



Date & Time:

**25 JUNE 2025**

**@ 3.00 PM**

via ONLINE BIDDING AUCTION

@ [www.AuctionSale.com.my](http://www.AuctionSale.com.my)



Bid for premium properties of unbeatable prices &  
Exclusive deals !  
visit [www.AuctionSale.com.my](http://www.AuctionSale.com.my)

**JTR AUCTION HOUSE**

(Manage by J.Thilagamraj Auctioneers Sdn Bhd)

**03-2274 9999 / 014-6793560**

Organized by:



# 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](http://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)



ONLINE Bidding Auction



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

Malay Reserve Land

**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 Rafeai & 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. Azeena 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**



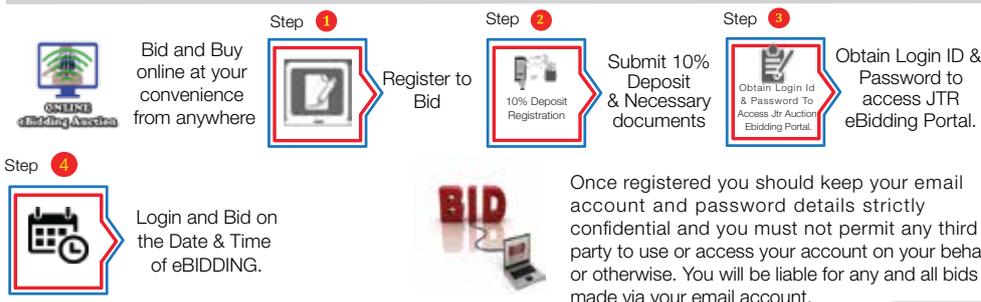
**RESERVE PRICE:-**

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.