

# PROCLAMATION OF SALE

In Exercise of the rights and power conferred upon the BANK KERJASAMA RAKYAT MALAYSIA BERHAD (the Assignee) by the Assignor. It is hereby proclaimed that the Assignee with the Assistance of the undermentioned Auctioneer. Bidder Registration Must be made at least One(1) working date before Auction date and prospective bidders are advised LOG IN E-SEJAHTERA online bidding link and to be standby before auction date and time.

## WILL SELL BY PUBLIC AUCTION VIA DUAL BIDDING

### ON WEDNESDAY THE 29TH DAY OF APRIL 2026 AT 11.00 A.M.

NOTE : PROSPECTIVE BIDDERS ARE ADVISED TO : (1) INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLES/STRATA TITLES (2) OBTAIN A COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITIONS OF SALE AND SEEK INDEPENDENT LEGAL ADVICE (3) CONDUCT OFFICIAL PARENT/MASTER TITLES/INDIVIDUAL TITLES SEARCH AT THE RELEVANT LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES AND (4) MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER(S) AS TO WHETHER THE SALE IS OPEN TO ALL RACES OR TO MALAYSIAN CITIZENS WHO ARE BUMIPUTRAS OR MALAY ONLY WITH THE RELEVANT AUTHORITIES ON THE TERMS AND CONSENT TO THE SALE PRIOR TO THE AUCTION SALE.

THE PHOTOGRAPHS SHOWN HEREIN ARE SOLELY FOR GENERAL IDENTIFICATION. THE ASSIGNEE/BANK MAKES NO REPRESENTATION OR WARRANTY AS TO THEIR ACCURACY OR THE ACTUAL CONDITION OF THE PROPERTIES. ALL PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT ANY TIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE/BANK OR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO PROSPECTIVE BIDDERS BY REASON OF SUCH WITHDRAWAL.

<b>SA 1</b>	<b>RESERVE PRICE</b>	<b>RM 147,500.00</b>
	Area : Apprx 850 square feet Type : Apartment Address : Unit No. E-15-21, Block E, Flora Damansara, No 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan	
<b>10th Auction SELANGOR</b>	Solicitor : Messrs Yusfarizal Aziz & Zaid Tel : 03-40320949	

<b>SA 2</b>	<b>RESERVE PRICE</b>	<b>RM 495,800.00</b>
	Area : Apprx 990 square feet Type : A luxurious suites unit (Sky Pool Villa) Address : Unit No. L5-05 Sky Pool Villa, Lexis Hibiscus Pasir Panjang, 71250 Port Dickson, Negeri Sembilan Darul Khusus.	
<b>6th Auction NEGERI SEMBILAN</b>	Solicitor : Messrs Yusfarizal Aziz & Zaid Tel : 03-40320949	

<b>SA 3</b>	<b>RESERVE PRICE</b>	<b>RM 198,000.00</b>
	Area : Apprx 882.64 square feet Type : Apartment Address : Unit No.C-08-17, Block C, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka	
<b>2nd Auction MELAKA</b>	Solicitor : Messrs Zulpadli & Edham Tel : 03-26946979	

<b>SA 4</b>	<b>RESERVE PRICE</b>	<b>RM 247,500.00</b>
	Area : Apprx 710 square feet Type : Service Apartment Address : Unit No. A-23-05, Jalan Reko, Saville Kajang, 43000 Kajang, Selangor	
<b>2nd Auction SELANGOR</b>	Solicitor : Messrs Yusfarizal Aziz & Zaid Tel : 03-40320949 <b>Note : BUMIPUTERA LOT</b>	

<b>SA 5</b>	<b>RESERVE PRICE</b>	<b>RM 129,600.00</b>
	Area : Apprx 826.45 square feet Type : Shop Apartment Address : Unit No.30-3, Jalan 5/40, Taman Pusat Kepong, 51200 Kuala Lumpur	
<b>3rd Auction KUALA LUMPUR</b>	Solicitor : Messrs Yusfarizal Aziz & Zaid Tel : 03-40320949	

<b>SA 6</b>	<b>RESERVE PRICE</b>	<b>RM 280,000.00</b>
	Area : Apprx 750 square feet Type : Apartment Address : Unit D-22-08, Blok D Flora Damansara, Jalan PJU 8/9, Damansara Perdana, 47820 Petaling Jaya	
<b>1st Auction SELANGOR</b>	Solicitor : Messrs Yusfarizal Aziz & Zaid Tel : 03-40320949	

# PROCLAMATION OF SALE

**SA 7**

**RESERVE PRICE**

**RM 500,000.00**



Area : Apprx 1947.54 square feet  
Type : Double Storey Terrace House (Corner)  
Address : No.29, Jalan Gunung Pulai 3, Bukit Pelali @ Pengerang (Presint Gunung Pulai), 81600 Pengerang, Johor Darul Takzim  
Solicitor : Messrs Zulpadli & Edham  
Tel : 03-26946979

**2nd Auction  
JOHOR**

**SA 8**

**RESERVE PRICE**

**RM 1,593,000.00**



Area : Apprx 5,381.95 square feet  
Type : 3 Storey Detached House  
Address : No.16 Lorong Bertam Vila 3, Residensi Bertam Vila, 13200 Kepala Batas, Pulau Pinang  
Solicitor : Messrs Yusfarizal Aziz & Zaid  
Tel : 03-40320949

**2nd Auction  
PULAU PINANG**

**SA 9**

**RESERVE PRICE**

**RM 10,000.00**



Area : Apprx 311 square feet  
Type : Studio Serviced Apartment  
Address : Unit No.C-0-019 (Room No.5319), PV Blok C (Palm View Serviced Apartment), Bukit Merah Laketown, 34400 Simpang Ampat Semanggol Perak Darul Ridzuan.  
Solicitor : Messrs Zulpadli & Edham  
Tel : 03-26946979

**1st Auction  
PERAK**

The subject properties will be sold subject to the Reserve Price and Condition of Sale and Sold on "as is where is" basis. **RESERVE PRICE (RP) & PAYMENT** : All intending bidder/s are required to deposit 10% of fixed Reserve Price by **BANK DRAF** in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** under **E-SEJAHTERA**. Bidder Registration must be made at least **One(1) working date**. The balance of the Purchase price is to be settle within 90 days. For further particulars please contact the respective Solicitor(s) or the respective Auctioneer on below:-

**ZAINULABUDDEN BIN ABD SALAM** Lisenced Auctioneers  
**SEJAHTERA AUCTIONEERS (000955243-K)**  
Unit 15-21, MENARA MUTIARA SENTRAL,  
NO.2, JALAN DESA AMAN 1, CHERAS BUSINESS CENTRE, 56000 CHERAS, KUALA LUMPUR.  
TEL: 03-92816076 / 016-2375027 Email: sejahtera4u@gmail.com Website: E-SEJAHTERA

