

Date & Time:

25 JUNE 2025

@ 3.00 PM

via ONLINE BIDDING AUCTION

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JTR AUCTION HOUSE

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BANK ISLAM PROPERTY AUCTION

In exercise of the Assignee/Bank's rights and powers conferred upon

BANK ISLAM (MALAYSIA) BERHAD

it is hereby proclaimed

that the Assignee/Bank with the assistance of the Auctioneer will sell the undermentioned properties by

AUCTION SALE

VIA ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my

ON WEDNESDAY, 25 JUNE 2025 @ 3.00 PM

(All Intending Online eBidders are required to register at least one (1) working day before Auction for registration & verification purpose)



JTR AUCTION HOUSE

ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

1. Read and fully understand all the terms and conditions in the Proclamation of sale; 2. Conduct an official search on the parent title of the subject property at the land office and/or other relevant authorities; 3. Inspect the subject property; 4. Verify pertinent particulars of the documents; 5. Verify the postal address of the subject property with the developer; 6. Check on issuance of separate individual title for the subject property with developer; 7. Seek legal advice on the terms and conditions of sale herein; 8. Make necessary enquiries with the relevant authorities and the developer whether the property is open to all races or Bumiputra Only, Restriction-in-Interest, Terms and Conditions of consent to the sale herein; 9. The subject property will be sold on "as is where is" basis; 10. The Assignee Bank is not responsible in obtaining any Consent from the Developer and/or state authorities or bodies prior or after the auction sale (if applicable); 11. This material is based upon information which we consider reliable as it been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

LOT 1 (87276) Reserve **RM 196,830**

DENGKIL Price

3 ROOM SERVICE APARTMENT

901 sf

No. KR-19-14, Pangsapuri Kita Ria
Persiaran Cybersouth Perdana Cybersouth
43800 Dengkil, Selangor

Assignors/Customers:
1. Muhamad Mazlan Bin Abu Bakar
2. Nor Faridah Binti Abd Rashed

Solicitors: M/S Azhar & Wong

SELANGOR

LOT 2 (87274) Reserve **RM 198,000**

KUALA LUMPUR Price

AN APARTMENT UNIT

829 sf

No. 3-14, Pangsapuri Seri Murni, Jalan
Bahagia 29, Taman Sri Bahagia, Cheras
56000 Kuala Lumpur.

Assignors/Customers:
Mohd Zaid Bin Othman

Solicitors: M/S Rafaei & Co

W.P. KUALA LUMPUR

LOT 3 (87275) Reserve **RM 249,318**

PETALING JAYA Price

A CONDOMINIUM UNIT

949 sf

No. A-203, Block A, Perdana View
Condominium, No. 21, Jalan PJU 8/1
Damansara Perdana, 47820 Petaling Jaya
Selangor.

Assignors/Customers:
1. Azleena Binti Jaafar
2. Ahmad Ridzuan Bin Ahmad Khir

Solicitors: M/S Jailani Zubir & Partners

SELANGOR

LOT 4 (87273) Reserve **RM 364,500**

RAWANG Price

DOUBLE STOREY HOUSE

1400 sf

No. 9, Jalan KE 8/1D, Kota Emerald
48000 Rawang, Selangor.

Assignors/Customers:
1. Mohamad Shahrol Bin Abdul Saha
2. Rozilaton Husna Binti Mohamed Razain

Solicitors: M/S Zulpadli & Edham

SELANGOR

TIME
Time whenever mentioned shall be of essence of this sale

VACANT POSSESSION
The Bank/Assignee does not undertake to deliver vacant possession of the property to the Purchaser.



AUCTION CHOICE

IS A

SMARTER BUY



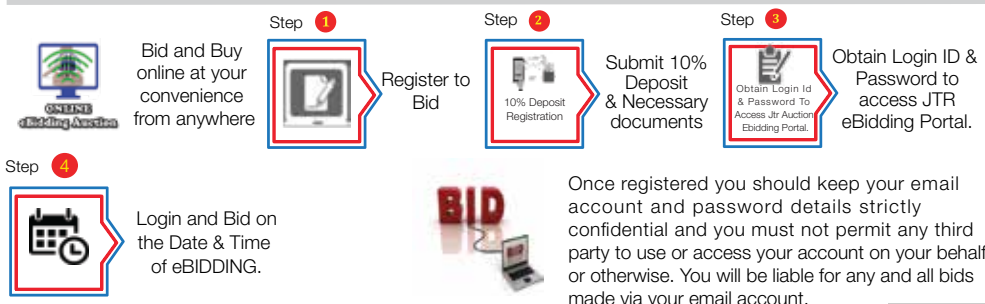
RESERVE PRICE:-

The subject property will be sold subject to the Reserve Price and the CONDITIONS OF SALE herein

DEPOSIT:- All intending bidders are required to deposit 10% of the reserve price by way of BANK DRAFT in favour of BANK ISLAM MALAYSIA BERHAD or via Online Banking Transfer by 5pm at least (1) working day before auction date. The balance of the purchase price to be settled within (90) DAYS from the date of sale.

(The auctions conducted will be "FULLY ONLINE". For the auction related matters such as Deposit payment and Bidding process, please refer to the respective Proclamation of Sale and Condition of Sale).

BUYER'S GUIDE FOR ONLINE EBIDDING



NECESSARY DOCUMENTS FOR BIDDING :-

1. A photocopy of his / her NRIC card (both sides) & Correspondence address . (For an individual bidder)
2. A certified true copy of the Company Memorandum and Articles of Association.(For a Corporation)
3. Form 24, 44 and 49 & Board of Directors' Resolution.
4. Letter of Authority from the Intending Bidder & A photocopy of the NRIC card (both sides). (For Agent/Representative).



JTR AUCTION HOUSE (705253-H)
(Manage by J.THILAGAMRAJ AUCTIONEERS SDN BHD)

No. 140, 1st Floor, Jalan Tun Sambanthan
Brickfields, 50470 Kuala Lumpur.

R. RAJ YOGAN PILLAI - R. JAI HARI RAJ PILLAI - R. YOGA ARULESWARAN
(Licensed Auctioneers)

H/P : 014-6793 560

TEL : 03-2274 9999

FAX: 03-2272 2797

JTR AUCTIONEERS

admin@jtraj.com

www.AuctionSale.com.my

* Illustrations in the pamphlet of the forthcoming sales are primarily for general information and guidance for intending bidders only. The auctioneer reserves rights or add to these illustration at any time prior to the sale.