

# High Court E-Lelong

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**AmBank Financing Please Contact:**

**For Individual bidder(s)**

**Yuan Chik Chong : 012-223 2498**

**For Company bidder**

**Camile Tang : 013-999 6875**



**PROPERTY  
AUCTION**



03-7452 1318 | [ambank.com.my](http://ambank.com.my)

# PROCLAMATION OF SALE

WILL SELL THE PROPERTY DESCRIBED BELOW BY

**ELECTRONICALLY ON THE e-LELONG WEBSITE**  
e-LELONG OPERATION CENTER

KUANTAN COURT COMPLEX, PAHANG DARUL MAKMUR

Please visit

<https://elelong.kehakiman.gov.my/bidderweb>

The property will be sold on an "as is where is" basis subject to a reserve price and to the conditions of sale as printed in the Proclamation Of Sale as per link below:

<https://elelong.kehakiman.gov.my/bidderweb/home/index>.

Bidders are required to register on the website <https://elelong.kehakiman.gov.my/bidderweb> and submit the payment of ten per cent (10%) of the reserve price as deposit in the form of Bank Draft in the name of the Plaintiff at the latest by (1) working day before the auction date.

Please refer to the Proclamation Of Sale for submission method.

 AMBANK (M) BERHAD  AMBANK ISLAMIC BERHAD

For any inquiries please contact the company appointed by the Plaintiff :

**ARENA AUCTIONEERS SDN BHD** (1092337-X)

TEL : 03-7845 5890 / 03-7842 2137

EMAIL : [aasb@arenaauctioneers.com](mailto:aasb@arenaauctioneers.com)

H/P : 012-327 5047

WEBSITE : [arenaauctioneers.com](http://arenaauctioneers.com)

**01**

AUCTION DATE : 19/11/2024 RESERVE PRICE  
TIME : 11.00 AM RM 3,000,000.00



DESCRIPTION : A DOUBLE STOREY BUNGALOW SITED WITHIN A GATED AND GUARDED COMMUNITY  
LAND AREA : 7,201.00 SQUARE FEET  
ASSIGNOR(S) : SITI NURHAFZAN BINTI MOHAMED  
SOLICITOR : MESSRS A RAHIM & CO.  
EXECUTION NO. : JA-38-798-05/2024

JOHOR  
BAHRU

NO. 9, JALAN SETIA TROPIKA 7/3, TAMAN SETIA TROPIKA, 81200  
JOHOR BAHRU, JOHOR

**02**

AUCTION DATE : 25/11/2024 RESERVE PRICE  
TIME : 11.00 AM RM 1,134,000.00



DESCRIPTION : A DOUBLE STOREY CORNER SEMI-DETACHED HOUSE  
LAND AREA : 7,255.00 SQUARE FEET  
ASSIGNOR(S) : ZAIDI BIN ABU BAKAR  
SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
EXECUTION NO. : JA-38-1787-09/2024

JOHOR  
BAHRU

NO. 2, JALAN KEMPAS UTAMA 1/32, TAMAN KEMPAS UTAMA,  
81300 JOHOR BAHRU, JOHOR

**03**

AUCTION DATE : 04/11/2024 RESERVE PRICE  
TIME : 11.00 AM RM 1,050,000.00



DESCRIPTION : A DOUBLE STOREY CLUSTER HOUSE, CORNER LOT  
LAND AREA : 4,219.00 SQUARE FEET  
ASSIGNOR(S) : 1) JAYAKUMAR A/L BATUMALA  
2) HEMAHVIKNESWARY A/P KRISHNAN  
SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
EXECUTION NO. : JA-38-1573-08/2024

JOHOR  
BAHRU

NO. 29, JALAN KEMPAS INDAH 5/4, TAMAN KEMPAS INDAH, 81300  
JOHOR BAHRU, JOHOR

**04**

AUCTION DATE : 11/11/2024 RESERVE PRICE  
TIME : 11.00 AM RM 1,040,000.00



DESCRIPTION : A DETACHED INDUSTRIAL LAND  
LAND AREA : 147,350.00 SQUARE FEET  
ASSIGNOR(S) : SIGNPEN SDN BHD  
SOLICITOR : MESSRS LALCHAND & NAWAWI (IPOH)  
EXECUTION NO. : AA-38-1411-07/2024  
NOTE : MALAY RESERVE

BOTA

LOT NO. 6384, JALAN GELUNG PEPUYU, 32600 BOTA, PERAK

**05**AUCTION DATE : 06/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 780,000.00

DESCRIPTION : A 3-STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 1,755.00 SQUARE FEET  
 ASSIGNOR(S) : 1) MUHAMMAD AKRAM MERICAN BIN AHMAD MERICAN  
 2) NUR ATIQA BINTI AHMAD MERICAN  
 SOLICITOR : MESSRS LALCHAND & NAWAWI  
 EXECUTION NO. : PA-38-353-04/2024

PERAI

NO. 8, LORONG SERI PAUH 3, RESIDENSI SERI PAUH, 13700 PERAI, PULAU PINANG

**06**AUCTION DATE : 13/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 750,000.00

DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT UNIT  
 LAND AREA : 1,711.00 SQUARE FEET  
 ASSIGNOR(S) : NG PENG SHENG sebagai wakil diri kepada NG GIM WEI (SIMATI)  
 SOLICITOR : MESSRS JAYADEVA & KAMAL (ALOR SETAR)  
 EXECUTION NO. : PA-38-850-08/2024

BAYAN LEPAS

NO. 1C-28-3A, JALAN MAYANG PASIR 3, ELIT HEIGHTS- ELIT 3 BAYAN LEPAS PULAU PINANG, 11900 BAYAN LEPAS, PULAU PINANG

**07**AUCTION DATE : 11/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 670,000.00

DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE, INTERMEDIATE LOT  
 LAND AREA : 1,540.00 SQUARE FEET  
 ASSIGNOR(S) : 1) LIM CHENG HAW  
 2) GOH CHEW EE  
 SOLICITOR : MESSRS NOR DING & CO.  
 EXECUTION NO. : JA-38-1680-08/2024

JOHOR BAHRU

NO. 11, JALAN PERJIRANAN 12/17, BANDAR DATO ONN, 81100 JOHOR BAHRU, JOHOR

**08**AUCTION DATE : 06/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 630,000.00

DESCRIPTION : AN INTERMEDIATE LOT DOUBLE STOREY CLUSTER HOUSE  
 LAND AREA : 2,454.00 SQUARE FEET  
 ASSIGNOR(S) : 1) KOH SIEW LONG  
 2) LOW CHOY LEE  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1644-08/2024

PASIR GUDANG

NO. 56, JALAN RAMBAI 16, TAMAN KOTA MASAI, 81700 PASIR GUDANG, JOHOR

**09**AUCTION DATE : 12/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 600,000.00

DESCRIPTION : AN EXTENDED DOUBLE STOREY SEMI-DETACHED HOUSE  
 LAND AREA : 2,454.00 SQUARE FEET  
 ASSIGNOR(S) : 1) ZAHID HARIS BIN DENAN  
 2) HAZARINA BINTI IKE @ ZAKARIA  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1690-08/2024

JOHOR BAHRU

NO. 4, JALAN DELIMA 4/1, TAMAN DELIMA 2, 81100 JOHOR BAHRU, JOHOR

**10**AUCTION DATE : 27/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 550,000.00

DESCRIPTION : A DOUBLE STOREY END UNIT TERRACE HOUSE WITH EXTRA LAND  
 LAND AREA : 2,562.00 SQUARE FEET  
 ASSIGNOR(S) : NAZ ZAKRIE AFIFI BIN ABDUL HADI  
 SOLICITOR : MESSRS A RAHIM & CO (JB)  
 EXECUTION NO. : JA-38-1815-09/2024

KLUANG

NO. 105, JALAN IMPIAN DAMAI 1/6, BANDAR SERI IMPIAN, 86000 KLUANG, JOHOR

**11**AUCTION DATE : 18/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 550,000.00

DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE SHOP-OFFICE  
 LAND AREA : 1,421.00 SQUARE FEET  
 ASSIGNOR(S) : KRISHNAMURTHY A/L JAYAGOPAL  
 SOLICITOR : MESSRS HOE & MOIRA  
 EXECUTION NO. : PA-38-965-12/2023

BUTTERWORTH

NO 16 LORONG MURNI 9 TAMAN DESA MURNI, 13800 BUTTERWORTH, PULAU PINANG

**12**AUCTION DATE : 06/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 460,000.00

DESCRIPTION : A APARTMENT UNIT  
 FLOOR AREA : 1,528.00 SQUARE FEET  
 ASSIGNOR(S) : KUA CHIA HUI  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1619-08/2024

JOHOR BAHRU

NO. 04-01, PANGSAPURI ADAMAI, LORONG 2C, OFF JALAN ABDUL SAMAD, 80100 JOHOR BAHRU, JOHOR

**13**AUCTION DATE : 21/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 450,000.00

DESCRIPTION : AN INTER MEDIATE DOUBLE STOREY TERRACE HOUSE  
 LAND AREA : 1,636.00 SQUARE FEET  
 ASSIGNOR(S) : 1) ILAMARAN A/L SUBRAMANIAM  
 2) VALARMATHI A/P MUNIANDY  
 SOLICITOR : MESSRS VAS & CO (KLG)  
 EXECUTION NO. : BA-38-2496-08/2024

KAPAR

NO. 50, JALAN HAMZAH ALANG 22/KU9, TAMAN INTAN, 42200 KAPAR, SELANGOR

**14**AUCTION DATE : 21/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 447,000.00

DESCRIPTION : A 2-STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 1,195.00 SQUARE FEET  
 ASSIGNOR(S) : TANG YONG SHENG  
 SOLICITOR : MESSRS AZMI RAHIM & CO (SG PETANI)  
 EXECUTION NO. : PA-38-915-09/2024

BUKIT MERTAJAM

NO. 42A, LORONG SERI IMPIAN 9, TAMAN SERI IMPIAN, 14000 BUKIT MERTAJAM, PULAU PINANG

**15**AUCTION DATE : 18/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 440,000.00

DESCRIPTION : A SINGLE STOREY TERRACE HOUSE - INTERMEDIATE LOT  
 LAND AREA : 1,540.00 SQUARE FEET  
 ASSIGNOR(S) : ARUL DASS A/L SUSAY  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1758-09/2024

SKUDAI

NO. 15, JALAN PULAI 6/1, TAMAN PULAI UTAMA, 81300 SKUDAI, JOHOR

**16**AUCTION DATE : 07/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 430,000.00

DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 840.00 SQUARE FEET  
 ASSIGNOR(S) : 1) HAIZAM BIN IDRUS  
 2) RUZAINI BINTI RUSLI  
 SOLICITOR : MESSRS GOH & PARTNERS (KL)  
 EXECUTION NO. : BA-38-2241-08/2024

KUALA LUMPUR

NO. 27 JALAN J1, TAMAN MELAWATI, 53100 KUALA LUMPUR, SELANGOR

**17**AUCTION DATE : 12/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 418,500.00

DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE INTERMEDIATE LOT  
 LAND AREA : 1,170.00 SQUARE FEET  
 ASSIGNOR(S) : KARTHIGESU A/L BALASUBUNA NAIDU  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOC.  
 EXECUTION NO. : JA-38-1685-08/2024

SENAI

NO. 763, JALAN SCIENTEX UTAMA 8, TAMAN SCIENTEX UTAMA, 81400 SENAI, JOHOR

**18**AUCTION DATE : 04/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 400,000.00

DESCRIPTION : A SINGLE STOREY INTERMEDIATE UNIT TERRACE HOUSE  
 FLOOR AREA : 1,302.00 SQUARE FEET  
 ASSIGNOR(S) : VENATHAN A/L PARAMESIVAM  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1572-08/2024

SKUDAI

NO. 6, JALAN KEJAYAAN 57, TAMAN UNIVERSITI, 81300 SKUDAI, JOHOR

**19**AUCTION DATE : 26/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 400,000.00

DESCRIPTION : A CONDOMINIUM UNIT  
 FLOOR AREA : 1,324.00 SQUARE FEET  
 ASSIGNOR(S) : TAN TAT KIAN  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOC  
 EXECUTION NO. : JA-38-1808-09/2024

MASAI

UNIT NO. 04-02, BLOK E, PANGSAPURI SERI MUTIARA, BANDAR SERI ALAM, 81750 MASAI, JOHOR

**20**AUCTION DATE : 05/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 400,000.00

DESCRIPTION : A MEDIUM-COST APARTMENT UNIT  
 FLOOR AREA : 1,001.00 SQUARE FEET  
 ASSIGNOR(S) : KOH BOON HAO  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1605-08/2024

JOHOR BAHRU

UNIT NO. 19-02, BLOK B, PANGSAPURI MUTIARA IDAMAN, JALAN IDAMAN UTAMA, TAMAN LARKIN IDAMAN, 80350 JOHOR BAHRU, JOHOR

**21**AUCTION DATE : 05/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 400,000.00

DESCRIPTION : AN INTERMEDIATE SINGLE STOREY TERRACE HOUSE  
 LAND AREA : 1,302.43 SQUARE FEET  
 ASSIGNOR(S) : CHAN CHEE YAN  
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
 EXECUTION NO. : WA-38-1113-05/2024

BATU  
CAVESNO. 7, JALAN TIB 2/6, TAMAN INDUSTRIAL BOLTON, 68100 BATU  
CAVES, SELANGOR**22**AUCTION DATE : 27/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 382,500.00

DESCRIPTION : A DOUBLE (2) STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 1,679.17 SQUARE FEET  
 ASSIGNOR(S) : SITHARA A/P RAMACHANDRA  
 SOLICITOR : MESSRS GOH & PARTNERS (KL)  
 EXECUTION NO. : BA-38-2498-08/2024

SEMENYIH

NO. 33A, JALAN TE 1, TAMAN TIARA EAST, 43500 SEMENYIH,  
SELANGOR**23**AUCTION DATE : 26/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 379,080.00

DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE, INTERMEDIATE LOT  
 LAND AREA : 1,539.00 SQUARE FEET  
 ASSIGNOR(S) : MOHAMAD HASRUL BIN MOHD SILAN  
 SOLICITOR : MESSRS A RAHIM & CO (JB)  
 EXECUTION NO. : JA-38-1813-09/2024

KULAI

NO. 7057, JALAN SRI PUTRI 14, TAMAN PUTRI KULAI, 81000 KULAI,  
JOHOR**24**AUCTION DATE : 28/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 364,500.00

DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 1,399.00 SQUARE FEET  
 ASSIGNOR(S) : DASHNA A/P UTHAYAN  
 SOLICITOR : MESSRS AZMI RAHIM & CO (SG PETANI)  
 EXECUTION NO. : PA-38-963-09/2024

BALIK  
PULAUNO. 3, SOLOK PRESTIJ 2, TAMAN PRESTIJ III, 11000 BALIK PULAU,  
PULAU PINANG**25**AUCTION DATE : 04/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 360,000.00

DESCRIPTION : A THREE-BEDROOM SERVICE APARTMENT UNIT SITED ON THE 9TH FLOOR OF A 24-STOREY BLOCK  
 FLOOR AREA : 1,054.00 SQUARE FEET  
 ASSIGNOR(S) : TIAGARAJAN A/L V ANBALAGAN  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1591-08/2024  
 NOTE : **LOT BUMIPUTERA**

JOHOR  
BAHRUUNIT NO. 09-02, BLOCK A, PANGSAPURI LARKIN IDAMAN, JALAN  
IDAMAN 1, TAMAN LARKIN IDAMAN, 80350 JOHOR BAHRU, JOHOR**26**AUCTION DATE : 25/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 349,920.00

DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE, END LOT  
 LAND AREA : 1,540.00 SQUARE FEET  
 ASSIGNOR(S) : JABATAN INSOLVENS MALAYSIA (PEMEGANG HARTA BAGI TAN KIEN HONG) TAN KIEN HONG  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1791-09/2024

BANDAR  
PENAWARNO. 35, JALAN ORKID 5, TAMAN SRI PENAWAR, 81930 BANDAR  
PENAWAR, JOHOR**27**AUCTION DATE : 25/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 333,000.00

DESCRIPTION : A APARTMENT UNIT  
 LAND AREA : 1,109.00 SQUARE FEET  
 ASSIGNOR(S) : YAP WAI LOON  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1786-09/2024

SKUDAI

UNIT NO. A-3-10, SKUDAI VILLA, JALAN AMAN, TAMAN SKUDAI  
BARU, 81300 SKUDAI, JOHOR**28**AUCTION DATE : 19/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 328,050.00

DESCRIPTION : A 3-BEDROOM CONDOMINIUM UNIT  
 FLOOR AREA : 1,012.00 SQUARE FEET  
 ASSIGNOR(S) : TANG KIN YIN  
 SOLICITOR : MESSRS B H GAN NOR & KIM  
 EXECUTION NO. : BA-38-2335-08/2024

KAJANG

NO. A8-3-3A, BLOCK A8, GREEN ACRE PARK CONDOMINIUM,  
JALAN SUNGAI LONG, BANDAR SUNGAI LONG, 43000 KAJANG,  
SELANGOR

**29**AUCTION DATE : 28/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 320,000.00**

DESCRIPTION : A THREE BEDROOM APARTMENT UNIT  
 FLOOR AREA : 700.00 SQUARE FEET  
 ASSIGNOR(S) : WONG YONG CHOU  
 SOLICITOR : MESSRS AZMI RAHIM & CO (SG PETANI)  
 EXECUTION NO. : PA-38-940-09/2024

**GELUGOR**

UNIT NO. 3C-11-05, N-PARK, JALAN BATU UBAN, 11700 GELUGOR, PULAU PINANG

**30**AUCTION DATE : 11/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 313,470.00**

DESCRIPTION : A CONDOMINIUM UNIT  
 FLOOR AREA : 1,324.00 SQUARE FEET  
 ASSIGNOR(S) : PANG SIAW KONG  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1698-08/2024

**MASAI**

UNIT NO. 19-01, BLOK C, PANGSAPURI SERI MUTIARA, BANDAR SERI ALAM, 81750 MASAI, JOHOR

**31**AUCTION DATE : 05/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 300,000.00**

DESCRIPTION : A SINGLE STOREY LOW-COST TERRACE HOUSE  
 LAND AREA : 1,044.00 SQUARE FEET  
 ASSIGNOR(S) : ABIRAMI A/P A DEVAN (ANANTHI A/P PALANIVEL)  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1606-08/2024

**JOHOR BAHRU**

NO. 20, JALAN KEJAYAAN 32, TAMAN UNIVERSITI, 81300 JOHOR BAHRU, JOHOR

**32**AUCTION DATE : 11/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 298,890.00**

DESCRIPTION : A THREE BEDROOMS SERVICE APARTMENT UNITSITED ON THE 20TH FLOOR OF A 22-STOREY BLOCK  
 FLOOR AREA : 968.00 SQUARE FEET  
 ASSIGNOR(S) : ALEXANDER CHONG JIA JUN  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1645-08/2024

**JOHOR BAHRU**

#20-03A, BLOK A, PANGSAPURI JENTAYU, JALAN JENTAYU, 81200 JOHOR BAHRU, JOHOR

**33**AUCTION DATE : 20/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 291,600.00**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM UNIT LOCATED ON LEVEL 21 OF A 21-STOREY CONDOMINIUM BLOCK  
 FLOOR AREA : 1,927.00 SQUARE FEET  
 ASSIGNOR(S) : LAI KAM WENG  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : MA-38-390-08/2024

**MELAKA**

NO. A-20-3, BLOCK A, KONDOMINIUM MELAKA RAYA (ALSO KNOWN AS CASA LAGO CONDOMINIUM), JALAN SYED ABDUL AZIZ, 75000 MELAKA, MELAKA

**34**AUCTION DATE : 07/11/2024  
TIME : 9.00 AMRESERVE PRICE  
**RM 290,000.00**

DESCRIPTION : AN UPPER TOWNHOUSE UNIT WITHIN AN INTERMEDIATE DOUBLE-STOREY TOWNHOUSE BUILDING  
 FLOOR AREA : 980.00 SQUARE FEET  
 ASSIGNOR(S) : YIP YEW MUN  
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
 EXECUTION NO. : BA-38-2261-08/2024

**RAWANG**

NO. 22A-1, RESIDEN MUTIARA, JALAN DM 5, TAMAN DESA MUTIARA, BANDAR COUNTRY HOMES, 48000 RAWANG, SELANGOR

**35**AUCTION DATE : 25/11/2024  
TIME : 9.00 AMRESERVE PRICE  
**RM 290,000.00**

DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 1,539.24 SQUARE FEET  
 ASSIGNOR(S) : CHONG WAI MUN  
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
 EXECUTION NO. : WA-38-1875-07/2024

**SEMENYIH**

NO. 10, JALAN IMPIAN 2, TAMAN SERI IMPIAN, 43500 SEMENYIH, SELANGOR

**36**AUCTION DATE : 21/11/2024  
TIME : 9.00 AMRESERVE PRICE  
**RM 290,000.00**

DESCRIPTION : A 3-BEDROOM APARTMENT  
 LAND AREA : 969.00 SQUARE FEET  
 ASSIGNOR(S) : VIGNESWARAN A/L K NAGA LINGAM  
 SOLICITOR : MESSRS GOH & PARTNERS (KL)  
 EXECUTION NO. : WA-38-1708-07/2024

**KLANG**

NO. A-G-32, VISTA BAYU APARTMENT, JALAN BATU UNJUR 9, TAMAN BAYU PERDANA, 41200 KLANG, SELANGOR

**37**AUCTION DATE : 04/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 270,000.00**

DESCRIPTION : A SINGLE STOREY INTERMEDIATE UNIT TERRACE HOUSE  
 LAND AREA : 1,400.00 SQUARE FEET  
 ASSIGNOR(S) : SITI NOR AIN BINTI YUSUF  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1571-08/2024

KLUANG

NO. 661, JALAN SERI IMPIAN 7/23, TAMAN SERI IMPIAN, 86000 KLUANG, JOHOR

**38**AUCTION DATE : 07/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 270,000.00**

DESCRIPTION : A 3-BEDROOM FLAT UNIT  
 FLOOR AREA : 700.00 SQUARE FEET  
 ASSIGNOR(S) : SHAHIRUN BIN SAID  
 SOLICITOR : MESSRS LALCHAND & NAWAWI (IPOH)  
 EXECUTION NO. : PA-38-829-08/2024

JELUTONG

NO. 46-17-27, DESA GREEN, JALAN VAN PRAAGH, 11600 JELUTONG, PULAU PINANG

**39**AUCTION DATE : 04/11/2024  
TIME : 9.00 AMRESERVE PRICE  
**RM 270,000.00**

DESCRIPTION : A 3-BEDROOM MEDIUM-COST APARTMENT  
 FLOOR AREA : 753.00 SQUARE FEET  
 ASSIGNOR(S) : SITI AMINAH BINTI SUHAIMI  
 SOLICITOR : MESSRS VAS & CO (KLG)  
 EXECUTION NO. : WA-38-1703-06/2024

KUALA LUMPUR

NO. B-2-12, BLOK B, PUTRA SURIA RESIDENSI, JALAN JELAWAT 2, CHERAS, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**40**AUCTION DATE : 12/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 267,300.00**

DESCRIPTION : AN APARTMENT UNIT  
 FLOOR AREA : 1,141.00 SQUARE FEET  
 ASSIGNOR(S) : SURENTHIRAN A/L SILVARAJAN  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1700-08/2024

JOHOR BAHRU

UNIT NO. 02-05, BLOK A, PANGSAPURI PULAI VIEW, JALAN SKUDAI, 81200 JOHOR BAHRU, JOHOR

**41**AUCTION DATE : 25/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 260,000.00**

DESCRIPTION : A DOUBLE STOREY LOW-MEDIUM COST TERRACE HOUSE  
 LAND AREA : 775.00 SQUARE FEET  
 ASSIGNOR(S) : MOHD SOFYIAN BIN MUKHTAR  
 SOLICITOR : MESSRS A RAHIM & CO (JB)  
 EXECUTION NO. : JA-38-1775-09/2024

MASAI

NO. 126, JALAN TASIK 16, BANDAR SERI ALAM, 81750 MASAI, JOHOR

**42**AUCTION DATE : 06/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 260,000.00**

DESCRIPTION : AN EXTENDED SINGLE STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 1,540.00 SQUARE FEET  
 ASSIGNOR(S) : 1) LAWANIAH A/P MURUGAN  
 2) UVARAJ A/L MURUGAN  
 3) YUVADEVI A/P KANNAIYA  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1647-08/2024

KLUANG

NO. 29, JALAN DESA 7/4, TAMAN DESA, 86000 KLUANG, JOHOR

**43**AUCTION DATE : 11/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 255,150.00**

DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT SITED ON 4TH FLOOR OF A 5-STOREY BLOCK  
 FLOOR AREA : 1,216.00 SQUARE FEET  
 ASSIGNOR(S) : LIONG KING SIONG  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1701-08/2024

SKUDAI

UNIT NO. E-5-7, SKUDAI VILLA, JALAN AMAN, TAMAN SKUDAI BARU, 81300 SKUDAI, JOHOR

**44**AUCTION DATE : 19/11/2024  
TIME : 9.00 AMRESERVE PRICE  
**RM 255,000.00**

DESCRIPTION : AN APARTMENT  
 LAND AREA : 829.00 SQUARE FEET  
 ASSIGNOR(S) : 1) MOHD IDLIN BIN BAHARDIN  
 2) KHAIRUL NAJMI BIN MAZLAN  
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
 EXECUTION NO. : BA-38-2309-08/2024

PELABUHAN KLANG

NO. D-0-16, ORCHIS APARTMENT, JALAN DELIMA 9/KS09, BANDAR PARKLANDS, 42000 PELABUHAN KLANG, SELANGOR

**45**AUCTION DATE : 05/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 250,000.00**

DESCRIPTION : A SINGLE STOREY TERRACE HOUSE  
 LAND AREA : 1,540.00 SQUARE FEET  
 ASSIGNOR(S) : REVATHY A/P PERIASAMY  
 SOLICITOR : MESSRS A RAHIM & CO (JB)  
 EXECUTION NO. : JA-38-1596-08/2024

KLUANG

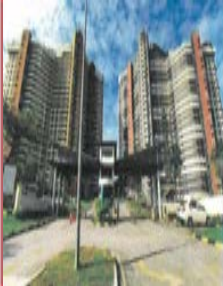
NO. 43, JALAN 6, TAMAN BERSATU, 86000 KLUANG, JOHOR

**46**AUCTION DATE : 12/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 250,000.00**

DESCRIPTION : A SERVICE APARTMENT UNIT  
 FLOOR AREA : 818.00 SQUARE FEET  
 ASSIGNOR(S) : MOHD REDUAN BIN SAHAR  
 SOLICITOR : MESSRS A RAHIM & CO (JB)  
 EXECUTION NO. : JA-38-1693-08/2024

SKUDAI

UNIT NO. B-18-14, VILLA KRYSTAL, JALAN SILAT LINCAH, BANDAR SELESA JAYA, 81300 SKUDAI, JOHOR

**47**AUCTION DATE : 11/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 236,196.00**

DESCRIPTION : A CONDOMINIUM UNIT  
 FLOOR AREA : 1,410.00 SQUARE FEET  
 ASSIGNOR(S) : JABATAN INSOLVENS MALAYSIA PEMEGANG HARTA BAGI NG CHI YEONG NG CHI YEONG  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1660-08/2024

MASAI

UNIT NO. 02-03, BLOCK B, SRI MUTIARA APARTMENT, PERSIARAN SERI ALAM, BANDAR SERI ALAM, 81750 MASAI, JOHOR

**48**AUCTION DATE : 26/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 230,000.00**

DESCRIPTION : A SINGLE-STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 1,302.00 SQUARE FEET  
 ASSIGNOR(S) : ALAKAHPAN A/L MURUGIAH  
 SOLICITOR : MESSRS LALCHAND & NAWAWI (IPOH)  
 EXECUTION NO. : AA-38-1564-07/2024

IPOH

NO. 54, LALUAN PUNCAK JELAPANG 6, PUNCAK JELAPANG MAJU, 30020 IPOH, PERAK

**49**AUCTION DATE : 12/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 230,000.00**

DESCRIPTION : A SINGLE STOREY TERRACED HOUSE  
 LAND AREA : 1,098.00 SQUARE FEET  
 ASSIGNOR(S) : 1) TINESVARAN A/L MUTHALAGAN  
 2) URAJAN A/L MUTHALAGAN  
 SOLICITOR : MESSRS ZAID IBRAHIM & CO (PENANG)  
 EXECUTION NO. : PA-38-770-08/2024

SIMPANG AMPAT

NO. 8, LORONG BELIBIS 24, TAMAN BELIBIS, 14100 SIMPANG AMPAT, PULAU PINANG

**50**AUCTION DATE : 20/11/2024  
TIME : 9.00 AMRESERVE PRICE  
**RM 218,700.00**

DESCRIPTION : A THREE-BEDROOM MEDIUM-COST APARTMENT UNIT  
 FLOOR AREA : 775.00 SQUARE FEET  
 ASSIGNOR(S) : 1) CHOW YAN HO  
 2) CHOW YAN KIT  
 SOLICITOR : MESSRS M MENON & PARTNERS  
 EXECUTION NO. : BA-38-2458-08/2024

PETALING JAYA

UNIT NO. B-7-14, 7TH FLOOR, BLOCK B, MENTARI COURT, JALAN PJS 8/9, TAMAN SERI MENTARI, 46150 PETALING JAYA, SELANGOR

**51**AUCTION DATE : 05/11/2024  
TIME : 9.00 AMRESERVE PRICE  
**RM 218,700.00**

DESCRIPTION : A 3-BEDROOM APARTMENT  
 FLOOR AREA : 829.00 SQUARE FEET  
 ASSIGNOR(S) : NORHIDAYU BINTI MOHAMED  
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
 EXECUTION NO. : WA-38-1330-05/2024

KUALA LUMPUR

NO. UNIT 51-6-13, BLOK 51, ABADI INDAH CONDO, JALAN 3/109C, TAMAN ABADI INDAH, 58100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**52**AUCTION DATE : 06/11/2024  
TIME : 11.00 AMRESERVE PRICE  
**RM 200,000.00**

DESCRIPTION : AN APARTMENT UNIT  
 FLOOR AREA : 721.00 SQUARE FEET  
 ASSIGNOR(S) : NURUL MALA ASSIKIN BINTI ABDULLAH  
 SOLICITOR : MESSRS AZMI RAHIM & CO (SG PETANI)  
 EXECUTION NO. : PA-38-825-08/2024

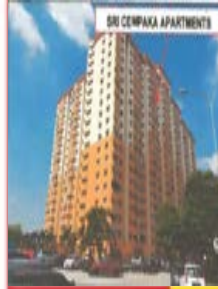
PERAI

NO. 3-01, BLOK 5, PANGSAPURI IDAMAN, JALAN BARU, 13600 PERAI, PULAU PINANG



**53**AUCTION DATE : 12/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 194,400.00

DESCRIPTION : A THREE BEDROOM APARTMENT UNIT  
 FLOOR AREA : 635.00 SQUARE FEET  
 ASSIGNOR(S) : CHEW BOON ENG  
 SOLICITOR : MESSRS JAYADEVA & KAMAL (ALOR SETAR)  
 EXECUTION NO. : PA-38-851-08/2024

TANJUNG  
TOKONGUNIT NO. 7C-2-13A, PANGSAPURI PALM COURT, JALAN SERI  
TANJUNG PINANG, 10470 TANJUNG TOKONG, PULAU PINANG**54**AUCTION DATE : 26/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 186,300.00

DESCRIPTION : AN APARTMENT UNIT  
 FLOOR AREA : 947.00 SQUARE FEET  
 ASSIGNOR(S) : ROSELIND BINTI RAZALI  
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
 EXECUTION NO. : BA-38-2155-07/2024

KAJANG

NO. P13-B-03-05, BLOK B, SRI CEMPAKA APARTMENTS, JALAN  
SEPAKAT INDAH 2/1, TAMAN SEPAKAT INDAH, 43000 KAJANG,  
SELANGOR**55**AUCTION DATE : 11/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 177,147.00

DESCRIPTION : A THREE BEDROOM  
CONDOMINIUM UNIT  
 FLOOR AREA : 1,539.24 SQUARE FEET  
 ASSIGNOR(S) : NUR KAHIDAWANI BINTI  
KAMARUDDIN  
 SOLICITOR : MESSRS VAS & CO (KLANG)  
 EXECUTION NO. : BA-38-2172-07/2024

CHERAS

UNIT NO. B7/J7-1, TOWER 7, 7TH FLOOR, VENICE HILL  
CONDOMINIUM, PERSIARAN PUTERI 1, TAMAN PUTERI, BATU 9,  
43200 CHERAS, SELANGOR**56**AUCTION DATE : 28/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 175,000.00

DESCRIPTION : 1-STOREY TERRACE HOUSE  
 LAND AREA : 1,195.00 SQUARE FEET  
 ASSIGNOR(S) : 1) NADARAJAN A/L MANIAM  
2) SARASVATHY A/P M NAGAPPAN  
 SOLICITOR : MESSRS B H GAN, NOR & KIM  
 EXECUTION NO. : NA-38-472-04/2024

PORT  
DICKSONNO. 472, LORONG ANGGERIK 19, BANDAR BARU SUNGGALA,  
71050 PORT DICKSON, NEGERI SEMBILAN**57**AUCTION DATE : 06/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 174,960.00

DESCRIPTION : A THREE BEDROOM APARTMENT  
UNIT  
 FLOOR AREA : 689.00 SQUARE FEET  
 ASSIGNOR(S) : NANCY ANAK JIPING  
 SOLICITOR : MESSRS HOE & MOIRA (PENANG)  
 EXECUTION NO. : PA-38-822-08/2024

UNIT NO. 1C-2-3, LORONG SEMARAK API 2, DESA DELIMA, 11500  
BANDAR BARU AIR ITAM, AYER ITAM, PULAU PINANG**58**AUCTION DATE : 20/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 170,000.00

DESCRIPTION : AN INTERMEDIATE UNIT SINGLE  
STOREY TERRACE HOUSE  
 LAND AREA : 1,399.00 SQUARE FEET  
 ASSIGNOR(S) : RAMANI DEWI A/P SHAMMUGAM  
 SOLICITOR : MESSRS JAYADEVA & KAMAL  
(ALOR SETAR)  
 EXECUTION NO. : AB-38-177-08/2024

TAIPING

NO. 108, LORONG 3, TAMAN MARISA, 34000 TAIPING, PERAK

**59**AUCTION DATE : 20/11/2024  
TIME : 9.30 AMRESERVE PRICE  
RM 170,000.00

DESCRIPTION : A LOW COST APARTMENT UNIT  
 FLOOR AREA : 678.00 SQUARE FEET  
 ASSIGNOR(S) : MUNIMAH A/P PERUMAL  
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
 EXECUTION NO. : BA-38-2007-07/2024

PUCHONG

UNIT NO. A-8-8, BLOCK A, PANGSAPURI ENGGANG, JALAN  
KINRARA 6F, BANDAR KINRARA, 47180 PUCHONG, SELANGOR**60**AUCTION DATE : 28/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 141,750.00

DESCRIPTION : AN EXTENDED INTERMEDIATE  
UNIT DOUBLE-STOREY LOW COST  
TERRACE HOUSE  
 LAND AREA : 904.00 SQUARE FEET  
 ASSIGNOR(S) : 1) MOHD ZAIN BIN ABU BAKAR  
2) ASNAH BINTI HASSAN  
 SOLICITOR : MESSRS LALCHAND & NAWAWI  
(IPOH)  
 EXECUTION NO. : AA-38-1621-08/2024

KAMPAR

NO. 1107, JALAN EMAS, TAMAN BANDAR BARU, 31900 KAMPAR,  
PERAK

**61**AUCTION DATE : 04/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 120,000.00

DESCRIPTION : A LOW COST FLAT  
 LAND AREA : 635.00 SQUARE FEET  
 ASSIGNOR(S) : ARYENTTI BINTI MOHD YAHYA  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1589-08/2024

SKUDAI

NO. D03-13, BLOK D, JALAN PULAI 84, TAMAN PULAI UTAMA,  
81300 SKUDAI, JOHOR**62**AUCTION DATE : 20/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 120,000.00

DESCRIPTION : AN INTERMEDIATE UNIT DOUBLE-STOREY LOW-COST TERRACE HOUSE  
 LAND AREA : 883.00 SQUARE FEET  
 ASSIGNOR(S) : SHAHRUL FITRI BIN DAUD  
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)  
 EXECUTION NO. : MA-38-377-08/2024

KRUBONG

NO. 72, JALAN KJ 63, TAMAN KRUBONG JAYA, 75250 KRUBONG,  
MELAKA**63**AUCTION DATE : 07/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 108,000.00

DESCRIPTION : A TWO BEDROOM WALK-UP LOW-COST FLAT UNIT  
 FLOOR AREA : 495.00 SQUARE FEET  
 ASSIGNOR(S) : NOR AMIRAH BINTI BASIRON  
 SOLICITOR : MESSRS LALCHAND & NAWAWI (IPOH)  
 EXECUTION NO. : PA-38-830-08/2024

BAYAN LEPAS

UNIT NO. A-4-3, TAMAN GERTAK SANGGUL, JALAN GERTAK SANGGUL,  
11920 BAYAN LEPAS, PULAU PINANG**64**AUCTION DATE : 06/11/2024  
TIME : 11.00 AMRESERVE PRICE  
RM 100,000.00

DESCRIPTION : A THREE BEDROOM LOW-COST WALK-UP FLAT UNIT  
 FLOOR AREA : 689.00 SQUARE FEET  
 ASSIGNOR(S) : AHMAD ASWAD BIN ABRAHIM  
 SOLICITOR : MESSRS ZAID IBRAHIM & CO (PENANG)  
 EXECUTION NO. : PA-38-818-08/2024

PERAI

NO. 1-16, BLOK S, JALAN PELANGI 2, TAMAN PELANGI, 13600  
PERAI, PULAU PINANG**65**AUCTION DATE : 26/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 100,000.00

DESCRIPTION : A THREE ROOM APARTMENT IN A WALK-UP SHOP/APARTMENT BUILDING  
 FLOOR AREA : 721.00 SQUARE FEET  
 ASSIGNOR(S) : NIVASHINI A/P SUBRAMANIAM  
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
 EXECUTION NO. : WA-38-1902-07/2024

KLANG

NO. 52-2B, JALAN DATO YUSOF SHAHBUDIN 30, TAMAN SENTOSA, 41200 KLANG, SELANGOR

**66**AUCTION DATE : 20/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 100,000.00

DESCRIPTION : A LOW COST APARTMENT UNIT SITED ON THE 5TH FLOOR OF A 5-STOREY BLOCK  
 FLOOR AREA : 667.36 SQUARE FEET  
 ASSIGNOR(S) : MUHAMMAD IKHWAN FAKRULLAH BIN RUSHDAN  
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
 EXECUTION NO. : BA-38-2406-08/2024

SERI KEMBANGAN

UNIT NO. E-05-06, BLOCK E, PANGSAPURI PUTRA, PERSIARAN PUTRA PERMAI SELESA, PUSAT BANDAR PUTRA PERMAI, 43300  
SERI KEMBANGAN, SELANGOR**67**AUCTION DATE : 26/11/2024  
TIME : 9.00 AMRESERVE PRICE  
RM 98,415.00

DESCRIPTION : A LOW COST FLAT UNIT  
 FLOOR AREA : 657.00 SQUARE FEET  
 ASSIGNOR(S) : NAZRI BIN ROSLI  
 SOLICITOR : MESSRS HAZERAH & PARTNERS (KL)  
 EXECUTION NO. : BA-38-2130-07/2024

PELABUHAN KLANG

UNIT NO. D-09-09, BLOK D, PANGSAPURI PERMAI INDAH, TAMAN PERMAI INDAH, PANDAMARAN JAYA, 42000 PELABUHAN KLANG,  
SELANGOR**RESERVE PRICE:**

The subject properties will be sold on an 'as is where is' basis and subject to the reserve price as mentioned above and the Conditions of Sale and subject to the consent (if applicable) being obtained by the purchaser from the Developer / Proprietor and other relevant authorities.

**ORGANISED BY:**

ARENA AUCTIONEERS SDN. BHD. (201401018251 / 1092337 - X)

No. 20-2, Jalan Matahari, AB USIAB, Seksyen U5, Bandar Punggiran Subang, 40150 Shah Alam, Selangor

TEL : 03 - 7845 5890 / 03 - 7842 2137 EMAIL : aasb@arenaauctioneers.com

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com



# High Court E-Lelong

FOR ENQUIRIES, PLEASE E-MAIL TO  
[auctionsale@ambankgroup.com](mailto:auctionsale@ambankgroup.com)

**AmBank Financing Please contact :**  
**For Individual bidder(s)**  
**Yuan Chik Chong : 012-223 2498**  
**For Company bidder**  
**Camile Tang : 013-999 6875**



**PROPERTY  
AUCTION**



03-7452 1318 | [ambank.com.my](http://ambank.com.my)



# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF NOVEMBER 2024

**WILL SELL BY PUBLIC AUCTION  
VIA ELECTRONIC AT E-LELONG WEBSITE, PUSAT OPERASI E-LELONG,  
KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR**

Note : Prospective bidders are advised to conduct an official Title search at the relevant Land Office, check all dependents, encumbrances and conduct their own investigation and verification on the accuracy and correctness of the subject property prior to the auction sale.

**Kindly browse <https://elelong.kehakiman.gov.my/bidderweb>**

- The Subject properties will be sold on an "as is where is" basis, subject to the Conditions of Sale as printed in the Proclamation of Sale.
- The photographs shown herein are solely for general identification.
- Bidders are required to register on the website <https://elelong.kehakiman.gov.my/bidderweb> and submit the sum equivalent to **10%** by bank draft in favour of the Plaintiff's name at least one(1) working day before the auction. Kindly refer to the Proclamation of Sale for the submission method.
- Auction can be withdrawn anytime before the auction. Please contact us for the updates.

LOT 1	RESERVE PRICE: RM 410,000.00	MASAI
Auction Date : 27/11/2024 / 11.00 AM Type : Condominium Unit Area : 1,345 sq.ft. Assignor : Ong Sin Weng Solicitor : A Rahim & Co (JB) Address : No. 12-05, Blok D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor		AMBT032
<b>LOT BUMIPUTERA</b>		

LOT 2	RESERVE PRICE: RM 280,000.00	PASIR GUDANG
Auction Date : 27/11/2024 / 11.00 AM Type : An Extended Double Storey Intermediate Unit Low Medium Cost Terrace House Area : 772 sq.ft Assignor : Mohd Nor Shahidan Bin Ab Wahab Solicitor : A Rahim & Co (JB) Address : No. 11, Jalan Pulasan 16, Taman Kota Masai 81700 Pasir Gudang, Johor Darul Takzim		AMBT034

LOT 3	RESERVE PRICE: RM 150,000.00	BUTTERWORTH
Auction Date : 13/11/2024 / 11.00 AM Type : A Three Bedroom Apartment Unit Area : 753 sq.ft. Assignor : Sivasangar A/L Chelothorai Solicitor : Azmi Rahim & Co (Sg Petani) Address : Unit No 1-19, Pangsapuri Block B, Jalan Mewah 2, Taman Mewah 12100 Butterworth Pulau Pinang		AMBT022

# GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



## Step 1 : User Registration

1. Go to <https://elelong.kehakiman.gov.my/BidderWeb>
2. Click on the "Login" tab.
3. Then click "Register" link at the bottom of the login box & fill up the form.
4. Once registered, check your email **INBOX** or **SPAM** to click "Activate your Account" button.



## Step 2 : Login

5. Click on the "Login" tab.
6. Enter your email address & password.



## Step 3 : Choose Property

7. Once login, please fill property details and click "Search" button.
8. Then, click "I am interested".
9. Scroll to the bottom and click "Download" POS and "Proceed".



## Step 4 : Bidding Registration

10. Click "Download" bidding form and prepare bank draft.
11. Submit bank draft and bidding form to high court can be made by Pos Laju to Pusat Operasi e-Lelong Kuantan, Pahang or by hand to any High Court of Malaya in Peninsular.
12. Process takes one (1) working days. *(Please check e-Lelong website refers the next step)*




## Step 5 : Checking Upcoming Bidding

13. Open homepage e-Lelong.
14. Select "My bids", then "Upcoming".



## Step 6 : Auction Day

15. Bidder are advised to open 15 minutes earlier.
16. Open homepage e-Lelong.
17. Select "My bids", then "Upcoming".
18. Click "Bid Now".
  - Click (+) to **increase** bid price.
  - Click (-) to **lower** the bid price.

**EHSAN AUCTIONEERS SDN. BHD.** [200301014889 (617309-U)]  
Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,  
50450 Kuala Lumpur.  
Tel : 03 - 2161 6649 / 03-2162 6649  
HP No.: 016 2161 047 / 010 2161 147  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) 



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN  
(Licensed Auctioneers)

# High Court E-Lelong

FOR ENQUIRIES, PLEASE E-MAIL TO  
[auctionsale@ambankgroup.com](mailto:auctionsale@ambankgroup.com)

**AmBank Financing Please contact :**  
**For Individual bidder(s)**  
**Yuan Chik Chong : 012-223 2498**  
**For Company bidder**  
**Camile Tang : 013-999 6875**



**PROPERTY  
AUCTION**



03-7452 1318 | [ambank.com.my](http://ambank.com.my)



# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF NOVEMBER 2024

**WILL SELL BY PUBLIC AUCTION  
VIA ELECTRONIC AT E-LELONG WEBSITE, PUSAT OPERASI e-LELONG,  
KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR**

**NOTE: Prospective bidders are advised to conduct an official Title search at the relevant Land Office, check all dependents, encumbrances and conduct their own investigations and verifications on the accuracy and correctness of the subject property prior to the auction sale.**

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**LOT 1** Reserve Price **RM 900,000**



Type: 1 Storey Terrace House  
Area: 4,224 square feet  
Address: No. 67, Jalan I2, Taman Melawati, 53100, Kuala Lumpur

Auction Date : 27 November 2024  
Time : 9.00am

**KUALA LUMPUR** Corner Lot

**LOT 2** Reserve Price **RM 204,120**



Type: Apartment  
Area: 936 square feet  
Address: Unit No. B-11-3, Tingkat 11, Blok B, Aman Puri Apartment, Jalan Aman, Desa Aman Puri, 52100 Kepong, Kuala Lumpur

Auction Date : 19 November 2024  
Time : 9.00am

**KUALA LUMPUR**

**LOT 3** Reserve Price **RM 2,800,000**



Type: 2.5 Storey Terrace Shop Office  
Area: 3,789 square feet  
Address: No. 18, Lorong Dato Yusuf Shahbudin 44F/KS07, Taman Sentosa, 41200 Klang, Selangor

Auction Date : 11 November 2024  
Time : 9.00am

**SELANGOR**

**LOT 4** Reserve Price **RM 2,430,000**



Type: Detached House Plot  
Area: 9,031 square feet  
Address: Premis No. Lot 714, Persiaran Senyum Bintang, Country Heights, 43000 Kajang, Selangor

Auction Date : 6 November 2024  
Time : 9.00am

**SELANGOR**

**LOT 5** Reserve Price **RM 1,200,000**



Type: 3 Storey Semi Detached House  
Area: 3,832 square feet  
Address: No. 39, Jalan Kelab Ukay, Taman Kelab Ukay, 68000 Ampang, Selangor

Auction Date : 26 November 2024  
Time : 9.00am

**SELANGOR**

**LOT 6** Reserve Price **RM 1,100,000**



Type: 2 Storey Terrace Shop Office  
Area: 1,765 square feet  
Address: Premises No. 5094, Jalan 18/62, Taman Sri Serdang, 43300 Seri Kembangan, Selangor

Auction Date : 13 November 2024  
Time : 9.00am

**SELANGOR**

**LOT 7** Reserve Price **RM 1,000,000**



Type: 2 Storey Semi Detached House  
Area: 4,000 square feet  
Address: Premises No. 23, Jalan Pulau Angsa U10/33F, Bandar Nusa Rhu, Section U10, 40170 Shah Alam, Selangor

Auction Date : 28 November 2024  
Time : -

**SELANGOR**

**LOT 8** Reserve Price **RM 797,162**



Type: 2 Storey Terrace House  
Area: 4,206 square feet  
Address: No. 1, Jalan SS 25/39, Taman Mayang, 47301 Petaling Jaya, Selangor

Auction Date : 20 November 2024  
Time : 9.00am

**SELANGOR**

**LOT 9** Reserve Price **RM 750,000**



Type: 2 Storey Terrace House  
Area: 1,485 square feet  
Address: No. 19, Jalan SS 7/3A, 47301 Petaling Jaya, Selangor

Auction Date : 7 November 2024  
Time : 9.00am

**SELANGOR**

**LOT 10** Reserve Price **RM 738,000**



Type: 2 Storey Semi Detached House  
Area: 2,400 square feet  
Address: No. 1, Jalan DB2, Taman Desiran Bayu, 47120 Puchong, Selangor

Auction Date : 28 November 2024  
Time : 9.00am

**SELANGOR**

**LOT 11** Reserve Price **RM 580,000**



Type: 2 Storey Terrace House  
Area: 1,302 square feet  
Address: No. 4, Jalan Inang 11/9, Bandar Mahkota Cheras, 43200 Cheras, Selangor

Auction Date : 26 November 2024  
Time : 9.00am

**SELANGOR**

**LOT 12** Reserve Price **RM 485,514**



Type: 2 Storey Semi Detached House  
Area: 3,057 square feet  
Address: Premises No. 40, Jalan Desa 2/10, Bandar Country Homes, 48000 Rawang, Selangor

Auction Date : 13 November 2024  
Time : 9.00am

**SELANGOR**



**LOT 13** Reserve Price **RM 480,000**



Type: 2 Storey Terrace House  
Area: 1,185 square feet  
Address: No. 7, Jalan BP 13, Taman Bukit Permata, 68100 Batu Caves, Selangor  
Auction Date: 25 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 14** Reserve Price **RM 450,000**



Type: Office Unit  
Area: 1,539 square feet  
Address: Unit No. 626, Block A, Kompleks Kelana Centre Point, No. 3, Jalan SS 7/19, Kelana Jaya, 47301 Petaling Jaya, Selangor  
Auction Date: 26 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 15** Reserve Price **RM 430,000**



Type: 1 Storey Terrace House  
Area: 1,098 square feet  
Address: No. 11, Jalan Dato Abdul Hamid 13, Taman Sentosa, 41200 Klang, Selangor  
Auction Date: 25 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 16** Reserve Price **RM 426,465**



Type: 2 Storey Terrace House  
Area: 1,947 square feet  
Address: No. 2, Jalan Cekap 25/45, Taman Sri Muda, 40400 Shah Alam, Selangor  
Auction Date: 14 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 17** Reserve Price **RM 405,000**



Type: 2 Storey Terrace House  
Area: 1,399 square feet  
Address: No. 22, Jalan Impian Putra 4/4E, Taman Impian Putra, 43000 Kajang, Selangor  
Auction Date: 18 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 18** Reserve Price **RM 393,660**



Type: Condominium  
Area: 915 square feet  
Address: Unit No. A1-06-10, Block A, Residensi Hijauan, Jalan Budiman 22/3, Section 22, 40300 Shah Alam, Selangor  
Auction Date: 11 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 19** Reserve Price **RM 387,000**



Type: 2 Storey Terrace House  
Area: 1,194 square feet  
Address: No. 31, Jalan Seri Putra 4/5, Bandar Seri Putra, 43000 Kajang, Selangor  
Auction Date: 28 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 20** Reserve Price **RM 350,000**



Type: 1 Storey Semi Detached House  
Area: 2,454 square feet  
Address: Premis No. 2, Jalan 6/9A, Seksyen 6, Bandar Rinching, 43500 Semenyih, Selangor  
Auction Date: 27 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 21** Reserve Price **RM 240,000**



Type: 3 Bedroom Apartment  
Area: 786 square feet  
Address: Unit No. B-5-15, Pangsapuri Sri Anggerik, Jalan Bandar Puchong Jaya, 47170 Puchong, Selangor  
Auction Date: 7 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 22** Reserve Price **RM 150,903**



Type: 3 Bedroom Apartment  
Area: 904 square feet  
Address: Unit No. F-4-07, Pangsapuri Sri Puteri, Taman Ukay Perdana, 68000 Ampang, Selangor  
Auction Date: 21 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 23** Reserve Price **RM 145,000**



Type: Flat  
Area: 656 square feet  
Address: Unit No. B9-14-10, Block 9, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor  
Auction Date: 6 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 24** Reserve Price **RM 131,220**



Type: Apartment  
Area: 775 square feet  
Address: Unit No. B-04-01, Tingkat 4, Block B, Pangsapuri Mawar, Jalan 1/5, Seksyen 1, Taman Sutera Kajang, 43000 Kajang, Selangor  
Auction Date: 27 November 2024  
Time: -

**SELANGOR**

**LOT 25** Reserve Price **RM 100,000**



Type: Apartment  
Area: 657 square feet  
Address: Unit No. D-121, Tingkat 1, Blok D, Apartment Idaman, No. 9, Jalan PJU 10/1, PJU 10, Damansara Damai, 47200 Petaling Jaya, Selangor  
Auction Date: 19 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 26** Reserve Price **RM 55,000**



Type: Flat  
Area: 549 square feet  
Address: Unit No. A4/23, Block A, Jalan 1/18, Bandar Teknologi Kajang, 43500 Semenyih, Selangor  
Auction Date: 7 November 2024  
Time: 9.00am

**SELANGOR**

**LOT 27** Reserve Price **RM 710,000**



Type: 2 Storey Terrace House  
Area: 1,704 square feet  
Address: No. 19, Jalan Aliff Harmoni 7/3, Taman Damansara Aliff (Aliff Puteri 3), 81200 Johor Bahru, Johor  
Auction Date: 5 November 2024  
Time: 11.00am

**JOHOR**

**LOT 28** Reserve Price **RM 580,000**



Type: 1 Storey Terrace House  
Area: 3,337 square feet  
Address: No. 2, Jalan Bakti 18, Taman Mutiara Rini, 81300 Skudai, Johor  
Auction Date: 18 November 2024  
Time: 11.00am

**JOHOR**

**LOT 29** Reserve Price **RM 550,000**



Type: 2 Storey Terrace House  
Area: 1,302 square feet  
Address: No. 27, Jalan Penyiaran 6, Taman Universiti, 81300 Skudai, Johor  
Auction Date: 11 November 2024  
Time: 11.00am

**JOHOR**

**LOT 30** Reserve Price **RM 550,000**



Type: 2 Storey Terrace House  
Area: 1,399 square feet  
Address: No. 30, Jalan Setia Tropika 3/11, Taman Setia Tropika (Areca Green), 81200 Johor Bahru, Johor  
Auction Date: 12 November 2024  
Time: 11.00am

**JOHOR**

**LOT 31** Reserve Price **RM 480,000**



Type: Service Apartment  
Area: 1,346 square feet  
Address: Unit No. A8-04, Pangsapuri Duta Mega, Jalan Indah 15/2, Taman Bukit Indah, 79100 Iskandar Puteri, Johor  
Auction Date: 5 November 2024  
Time: 11.00am

**JOHOR**

**LOT 32** Reserve Price **RM 470,000**



Type: 1 Storey Terrace House  
Area: 1,402 square feet  
Address: No. 146, Jalan Persisiran Sungai Danga, Taman Bukit Indah, 79100 Iskandar Puteri, Johor  
Auction Date: 6 November 2024  
Time: 11.00am

**JOHOR**

**LOT 33** Reserve Price **RM 450,000**



Type: Service Apartment  
Area: 1,335 square feet  
Address: Unit No. 08-10, Pangsapuri Lagenda Tasek, Jalan Padi Makmur, Taman Suria Muafakat, 81200 Johor Bahru, Johor  
Auction Date: 25 November 2024  
Time: 11.00am

**JOHOR**

**LOT 34** Reserve Price **RM 440,000**



Type: Service Apartment  
 Area: 1,033 square feet  
 Address: Unit No. 23-16, Block C, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor  
 Auction Date: 4 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 35** Reserve Price **RM 420,000**



Type: Service Apartment  
 Area: 1,593 square feet  
 Address: Unit No. #05-03, Block D, Apartment Suriamas, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor  
 Auction Date: 18 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 36** Reserve Price **RM 420,000**



Type: 1 Storey Terrace House  
 Area: 1,324 square feet  
 Address: No. 10, Jalan Anggerik 4/3, Taman Anggerik, 81200 Johor Bahru, Johor  
 Auction Date: 27 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 37** Reserve Price **RM 400,000**



Type: 3 Bedroom Apartment  
 Area: 1,324 square feet  
 Address: Unit No. 01-02, Block C, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
 Auction Date: 11 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 38** Reserve Price **RM 400,000**



Type: 1 Storey Semi Detached House  
 Area: 3,326 square feet  
 Address: No. 44, Jalan Sri Ehsan 3, Taman Sri Ehsan, 86000 Kluang, Johor  
 Auction Date: 18 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 39** Reserve Price **RM 380,000**



Type: 2 Storey Terrace House  
 Area: 960 square feet  
 Address: No. 3, Jalan Helang 4, Taman Scientex, 81700 Pasir Gudang, Johor  
 Auction Date: 12 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 40** Reserve Price **RM 372,600**



Type: Apartment  
 Area: 1,959 square feet  
 Address: Unit No. #11-04 (11-03A), Block 2, Impian Senibong, Jalan Persiaran Senibong, Taman Bayu Senibong, 81750 Masai, Johor  
 Auction Date: 11 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 41** Reserve Price **RM 369,000**



Type: Service Apartment  
 Area: 958 square feet  
 Address: Unit No. #11-06, Blok B, Pangsapuri Jentayu, Jalan Jentayu, 81200 Johor Bahru, Johor  
 Auction Date: 4 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 42** Reserve Price **RM 364,500**



Type: Service Apartment  
 Area: 1,593 square feet  
 Address: Unit No. #09-03, Block D, Apartment Suriamas, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor  
 Auction Date: 11 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 43** Reserve Price **RM 340,000**



Type: Service Apartment  
 Area: 1,130 square feet  
 Address: Unit No. #11-03, Block B, Pangsapuri Suriamas, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor  
 Auction Date: 5 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 44** Reserve Price **RM 335,000**



Type: 1 Storey Terrace House  
 Area: 1,399 square feet  
 Address: No. 19, Jalan Bacang 10, Taman Kota Masai, 81700 Pasir Gudang, Johor  
 Auction Date: 18 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 45** Reserve Price **RM 333,000**



Type: 1 Storey Terrace House  
 Area: 1,540 square feet  
 Address: No. 8164, Jalan Merak 12, Bandar Putra, 81000 Kulai, Johor  
 Auction Date: 12 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 46** Reserve Price **RM 324,000**



Type: Apartment  
 Area: 1,001 square feet  
 Address: Unit No. 09-03, Block B, Pangsapuri Mutiara Idaman (M'Tiara Apartment @ Larkin Idaman), Jalan Idaman Utama, Taman Larkin Idaman, 80350 Johor Bahru, Johor  
 Auction Date: 27 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 47** Reserve Price **RM 324,000**



Type: Condominium  
 Area: 1,324 square feet  
 Address: Unit No. 05-07, Blok A, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor  
 Auction Date: 26 November 2024  
 Time: -

**JOHOR**

**LOT 48** Reserve Price **RM 320,000**



Type: 2 Storey Terrace House  
 Area: 1,122 square feet  
 Address: No. 33, Jalan Berlian 30, Taman Cahaya Masai, 81700 Pasir Gudang, Johor  
 Auction Date: 26 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 49** Reserve Price **RM 313,470**



Type: Condominium  
 Area: 1,399 square feet  
 Address: Unit No. 19-03, Block B, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
 Auction Date: 5 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 50** Reserve Price **RM 291,600**



Type: Apartment  
 Area: 1,109 square feet  
 Address: Unit No. B-05-02, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor  
 Auction Date: 4 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 51** Reserve Price **RM 291,600**



Type: Condominium  
 Area: 1,324 square feet  
 Address: Unit No. 01-04, Blok H, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
 Auction Date: 27 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 52** Reserve Price **RM 280,000**



Type: 2 Storey Terrace House  
 Area: 775 square feet  
 Address: No. 11, Jalan Berlian 23, Taman Cahaya Masai, 81700 Pasir Gudang, Johor  
 Auction Date: 12 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 53** Reserve Price **RM 277,020**



Type: Apartment  
 Area: 1,216 square feet  
 Address: Unit No. B-5-12, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor  
 Auction Date: 6 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 54** Reserve Price **RM 270,000**



Type: 1 Storey Terrace House  
 Area: 1,399 square feet  
 Address: No. 266, Jalan Seri Impian 3/9, Taman Seri Impian, 86000 Kluang, Johor  
 Auction Date: 11 November 2024  
 Time: 11.00am

**JOHOR**

**LOT 55** Reserve Price **RM 269,001**



Type: Condominium  
Area: 1,410 square feet  
Address: Unit No. 17-04, Block A, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor  
Auction Date : 25 November 2024  
Time : 11.00am

**JOHOR**

**LOT 56** Reserve Price **RM 260,000**



Type: Apartment  
Area: 850 square feet  
Address: Unit No. G-01, B03, Vista Seri Alam, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor  
Auction Date : 25 November 2024  
Time : 11.00am

**JOHOR**

**LOT 57** Reserve Price **RM 218,700**



Type: Apartment  
Area: 1109 square feet  
Address: Unit No. D-5-5, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor  
Auction Date : 12 November 2024  
Time : 11.00am

**JOHOR**

**LOT 58** Reserve Price **RM 185,000**



Type: 2 Storey Terrace House  
Area: 775 square feet  
Address: No. 32, Jalan Ciku 9, Taman Kota Masai, 81700 Pasir Gudang, Johor  
Auction Date : 4 November 2024  
Time : 11.00am

**JOHOR**

**LOT 59** Reserve Price **RM 178,200**



Type: Service Apartment  
Area: 818 square feet  
Address: Unit No. B-04-17, Villa Krystal, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor  
Auction Date : 25 November 2024  
Time : 11.00am

**JOHOR**

**LOT 60** Reserve Price **RM 150,000**



Type: Flat  
Area: 753 square feet  
Address: Unit No. A-4-19, Block A, Jalan Putra 3, Taman Tan Sri Yaacob, 81300 Skudai, Johor  
Auction Date : 5 November 2024  
Time : 11.00am

**JOHOR**

**LOT 61** Reserve Price **RM 700,000**



Type: Noble Villa Apartment  
Area: 1,324 square feet  
Address: Unit No. 220-8-1, Noble Villa, Jalan Macalister, 10400 Georgetown, Penang  
Auction Date : 7 November 2024  
Time : 11.00am

**PENANG**

**LOT 62** Reserve Price **RM 340,000**



Type: Apartment  
Area: 700 square feet  
Address: Unit No. 60-15-3, Jalan Slim, Taman Seri Perak, 11600 Jelutong, Penang  
Auction Date : 12 November 2024  
Time : 11.00am

**PENANG**

**LOT 63** Reserve Price **RM 202,500**



Type: Apartment  
Area: 603 square feet  
Address: Unit No. 19-25-8, Hilir Sungai Pinang, Taman Serina, 11600 Jelutong, Penang  
Auction Date : 12 November 2024  
Time : 11.00am

**PENANG**

**LOT 64** Reserve Price **RM 145,000**



Type: Flat  
Area: 624 square feet  
Address: Unit No. 111B-2-19, Taman Balik Pulau, Jalan Bukit Penara, 11000 Balik Pulau, Penang  
Auction Date : 25 November 2024  
Time : 11.00am

**PENANG**

**LOT 65** Reserve Price **RM 112,000**



Type: 2 Bedroom Low Cost Flat  
Area: 495 square feet  
Address: Unit No. 24-5-6, Persiaran Mayang Pasir 5, 11950 Bayan Lepas, Penang  
Auction Date : 19 November 2024  
Time : 11.00am

**PENANG**

**LOT 66** Reserve Price **RM 855,000**



Type: 3 Storey Terrace Shop Office  
Area: 2,701 square feet  
Address: No. 57, Disney Avenue, Bandar Agacia, 31910 Kampar, Perak  
Auction Date : 5 November 2024  
Time : 11.00am

**PERAK**

**LOT 67** Reserve Price **RM 360,000**



Type: 2 Storey Terrace House  
Area: 1,604 square feet  
Address: No. 33, Lorong Desa Jaya 2, Taman Desa Jaya, 32400 Ayer Tawar, Perak  
Auction Date : 5 November 2024  
Time : 11.00am

**PERAK**

**LOT 68** Reserve Price **RM 262,440**



Type: 2 Storey Terrace House  
Area: 1,647 square feet  
Address: No. 20, Jalan Tawas Impiana 1, Anjung Tawas Impiana, 30010 Ipoh, Perak  
Auction Date : 11 November 2024  
Time : 9.00am

**PERAK**

**LOT 69** Reserve Price **RM 200,000**



Type: 2 Storey Terrace House  
Area: 1,399 square feet  
Address: No. 58, Lorong Maju 2, Taman Maju, Batu 12, 36020 Teluk Intan, Perak  
Auction Date : 19 November 2024  
Time : 11.00am

**PERAK**

**LOT 70** Reserve Price **RM 175,000**



Type: 1 Storey Terrace House  
Area: 1,302 square feet  
Address: No. 8, Hala Chepor 5, Taman Chepor Raya, 31200 Chemor, Perak  
Auction Date : 20 November 2024  
Time : 11.00am

**PERAK**

**LOT 71** Reserve Price **RM 180,000**



Type: 1 Storey Terrace House  
Area: 1,206 square feet  
Address: No. 413, Jalan Dedap 3, Taman Sri Abadi, Fasa 2, Batu 3 1/2, Jalan Kuala Kedah, 06600 Kuala Kedah, Kedah  
Auction Date : 19 November 2024  
Time : 11.00am

**KEDAH**

**LOT 72** Reserve Price **RM 150,000**



Type: 1 Storey Terrace House  
Area: 1,001 square feet  
Address: No. 1702, Jalan Seri Bayu 2/42, Taman Seri Bayu, 08000 Sungai Lalang, Kedah  
Auction Date : 27 November 2024  
Time : 9.00am

**KEDAH**

**LOT 73** Reserve Price **RM 131,220**



Type: 2 Storey Terrace House  
Area: 980 square feet  
Address: No. 1501, Off Jalan Batas Paip, Taman Bersatu, 06600 Kuala Kedah, Kedah  
Auction Date : 19 November 2024  
Time : -

**KEDAH**

**LOT 74** Reserve Price **RM 97,200**



Type: Agriculture Land Erected With 1 Storey Semi Permanent House  
Area: 34,513 square feet  
Address: No. 201, Kampung Pengkalan Petah, Pauh Sembilan, 16300 Bachok, Kelantan  
Auction Date : 27 November 2024  
Time : 9.00am

**KELANTAN**

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**Johor**

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←  
**SCAN  
TO VIEW  
ALL LOTS**

## GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

### Step 1 : User Registration

1. Go to <https://elelong.kehakiman.gov.my/BidderWeb>
2. Click on the "Login" tab.
3. Then click "Register" link at the bottom of the login box & fill up the form.
4. Once registered, check your email **INBOX** or **SPAM** to click "Activate your Account" button.

### Step 2 : Login

5. Click on the "Login" tab.
6. Enter your email address & password.

### Step 3 : Choose Property

7. Once login, please fill property details and click "Search" button.
8. Then, click "I am interested".
9. Scroll to the bottom and click "Download" POS and "Proceed".

### Step 4 : Bidding Registration

10. Click "Download" bidding form and prepare bank draft.
11. Submit bank draft and bidding form to high court can be made by Pos Laju to Pusat Operasi e-Lelong Kuantan, Pahang or by hand to any High Court of Malaya in Peninsular.
12. Process takes one (1) working days. (Please check e-Lelong website refers the next step)

### Step 5 : Checking Upcoming Bidding

13. Open homepage e-Lelong.
14. Select "My bids", then "Upcoming".

### Step 6 : Auction Day

15. Bidder are advised to open 15 minutes earlier.
16. Open homepage e-Lelong.
17. Select "My bids", then "Upcoming".
18. Click "Bid Now".
  - Click (+) to increase bid price.
  - Click (-) to lower the bid price.

**NOTE :**

# High Court E-Lelong

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**PROPERTY  
AUCTION**



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# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF NOVEMBER 2024

**WILL SELL BY PUBLIC AUCTION  
VIA ELECTRONIC AT E-LELONG WEBSITE, PUSAT OPERASI E-LELONG,  
KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR.**

**NOTE : Prospective bidders are advised to conduct an official Title search at the relevant Land Office, check all dependents, encumbrances and conduct their own investigations and verifications on the accuracy and correctness of the subject property prior to the auction sale. Kindly browse <https://eelong.kehakiman.gov.my/BidderWeb/>**

- The subject properties will be sold on an "as is where is" basis, subject to the Conditions of sale as printed in the Proclamation of Sale.
- The photographs shown herein are solely for general identification.
- Bidders are required to register on the website <https://eelong.kehakiman.gov.my/BidderWeb/> and submit the sum equivalent to 10% by bank draft in favour of the plaintiff's name at least one(1) working day before the auction. Kindly refer to the Proclamation of Sale for the submission method.
- Auction can be withdrawn anytime before the auction. Please contact our hotline number for the updates.

1	RESERVE PRICE: RM440,000.00	Sungai Petani
	<b>Description:</b> Rumah Teres Dua Tingkat Tengah <b>Address:</b> No. 60, Jalan Bintang Maya 1/3, Bintang Maya, 08000, Sungai Petani, Kedah <b>Area:</b> approx 1,765 sq feet <b>Assignor(s):</b> Puvana A/P Thangamani <b>Solicitor:</b> M/S Jayadeva and Kamal <b>Our Ref:</b> PAHP5792-AmbankIslamic-SA07112024 (1) <b>Auction Date:</b> 07/11/2024	

2	RESERVE PRICE: RM510,000.00	Masai
	<b>Description:</b> Double storey medium cost terrace house <b>Address:</b> No. 17, Jalan Tasek Maya 12, Bandar Seri Alam, 81750 Masai, Johor. <b>Area:</b> approx 1,195 sq feet <b>Assignor(s):</b> Easwaran A/L Subramaniam <b>Solicitor:</b> M/S A. Rahim & Co <b>Our Ref:</b> PAHJ7191(1)/SA <b>Auction Date:</b> 26/11/2024	

3	RESERVE PRICE: RM130,000.00	Johor Bahru
	<b>Description:</b> Low cost flat <b>Address:</b> No. 02-11, Tingkat 2, Block G, Jalan Susur Barii 3, Bandar Baru Uda, 81200 Johor Bahru, Johor <b>Area:</b> approx 50 square metres (538 square feet) <b>Assignor(s):</b> Jalil Bin Mad Daud <b>Solicitor:</b> M/S Nor Ding & Co. <b>Our Ref:</b> PAHJ7190(1)/SA <b>Auction Date:</b> 27/11/2024	

**RESERVE PRICE:** The subject properties will be sold on an "as is where is basis" and subject to the **reserve price as mentioned above** and the Conditions of Sale and subject to the consent (if applicable) being obtained by the purchaser from the Developer/Proprietor and other relevant authorities.

For any enquiries, please contact any of our branches below:

## PROPERTY AUCTION HOUSE SDN BHD (187793X)

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Fax: 03-20729557  
E-mail: [main@auctions.com.my](mailto:main@auctions.com.my)  
Website: [www.auctions.com.my](http://www.auctions.com.my)

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Fax: 088-210 266  
Email: [sabah@auctions.com.my](mailto:sabah@auctions.com.my)



# GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

## Step 1 : User Registration

1. Go to <https://eelong.kehakiman.gov.my/BidderWeb>
2. Click on the "Login" tab.
3. Then click "Register" link at the bottom of the login box & fill up the form.
4. Once registered, check your email **INBOX** or **SPAM** to click "Activate your Account" button.

## Step 2 : Login

5. Click on the "Login" tab.
6. Enter your email address & password.

## Step 3 : Choose Property

7. Once login, please fill property details and click "Search" button.
8. Then, click "I am interested".
9. Scroll to the bottom and click "Download" POS and "Proceed".

## Step 4 : Bidding Registration

10. Click "Download" bidding form and prepare bank draft.
11. Submit bank draft and bidding form to high court can be made by Pos Laju to Pusat Operasi e-Lelong Kuantan, Pahang or by hand to any High Court of Malaya in Peninsular.
12. Process takes one (1) working days. *(Please check e-Lelong website refers the next step)*

## Step 5 : Checking Upcoming Bidding

13. Open homepage e-Lelong.
14. Select "My bids", then "Upcoming".

## Step 6 : Auction Day

15. Bidder are advised to open 15 minutes earlier.
16. Open homepage e-Lelong.
17. Select "My bids", then "Upcoming".
18. Click "Bid Now".
  - Click (+) to **increase** bid price.
  - Click (-) to **lower** the bid price.