

PROCLAMATION OF SALE

In the exercise of the rights and powers conferred upon the Assignee(s)/Financier(s)/Lender(s) under Loan Agreement and/or Deed of Assignment entered into between the Assignee(s)/Financier(s)/Lender(s) and the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee(s)/Financier(s)/Lender(s) with the assistance of the undermentioned Auctioneer will sell the property(ies) by public auction.

Time : 10:00 am

Date : 14th May 2025, Wednesday

Venue : VIA OUR WEBSITE AT

EBID.AUCTIONS.COM.MY (FOR ONLINE BIDDING)



Please register at least one(1) working day before the auction day.

Online bidders are subject to the Terms & Conditions at ebid.auctions.com.my.

5%

Deposit (Five percent of the reserve price)

001



RM400,000

SOHO [PAH37014(2)]
Ref : DC10062724 • Size : 601 Sq. Ft.
Unit No. A-33A-19, Ampang Tiga (Neu Suites), Jalan Nipah, Ampang, 55000 Kuala Lumpur.

002



RM450,000

Single Bedroom Duplex Serviced Apartment [PAH37969(2)]
Ref : DC10064887 • Size : 762 Sq. Ft.
Unit No. H-21-3A, Block H, EkoCheras, Jalan Cheras, 56000 Kuala Lumpur.

003



RM405,000

Condominium [PAH38416]
Ref : DC10061631 • Size : 1,184 Sq. Ft.
Unit No. C-20-01, Residensi Semarak Platinum (Splendor), Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur.

004



RM320,000

2 Bedroom Service Apartment [PAH38417]
Ref : DC10065762 • Size : 689 Sq. Ft.
No. A-22-03, Residensi Vista Sentul, No. 28, Jalan Sinar Sentul 4, Sentul, 51100 Kuala Lumpur

005



RM520,000

2 Bedroom Apartment [PAH38421]
Ref : DC10065795 • Size : 807 Sq. Ft.
No. B-21-19 (on-site is No. B-21-19 & No. B-21-19i), Residensi Rimba Pantai Dalam, No. 6, Jalan Pantai Sentral 3, Pantai Dalam, 59200 Kuala Lumpur.

006



RM430,000

3 Bedroom Service Suite [PAH38420]
Ref : DC10065794 • Size : 850 Sq. Ft.
No. B-23A-10, Residensi M Centura, Jalan Sentul Perdana, Setapak, 51000 Kuala Lumpur

007



RM330,000

Serviced Apartment [PAH38449]
Ref : DC10065741 • Size : 950 Sq. Ft.
Unit No. B2-20-11, Block B2, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

008



RM360,800

2 Bedroom Serviced Apartment [PAH38333(2)]
Ref : DC10065450 • Size : 1,075 Sq. Ft.
Unit No. 15-02, Benteng 8 (Skyville 8), No. 439, Jalan Klang Lama, 58000 Kuala Lumpur.

009



RM586,500

Service Apartment [PAH38264(2)]
Ref : DC10065707 • Size : 689 Sq. Ft.
Unit No. S-43-11, Idaman Robertson, Jalan Robertson, 50150 Kuala Lumpur.

010



Withdrawn

011



RM360,000

3 Bedroom Condominium [PAH38267(2)]
Ref : DC10064966 • Size : 926 Sq. Ft.
No. C-15-12, Residensi Semarak Platinum (Splendor), Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur.

012



RM119,000

2 Bedroom Flat [PAH32174(5)]
Ref : DC10033341 • Size : 495 Sq. Ft.
No. BG-G-11, Block BG, Jalan Pandan Indah 5/20, Pandan Indah, 55100 Kuala Lumpur.

013



RM388,800

Serviced Apartment [PAH36405(2)]
Ref : DC10061801 • Size : 958 Sq. Ft.
Unit No. B-15-02, Residensi Vista Sentul, No. 28, Jalan Sinar Sentul 4, 51100 Sentul, Kuala Lumpur.

014



RM452,000

Serviced Apartment [PAH38292(2)]
Ref : DC10065685 • Size : 1,119.5 Sq. Ft.
Unit No. B-30-01, Apartment Servis J Dupion, Jalan Sembilang, 56000 Wilayah Persekutuan Kuala Lumpur.

015



RM100,000

3 Bedroom Apartment [PAH37982(2)]
Ref : DC10064661 • Size : 668 Sq. Ft.
No. A-04-03, Blok A, Pangsapuri Mawar Jaya, Jalan KP 4/5, Kota Perdana, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan.

016



RM330,000

3 Bedroom Townhouse [PAH38425]
Ref : DC10064542 • Size : 1,055 Sq. Ft.
No. 15-2, Jalan Amansiara 1/8, Taman Amansiara, 48000 Rawang, Selangor Darul Ehsan.

017



RM410,000

3 Bedroom Condominium [PAH38432]
Ref : DC10065787 • Size : 1,117 Sq. Ft.
No. SC 3-08 (IVB-508), (on-site is Block B), Indah Villa Condo, Jalan PJS 11/12, Subang Indah, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan.

018



RM370,000

Condominium [PAH38444]
Ref : DC10065786 • Size : 961 Sq. Ft.
No. NC 3-02 (IVA-511), (on-site is Block A), Indah Villa Condo, Jalan PJS 11/12, Subang Indah, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan.

019



RM175,000

Apartment [PAH37306(2)]
Ref : DC10063783 • Size : 645 Sq. Ft.
Unit No. F-04-11, Blok F, Jalan Batu Nilam 15, Bandar Bukit Tinggi, 41200 Klang, Selangor Darul Ehsan.

020



RM540,000

Apartment [PAH37133(2)]
Ref : DC10063381 • Size : 904 Sq. Ft.
No. A-01-06, (on-site is Block A), Rimbun Sanctuary, Jalan Birai U8/54, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor Darul Ehsan.

021



RM230,000

3 Bedroom Serviced Apartment [PAH37980(2)]
Ref : DC10064087 • Size : 901 Sq. Ft.
Unit No. KR-G-18, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan.

022



RM125,000

Apartment [PAH37333(2)]
Ref : DC10002352 • Size : 775 Sq. Ft.
Unit No. BA-3-40B, Jalan Pinggiran 1/5, Taman Pinggiran Putra, Seksyen 1, 43300 Seri Kembangan, Selangor Darul Ehsan.

023



RM335,000

Apartment [PAH38419]
Ref : DC10065857 • Size : 1,045 Sq. Ft.
Unit No. A-23-11, Residensi Adelia 2, Jalan Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor Darul Ehsan.

024



RM460,000

Single Storey Terrace House [PAH38415]
Ref : DC10008018 • Size : 2,648 Sq. Ft.
No. 41, Jalan 8/4, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan

025

RM640,000

Townhouse [PAH37189(2)]

Ref : DC10053184 • Size : 2,197 Sq. Ft.

Unit No. 12-G-19, Bayan Villa, Jalan BS 2/4, Taman Bukit Serdang, Seksyen 2, 43300 Seri Kembangan, Selangor Darul Ehsan.

(There is an outstanding sum of RM9,600.00 due to Developer under Original Sale & Purchase Agreement)

026

RM600,000

Double Storey Terrace House [PAH38430]

Ref : DC10065673 • Size : 1,324 Sq. Ft.

No. 33, Jalan Eco Grandeur 8/3G, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.

027

RM175,000

Apartment [PAH38424]

Ref : DC10052003 • Size : 700 Sq. Ft.

Unit No. 11-4-03, Ruvena Villa Apartment, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan.

028

RM360,000

Office Unit [PAH38418]

Ref : DC10065738 • Size : 1,012 Sq. Ft.

Unit No. 05-16, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Kreatif, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.

029

RM450,000

Double Storey Terrace House [PAH37209(2)]

Ref : DC10063674 • Size : 1,200 Sq. Ft.

No. 51, Jalan Ritma 2/10, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.

030

RM580,000

Double Storey Terrace House [PAH38429]

Ref : DC10065714 • Size : 1,199.97 Sq. Ft.

No. 15, Jalan KE 11/12, Kota Emerald, 48000 Rawang, Selangor Darul Ehsan.

(There is an outstanding sum of RM17,000.00 due to Developer under Original Sale & Purchase Agreement)

031

RM135,000

3 Bedroom Flat [PAH37359(3)]

Ref : DC10062092 • Size : 764 Sq. Ft.

Unit No. C-05-19, Blok C, Rumah Pangsa Taman Kajang Perdana, Jalan KP 2, Taman Kajang Perdana, 43000 Kajang, Selangor Darul Ehsan.

032

RM120,000

3 Bedroom Apartment [PAH38422]

Ref : DC10043349 • Size : 750 Sq. Ft.

Unit No. B2-09, Jalan Setia Rawang 10/2, Taman Setia Rawang, 48000 Rawang, Selangor Darul Ehsan.

033

RM300,000

Service Apartment [PAH38414]

Ref : DC10065789 • Size : 850 Sq. Ft.

No. 33-15, Pangsapuri Akasia Residensi, Salak Perdana Sepang, 43900 Sepang, Selangor Darul Ehsan.

034

RM460,000

3 Bedroom Service Apartment [PAH37027(4)]

Ref : DC10062753 • Size : 1,050 Sq. Ft.

Unit No. B-12-15, Damai Hillpark, Jalan 6/1F, Damai Hillpark, Bandar Damai Perdana, 56000 Cheras, Selangor Darul Ehsan.

035

Withdrawn

036

RM350,000

3 Bedroom Apartment [PAH38431]

Ref : DC10065806 • Size : 872 Sq. Ft.

Unit No. A-16-03, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor Darul Ehsan.

037

RM510,000

3 Bedroom Service Apartment [PAH37698(2)]

Ref : DC10064394 • Size : 1,023 Sq. Ft.

Unit No. RS-22-08, Sunsuria Forum Residential Suites, Jalan Setia Dagang AL U13/AL, Seksyen U13, Setia Alam, 40170 Shah Alam, Selangor Darul Ehsan.

038

RM155,400

Apartment [PAH36115(4)]

Ref : DC10060444 • Size : 850 Sq. Ft.

Unit No. H-08-07, Flora Damansara, No. 1, Jalan PJU 8/9, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

039

RM390,000

2 Bedroom Serviced Apartment [PAH38423]

Ref : DC10065852 • Size : 969 Sq. Ft.

Unit No. 15-11, Saville @ D'Lake, Jalan Saville, 47130 Puchong, Selangor Darul Ehsan.

040

RM94,800

Apartment [PAH37331(4)]

Ref : DC10027033 • Size : 650 Sq. Ft.

Unit No. J-115, Block J, Harmoni Apartment, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.

041

RM216,800

3 Bedroom Apartment [PAH38452]

Ref : DC10064325 • Size : 901 Sq. Ft.

No. MPD-07-08, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.

042

RM209,300

3 Bedroom Service Apartment [PAH38265(2)]

Ref : DC10065715 • Size : 699.65 Sq. Ft.

Unit No. C-26-05, Residensi Mutiara, Jln Zamrud Utama, Sg Tangkas, 43000 Kajang, Selangor Darul Ehsan

043

RM274,500

3 Bedroom Apartment [PAH38270(2)]

Ref : DC10065648 • Size : 1,045 Sq. Ft.

Unit No. A-25-11, Pangsapuri Seri Topaz, Jalan Intan 2, Taman Puchong Intan, 47150 Puchong, Selangor Darul Ehsan.

044

RM526,500

Double Storey Terrace House [PAH38325(2)]

Ref : DC10065350 • Size : 1,324 Sq. Ft.

No. 36, Jalan Eco Grandeur 8/3G, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.

045

RM1,215,500

Office Lot [PAH38275(2)]

Ref : DC10065358 • Size : 2,023 Sq. Ft.

Unit No. B-5-32, Block B, Ativo Plaza, No. 1, Jalan PJU 9/1, Bandar Sri Damansara, 47830 Petaling Jaya, Selangor Darul Ehsan.

046

RM151,800

Apartment [PAH38337(2)]

Ref : DC10044525 • Size : 850 Sq. Ft.

Unit No. 1-01-04, Blok Cempaka, Taman Desaminium, Jalan Flora, Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan.

047

RM198,000

SOFO [PAH38272(2)]

Ref : DC10058072 • Size : 420 Sq. Ft.

No. 19-06, Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor Darul Ehsan.

048

RM216,800

Service Apartment [PAH38324(2)]

Ref : DC10058641 • Size : 883 Sq. Ft.

Unit No. B-09-11, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan.

049



RM342,000

Double Storey Terrace House [PAH38285(2)]

Ref : DC10064962 • Size : 1,604 Sq. Ft.

No. 47, Jalan 4/13, Bandar Rincing, 43500 Semenyih, Selangor Darul Ehsan.

i

050



RM1,296,000

Double Storey Semi-Detached House [PAH36606(2)]

Ref : DC10061945 • Size : 3,240 Sq. Ft.

No. 2A, Jalan Eco Santuari 5/2E, Eco Santuari, 42500 Telok Panglima Garang, Selangor Darul Ehsan.

i

051



RM175,000

Apartment [PAH38344(2)]

Ref : DC10032759 • Size : 840 Sq. Ft.

Unit No. A2-1-11, Blok A2 - Jati, Taman Desa Putra, 68100 Batu Caves, Selangor Darul Ehsan.

i

052



RM1,011,500

Townhouse [PAH38332(2)]

Ref : DC10060034 • Size : 3,498 Sq. Ft.

Unit No. 18-1, Jalan Putra Perdana 3A, Glades, Putra Heights, 47650 Subang Jaya, Selangor Darul Ehsan.

i

053



RM260,100

Serviced Apartment [PAH38453]

Ref : DC10064075 • Size : 1,023 Sq. Ft.

Unit No. B1-22-01, Savanna Executive Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor Darul Ehsan.

i

054



RM306,000

Office Lot [PAH38458]

Ref : DC10064660 • Size : 2,217 Sq. Ft.

No. 2-19-3, (on-site is Block A), Space U8, No. 6, Persiaran Pasak Bumi, Taman Bukit Jelutong, 40150 Shah Alam, Selangor Darul Ehsan.

i

055



RM270,000

3 Bedroom Serviced Apartment [PAH38087(3)]

Ref : DC10064814 • Size : 1,130 Sq. Ft.

Unit No. 23-02, Saville @ D'Lake, Jalan Saville, 47130 Puchong, Selangor Darul Ehsan.

i

056



RM240,000

3 Bedroom Apartment [PAH38451]

Ref : DC10065658 • Size : 901 Sq. Ft.

No. MPD-16-08, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.

i

057



RM346,800

Double Storey Terrace House [PAH38454]

Ref : DC10062876 • Size : 1,195 Sq. Ft.

No. 71, Jalan Rentak 1/2, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.

i

b

058



RM518,400

Office Unit [PAH38089(3)]

Ref : DC10065227 • Size : 2,002 Sq. Ft.

Unit No. A-3A-08, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor Darul Ehsan.

i

059



RM231,200

Service Apartment [PAH38460]

Ref : DC10063668 • Size : 678 Sq. Ft.

Unit No. C-21-13, Block C, Residensi Damai Meriah - The Zizz, No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan.

i

060



RM54,000

Flat [PAH38450]

Ref : DC10002940 • Size : 662 Sq. Ft.

Unit No. 3-09, Block J, Taman Bukit Rawang Jaya, 48000 Rawang, Selangor Darul Ehsan.

i

061



RM336,000

3 Bedroom Serviced Apartment [PAH38459]

Ref : DC10065537 • Size : 1,000 Sq. Ft.

No. B-9-17, Residensi Neksus Kajang, Jalan Bukit, 43000 Kajang, Selangor Darul Ehsan.

i

062



RM267,300

Apartment [PAH37034(3)]

Ref : DC10062856 • Size : 1,045 Sq. Ft.

Unit No. A-22-8, Residensi Adelia 2, Persiaran Bangi Avenue, Taman Bangi Avenue, 43000 Kajang, Selangor Darul Ehsan.

i

CIMB Mortgage Sales & Contact Number:-

State	PIC Name	Mobile number
Klang Valley	Grace Teoh	012-5622779
	Joseph Loh	016-6654310
	Vincent Seah	012-9833634
	Syafieqah	013-6340048
	Isaac Tang	012-6832348

In collaboration with:

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b Bumiputra Lot

i CIMB Islamic Bank Berhad

m Malay Reserve Land

w Malaysian Citizen



The photographs shown herein are solely for general identification and information. Prospective Bidders are advised to obtain a copy of Conditions of sale and to inspect the property(ies) and conduct and rely on their own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided on the property(ies) and to seek their own professional advice in with regard to the sale.

The Assignee/Chargee/Lender/Financier makes no representation or warranty whatsoever as to the accuracy or the actual condition of the above property(ies) nor the particulars of such property(ies). All prospective bidders should also note that any property(ies) listed as available for the auction sale herein are subject to the respective terms and conditions of sale governing the auction sale of the property(ies) (which has been or will be advertised accordingly or will be made available upon request, as the case may be). The Assignee/Chargee/Lender/Financier makes no guarantee that the property(ies) will be sold/auctioned at the reserve price indicated as the same is subject to the bid of a higher price made by the interested bidder(s) and such auction price is also subject to change at any time at the absolute discretion of the Assignee/Chargee/Lender/Financier without any prior notice. The Assignee/Chargee/Lender/Financier further reserve the rights to withdraw the property(ies) listed from the auction sale without the need to render any reasons and the Assignee/Chargee/Lender/Financier shall not be held liable or responsible for any cost and expenses that may be incurred or had incurred by the Prospective Bidders as a result of the said withdrawal. The decision of the Assignee/Chargee/Lender/Financier in relation to the auction sale shall be final and shall not be subject to challenge. The Assignee/Chargee/Lender/Financier and its agents shall not be held liable for the contents herein in any manner or under any circumstances whatsoever including but not limited to withdrawal of the property(ies) listed from the auction sale.

Lot no. 001 - 062 will be auctioned by PROPERTY AUCTION HOUSE SDN. (187793-X)

Licensed Auctioneer : PATRICK K.M. WONG, DANNY T.F. LOH & JEFFREY C.K. CHOONG

Tel: 03 2070 2226

Ground Floor, No.1, Jalan Ampang, 50450 Kuala Lumpur