

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

SALE BY PUBLIC AUCTION VIA ONLINE BIDDING

DATE: TUESDAY 30 JULY, 2024 (10:30 AM)

AT THE AUCTION CENTRE, NO.1, GROUND FLOOR, JALAN AMPANG, 50450 KUALA LUMPUR

EBID.AUCTIONS.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:

- Read and fully understand all the terms and conditions of sale herein;
- Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- Inspect the subject property;
- Verify pertinent particulars of subject property;
- Verify the postal address of the subject property with the developer;
- Check on the issuance of separate individual title for the subject property with Developer;
- Seek independent legal advice on the terms and conditions of sale herein;
- 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
- The subject property is sold on "as is where is" basis;
- 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.

PAH1 RP: RM1,900,000 SUBANG JAYA <p>Description: 3 storey terrace house Address: No. 11, Jalan Putra Perdana 12, The Glades, Putra Heights, Off Persiaran Putra Perdana, Seksyen 3, Putra Heights, 47650 Subang Jaya, Selangor Darul Ehsan Area: approx 2,411 sq feet Assignor(s): Ernie Fadzeena Binti Mustapa & Fuziah Binti Mohd Nor Solicitor: M/S Tawfeek Badjenid & Partners</p>	PAH2 RP: RM650,000 SEREMBAN <p>Description: Double storey bungalow house Address: No. 352, Jalan Senawang Perdana 11, Taman Senawang Perdana, 71450 Seremban, Negeri Sembilan Darul Khusus. Area: approx 4,004 sq feet Assignor(s): R. Pannirselvam A/J Renganathan Solicitor: M/S Khamdan & Co</p>	PAH3 RP: RM580,000 PETALING JAYA <p>Description: Service apartment Address: Unit No. 7A-18-01, Block A, Residensi Suasana @ Damai, Jalan PUJ 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. Area: approx 1,450 sq feet Assignor(s): Muhamad Asyraf Bin Muhamad Adnan Solicitor: M/S Nashili & Co</p>	PAH4 RP: RM470,000 PENANG <p>Description: Double storey terrace house Address: No. 17, Persiaran Seksyen 5/11, Bandar Putera Bertam, 13200 Kepala Batas, Pulau Pinang. Area: approx 1,539 sq feet Assignor(s): Megat Razie Bin Megat Aziz Solicitor: M/S Rosidi Mustafa & Harryzan</p>
PAH5 RP: RM360,000 SEPAANG <p>Description: Single storey linked house (Malay Reserved Land) Address: No. 5, Jalan Permata 3, Desa Salak Permata, 43900 Sepang, Selangor Darul Ehsan. Area: approx 1,539 sq feet Assignor(s): Wan Hamdi Bin Wan Hassan & Rashidahwati Binti Abang Bujang Solicitor: M/S Zailan & Co</p>	PAH6 RP: RM350,000.00 SHAH ALAM <p>Description: Apartment Address: Unit No. E-8-15, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda Seksyen 25, Shah Alam, 40400 Shah Alam, Selangor Darul Ehsan. Area: approx 971 sq feet Assignor(s): Ikhwani Adi Bin Aris Adi Tan & Lydia Eliena Binti Esa Solicitor: M/S Khamdan & Co</p>	PAH7 RP: RM340,000 SUNGAI BULOH <p>Description: Townhouse (Bumi Lot) Address: Unit No. 47A, Jalan Seri Alam 2, Taman Seri Alam, 47000 Sungai Buloh, Selangor Darul Ehsan. Area: approx 994 sq feet Assignor(s): Mohd Syawaluddin Bin Bahaudin & Norianty Binti Mohamad Solicitor: M/S Rashidah Shahrman</p>	PAH8 RP: RM330,000 RAWANG <p>Description: Double storey terrace house Address: No. 22, Jalan Hijau 1/7, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan. Area: approx 1,044 sq feet Assignor(s): Yurulan Binti Yusof Solicitor: M/S Nashili & Co</p>
PAH9 RP: RM324,000 SABAH <p>Description: Apartment Address: Lot No. D-3-5, Level 3, Block D, Type Inter-Corner, Ecopark Phase 1, Kg. Guidan, Menggatal, Jalan Sepangar, 88450 Kota Kinabalu, Sabah Area: approx 958 sq feet Assignor(s): Tee Hong Keng Solicitor: M/S Zainal & Associates</p>	PAH10 RP: RM315,000 SABAH <p>Description: Double storey terrace house Address: Lot No. 577C, Taman Wawasan, Phase IVB, 89808 Beaufort, Sabah Area: approx 3,520 sq feet Assignor(s): Awang Nor Azlan Bin Awang Aris Solicitor: M/S Luping & Co</p>	PAH11 RP: RM300,000 SUBANG JAYA <p>WITHDRAWN</p>	PAH12 RP: RM300,000 PENANG <p>WITHDRAWN</p>
PAH13 RP: RM297,000 SHAH ALAM <p>Description: 3 bedroom service apartment Address: Unit No. E-8-2, Pangsapuri Damai, Jalan Tokoh Rimba Permai, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 971 sq feet Assignor(s): Wan Mohd Muhaimin Bin Wan Abd Kudus & Aszana Binti Mohamed Zaini Solicitor: M/S J. Lee & Associates</p>	PAH14 RP: RM270,000 CYBERJAYA <p>Description: Apartment Address: Unit No. B-07-23A, Block B, Masreca 19, Persiaran Rimb Permata, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan. Area: approx 850 sq feet Assignor(s): Saidatun Najmiah Binti Mohd Jamil Solicitor: M/S Tawfeek Badjenid & Partners</p>	PAH15 RP: RM265,721 CYBERJAYA <p>Description: Apartment Address: Unit No. T2-23-05, Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan Area: approx 1,010 sq feet Assignor(s): Sharmira A/P Paramasivam Solicitor: M/S Tawfeek Badjenid & Partners</p>	PAH16 RP: RM250,000 KAJANG <p>Description: 3 bedroom apartment Address: Unit No. 5-8, Pangsapuri Perdana Impian, Jalan Kajang Perdana 3A, Taman Kajang Perdana, 43000 Kajang, Selangor Darul Ehsan. Area: approx 829 sq feet Assignor(s): Mohd Ali Hanipiah Bin Razak & Rohani Binti Bee @ Sebee Solicitor: M/S Frances, Hazlina & Partners</p>
PAH17 RP: RM245,000 SEREMBAN <p>Description: Double storey terrace house Address: No. 2383, Jalan BSS 3/1, Bandar Seremban Selatan, 71450 Seremban, Negeri Sembilan Darul Khusus. Area: approx 2,292 sq feet Assignor(s): Aiklan A/I Letchumanan, Danabalan A/I Letchumanan & Jamuna Rani A/P Chandran Solicitor: M/S T.Rajagopalulu & Co</p>	PAH18 RP: RM230,000 KLANG <p>Description: Condominium Address: Unit No. A-10-9, Block 1A, BBK Condominium, Persiaran Bukit Raja 1, Bandar Baru Klang, 41150 Klang, Selangor Darul Ehsan. Area: approx 910 sq feet Assignor(s): Kan Sook Han & Ching Chai Wei Solicitor: M/S Rashidah Shahrman</p>	PAH19 RP: RM230,000 PETALING JAYA <p>Description: Apartment Address: Unit No. K-201, Block K, Apartment Saujana 1, Jalan PUJ 10/1C, Damansara Damai, PUJ 10, 47830 Petaling Jaya, Selangor Darul Ehsan. Area: approx 700 sq feet Assignor(s): Hidayatullah Bin Mohamad & Zuraida Binti Jamal Solicitor: M/S Mozni Sham & Co</p>	PAH20 RP: RM215,000 SHAH ALAM <p>Description: Apartment Address: Unit No. 11-107, Pangsapuri Rimau Perdana, Jalan Sungai Gombak 32/67, Seksyen 32, 40460 Shah Alam, Selangor Darul Ehsan Area: approx 890 sq feet Assignor(s): Kamalashwaran A/I Balachandran & Kasthuri A/P Karpaiya Solicitor: M/S Tawfeek Badjenid & Partners</p>
PAH21 RP: RM207,000 SEPAANG <p>WITHDRAWN</p>	PAH22 RP: RM200,000 SABAH <p>Description: Apartment Address: Ground Floor, Lot 12, Block E (E12-G), Villa Permai Jaya Phase 2, Mile 5, Jalan Sibuga, 90000 Sandakan, Sabah. Area: approx 957 sq feet Assignor(s): Sufian Bin Hazahari & Sarimah Binti Hazahari Solicitor: M/S LCZ Law Firm</p>	PAH23 RP: RM188,000 MELAKA <p>WITHDRAWN</p>	PAH24 RP: RM183,708 SEREMBAN <p>Description: 3 bedroom apartment Address: No. C-2-01, Garden Villa Apartment (Pangsapuri Laman Villa), Jalan Taman Bandar Senawang 4, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Darul Khusus Area: approx 995 sq feet Assignor(s): Mohammed Hisham Bin Jalil & Siti Nurain Binti Mat Amin Solicitor: M/S Rashidah Shahrman</p>
PAH25 RP: RM182,250 SEREMBAN <p>Description: Condominium Address: Unit No. B-4-5, Bayu Temiang Residensi, Jalan Bayu, Kampung Bukit Jong, 70200 Seremban, Negeri Sembilan Darul Khusus Area: approx 900 sq feet Assignor(s): Tihi Binti Killang Solicitor: M/S Nashili & Co</p>	PAH26 RP: RM180,000 PETALING JAYA <p>Description: 3 bedroom apartment Address: No. B-14-06, Rumah Pangsa Kayu Ara, No. 29, Jalan Teratai PUJ 6A, 47400 Petaling Jaya, Selangor Darul Ehsan. Area: approx 748 sq feet Assignor(s): Nor Istiqamah Binti Sha'ari Solicitor: M/S Khamdan & Co</p>	PAH27 RP: RM164,025 SEREMBAN <p>Description: 3 bedroom condominium Address: Unit No. B-4-17, Block Begonia, Bayu Temiang Residensi, Jalan Bayu, Bandar Seremban, 70200 Seremban, Negeri Sembilan Darul Khusus. Area: approx 900 sq feet Assignor(s): Lee Hua Chey Solicitor: M/S Sofia Daminid & Associates</p>	PAH28 RP: RM145,800 MELAKA <p>WITHDRAWN</p>
PAH29 RP: RM135,000 SERI KEMBANGAN <p>WITHDRAWN</p>	PAH30 RP: RM130,000 PAHANG <p>Description: Single storey terrace house Address: Ground Floor, Lot 12, Block E (E12-G), Villa Permai Jaya Phase 2, Mile 5, Jalan Sibuga, 90000 Sandakan, Sabah. Area: approx 3,530 sq feet Assignor(s): Norhafizah Binti Ramli Solicitor: M/S Haranay, Hisham, Anikah & Associates</p>	PAH31 RP: RM126,000 PERAK <p>Description: Apartment Address: No. J-L6-23, Block Mustika, Apartment Bukit Permata, 32200 Lumut, Perak Darul Ridzuan Area: approx 829 sq feet Assignor(s): Muhammad Zuhairi Bin Zakaria Solicitor: M/S Azman Tahir Tan & Co</p>	PAH32 RP: RM123,930 PENANG <p>Description: 2 bedroom flat Address: No. 4-G-23, Lintang Sungai Batu, Taman Teluk Kumbar, 11920 Bayan Lepas, Pulau Pinang. Area: approx 463 sq feet Assignor(s): Rohani Binti Mohammad Yasin & Mohammad Faizal Bin Ahmad Solicitor: M/S Khairil Sani, Gobal & Beng Tatt</p>
PAH33 RP: RM120,000 AMPANG <p>Description: 2 bedroom flat Address: No. D-2-1, 2nd Floor, Block D, Taman Dagang, 68000 Ampang, Selangor Darul Ehsan Area: approx 480 sq feet Assignor(s): Muhammad Nor Adi Bin Abdullah & Hasmalina Binti Ahmad Solicitor: M/S Adnan Rahim & Co</p>	PAH34 RP: RM90,000 PERAK <p>Description: 2 bedroom apartment Address: Apartment No. 2-5-08, Block 2, Tropicana Apartments, Bukit Merah Laketown, 34400 Simpang Ampat, Semangang, Perak Darul Ridzuan Area: approx 803 sq feet Assignor(s): Noor Suhana Binti Yatim & Sulimah Binti Sururi Solicitor: M/S S. Ravichandran & Anuar</p>	PAH35 RP: RM90,000 PETALING JAYA <p>Description: 3 bedroom apartment Address: Unit No. B-4-03, Rumah Pangsa Rampai Idaman, No. 2, Jalan PUJ 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor Darul Ehsan. Area: approx 657 sq feet Assignor(s): Mohamad Khairul Bin Mat Salleh & Roha Yati Binti Amran Solicitor: M/S Paizah & Nazira</p>	PAH36 RP: RM86,000 SHAH ALAM <p>Description: Flat Address: Unit No. 8B, 2nd Floor, Block 3A, Jalan Sabar 25/83, Taman Sri Muda, 40400 Shah Alam, Selangor Darul Ehsan Area: approx 620 sq feet Assignor(s): Rajendran A/I Govinden Solicitor: M/S Tawfeek Badjenid & Partners</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 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.

For further particulars, please contact the undermentioned Auctioneers

PROPERTY AUCTION HOUSE SDN. BHD.

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