type : A Single Storey Terrace House.          Address : No. 52, Lorong Lavender Heights 1/3 Taman Lavender Heights, 70400 Seremban, Negeri Sembilan.          Area : 1195 square feet (111 square meter).          Assignor(s) : 1. Jamaluddin Bin Kadir          2. Roslina Binti Abu Hassan          Solicitors : Messrs.T.Rajagopalu &amp; Co.</p>	<p><b>JTR 23</b> 86294</p> <p><b>RP: RM236,196.00</b></p> <p><b>KAJANG</b></p> <p>Type : A Service Apartment.          Address : No. C-16-9, Residensi Pr1ma Bandar Bukit Mahkota, Persiaran Mahkota 1, Bandar Bukit Mahkota, 43000 Kajang, Selangor.          Area : 1106.96 square feet (103 square meter).          Assignor(s) : Norsyuhada Binti Ishak.          Solicitors : Messrs.J.Lee &amp; Associates.</p>	<p><b>JTR 24</b> 86318</p> <p><b>RP: RM230,000.00</b></p> <p><b>SHAH ALAM</b></p> <p>Type : An Apartment Unit.          Address : No. 3-201, Block 3, Apartment Daisy, Jalan Dinar U3/1, Seksyen U3, Taman Subang Perdana, 40150 Shah Alam, Selangor.          Area : 896 square feet (83.24 square meter).          Assignor(s) : Solaman A/L A. Ganesan.          Solicitors : Messrs.Tawfeek Badjenid &amp; Partners.</p>
<p><b>JTR25</b> 85488</p> <p><b>RP: RM229,500.00</b></p> <p><b>SABAH</b></p> <p>Type : A Three Room Apartment.          Address : No. C-7-11, Blok Camelia, Bayu Temiang Minintod Low Medium Cost Apartment Jalan Minintod, 89500 Penampang, Sabah.          Area : 750 square feet (69.68 square meter)          Assignor(s) : Mohd Zakaria Hamri          Solicitors : Messrs.Luping &amp; Co.          Nota : Lot Bumiputera</p>	<p><b>JTR 26</b> 86295</p> <p><b>RP: RM218,700.00</b></p> <p><b>BATU CAVES</b></p> <p>Type : An Apartment Unit.          Address : No. 11-17, 11th Floor, Pangsapuri Beringin Jalan GP 1, Off Lebuah Utama, Taman Gombak Permai, 68100 Batu Caves Selangor.          Area : 820 square feet (76.18 square meter).          Assignor(s) : Halifah Binti Abdullah          Solicitors : Messrs.J.Lee &amp; Associates</p>	<p><b>JTR 27</b> 86040</p> <p><b>RP: RM218,700.00</b></p> <p><b>HULU LANGAT</b></p> <p>Type : A Three Room Apartment.          Address : No. 05-07, Residensi Anggerik Wira, Jalan Sungai Tekali, 43100 Hulu Langat, Selangor.          Area : 1044 square feet (97 square meter).          Assignor(s) : 1. Rustam Firdaus Bin Mat Ani          2. Nur Hamzah Binti Mohd Shah          Solicitors : Messrs.Tawfeek Badjenid &amp; Partners</p>	<p><b>JTR 28</b> 86293</p> <p><b>RP: RM209,952.00</b></p> <p><b>SEREMBAN</b></p> <p>Type : A Three Room Condominium.          Address : No. C-4-1, Block Camelia, Bayu Temiang Residensi, Jalan Bayu, 70200 Seremban Negeri Sembilan          Area : 900 square feet (83.61 square meter).          Assignor(s) : Jonathan James Yap Ee Lip          Solicitors : Messrs.J.Lee &amp; Associates</p>
<p><b>JTR 29</b> 86016</p> <p><b>RP: RM204,120.00</b></p> <p><b>SEREMBAN</b></p> <p>Type : A Three Room Apartment.          Address : No. C-7-11, Blok Camelia, Bayu Temiang Jalan Bayu, 70200 Seremban, Negeri Sembilan.          Area : 900 square feet (83.61 square meter).          Assignor(s) : Selvakumar A/L Chitlamarum          Solicitors : Messrs.Nashili &amp; Co</p>	<p><b>JTR 30</b> 86291</p> <p><b>RP: RM200,000.00</b></p> <p><b>PAHANG</b></p> <p>Type : A Single Storey Terrace House.          Address : No. 3, Lorong Bukit Rangin Damai 10 Perumahan Bukit Rangin Damai, 25150 Kuantan, Pahang          Area : 1195 square feet (111 square meter).          Assignor(s) : 1. Mohd Norhafiz Bin Zulkepli          2. Zulkepli Bin Yusof          Solicitors : Messrs.Haranay, Hisham Anikah &amp; Associates          Note : Malay Reserve Land</p>	<p><b>JTR 31</b> 86301</p> <p><b>RP: RM200,000.00</b></p> <p><b>SHAH ALAM</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR 32</b> 86290</p> <p><b>RP: RM190,000.00</b></p> <p><b>PETALING JAYA</b></p> <p>Type : A Three Room Flat.          Address : No. B-8-06, Rurnah Pangsa Kayu Ara, No. 29, Jalan Teratai PJU 6A, 47400 Petaling Jaya, Selangor.          Area : 748 square feet (69.5 square meter).          Assignor(s) : Mohd Anwar Bin Ashudi          Solicitors : Messrs. Frances, Hazlina &amp; Partners</p>
<p><b>JTR 33</b> 86292</p> <p><b>RP: RM182,250.00</b></p> <p><b>SEMENYIH</b></p> <p>Type : A Three Room Apartment.          Address : No. M02-14-06, Block M02, Pangsapuri Camelia (D'Camellia), Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor          Area : 861 square feet (80.02 square meter).          Assignor(s) : Abdul Wafiy Bin Abd Rahman          Solicitors : Messrs. J.Lee &amp; Associates</p>	<p><b>JTR 34</b> 86315</p> <p><b>RP: RM180,000.00</b></p> <p><b>KLANG</b></p> <p>Type : A Three Room Apartment.          Address : No. B-3-1, Block B, Pangsapuri Anggerik Jalan Sungai Udang, 41250 Klang Selangor.          Area : 824 square feet (76.55 square meter).          Assignor(s) : 1. Ahmad Afiza Binti Ramli          2. Siti Rohaida Binti Mord. Rahani          Solicitors : Messrs.Tawfeek Badjenid &amp; Partners          Note : Malay Reserve Land</p>	<p><b>JTR 35</b> 86287</p> <p><b>RP: RM170,000.00</b></p> <p><b>PAHANG</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR 36</b> 86296</p> <p><b>RP: RM162,000.00</b></p> <p><b>PETALING JAYA</b></p> <p>Type : A Three Room Flat.          Address : No. E-14-07, Block E, Taman Medan Cahaya, No.49, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor.          Area : 667 square feet (62 square meter).          Assignor(s) : 1. Sri Kumaran A/L Malovagam @ Malivaganam          2. Malovagam @ Malivaganam          Solicitors : Messrs.Khamdan &amp; Co.</p>
<p><b>JTR 37</b> 86322</p> <p><b>RP: RM162,000.00</b></p> <p><b>PUCHONG</b></p> <p><b>WITHDRAWN</b></p>	<p><b>JTR 38</b> 86286</p> <p><b>RP: RM130,000.00</b></p> <p><b>MELAKA</b></p> <p>Type : A Three Room Townhouse.          Address : No. 23A, Jalan Cahaya 2, Taman Tanjung Minyak Perdana, 75260 Melaka          Area : 700 square feet (65 square meter).          Assignor(s) : 1. Nur Shamimi Safia Binti Haron.          2. Muhammad Nor Bin Norazizazam          Solicitors : Messrs.Abdul Aziz Rahim &amp; Co</p>	<p><b>JTR 39</b> 86314</p> <p><b>RP: RM130,000.00</b></p> <p><b>PULAU PINANG</b></p> <p>Type : A Two Room Flat          Address : No. KB4-13, Taman Free School, Rumah Pangsa Taman Free School, 10460 Georgetown, Pulau Pinang.          Area : 640 square feet (59.46 square meter).          Assignor(s) : 1. Haini Zam Bin Saaban          2. Norhidayah Binti Hassan          Solicitors : Messrs.Tawfeek Badjenid &amp; Partners</p>	<p><b>JTR 40</b> 86309</p> <p><b>RP: RM118,098.00</b></p> <p><b>PETALING JAYA</b></p> <p>Type : A Three Room Apartment          Address : No. E-14-08, Block E, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor.          Area : 650 square feet (60.38 square meter).          Assignor(s) : 1. Azizah Binti Abd Aziz          2. Dayang Azura Binti Ya'acob          Solicitors : Messrs.Rashidah Shahrman</p>

**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, please visit our website at [www.AuctionSale.com.my](http://www.AuctionSale.com.my)



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