

# High Court E-Lelong

January 2025

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)

# 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.

**AM BANK (M) BERHAD** **AM BANK 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 5660

H/P : 012-327 5047

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

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

**01**

AUCTION DATE : 21/01/2025 RESERVE PRICE  
TIME : 9.00 AM RM 1,620,000.00



DESCRIPTION : A DOUBLE-STOREY SEMI-DETACHED HOUSE  
LAND AREA : 7,473.00 SQUARE FEET  
ASSIGNOR(S) : LIEW WAI CHUN  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)  
EXECUTION NO. : WA-38-2189-08/2024

SHAH ALAM

NO. 55, JALAN BRP 5/8, BUKIT RAHMAN PUTRA, SEKSYEN U20, 40160 SHAH ALAM, SELANGOR

**02**

AUCTION DATE : 07/01/2025 RESERVE PRICE  
TIME : 9.00 AM RM 1,530,900.00



DESCRIPTION : AN INDIVIDUALLY DESIGNED 3-STOREY DETACHED HOUSE  
LAND AREA : 12,836.00 SQUARE FEET  
ASSIGNOR(S) : FAUZIAH BINTI ABD JALAL  
SOLICITOR : MESSRS VAS & CO (KLG)  
EXECUTION NO. : BA-38-2863-09/2024

RAWANG

NO. 44, JALAN DESA 6/7, BANDAR COUNTRY HOMES, 48000 RAWANG, SELANGOR

**03**

AUCTION DATE : 14/01/2025 RESERVE PRICE  
TIME : 9.00 AM RM 1,095,000.00



DESCRIPTION : AN END UNIT DOUBLE STOREY TERRACE HOUSE WITH EXTRA LAND  
LAND AREA : 3,591.00 SQUARE FEET  
ASSIGNOR(S) : 1) STEPHEN PHUN KAH HIN  
2) YAP TIAN XI  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)  
EXECUTION NO. : WA-38-1887-07/2024

TELOK PANGLIMA GARANG

NO. 17, JALAN FLORA 3B/5, BANDAR RIMBAYU, 42500 TELOK PANGLIMA GARANG, SELANGOR

**04**

AUCTION DATE : 02/01/2025 RESERVE PRICE  
TIME : 9.00 AM RM 688,500.00



DESCRIPTION : A THREE STOREY INTERMEDIATE SUPERLINK TERRACE HOUSE  
LAND AREA : 1,539.00 SQUARE FEET  
ASSIGNOR(S) : FOO YEOW WOOL  
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
EXECUTION NO. : BA-38-2099-07/2024

RAWANG

NO. 9, JALAN MAJESTIC 2, MAJESTIC RAWANG, 48000 RAWANG, SELANGOR



**05**AUCTION DATE : 14/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 650,000.00**

DESCRIPTION : AN INTERMEDIATE UNIT DOUBLE STOREY SHOP OFFICE  
 LAND AREA : 1,636.00 SQUARE FEET  
 ASSIGNOR(S) : THYANEETHI A/P SOLOMON  
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)  
 EXECUTION NO. : WA-38-395-02/2024

**PETALING JAYA**

NO. 6, JALAN PJS 2D/1, TAMAN MEDAN, 46000 PETALING JAYA, SELANGOR

**06**AUCTION DATE : 08/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 495,000.00**

DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 1,399.31 SQUARE FEET  
 ASSIGNOR(S) : SYED NAZIM BIN SYED FAISAL  
 SOLICITOR : MESSRS VAS & CO (KLG)  
 EXECUTION NO. : BA-38-2862-09/2024

**BANDAR BARU BANGI**

NO. 16, JALAN 3/75, SEKSYEN 3 TAMBAHAN, BANDAR BARU BANGI, 43650 BANDAR BARU BANGI, SELANGOR

**07**AUCTION DATE : 13/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 460,000.00**

DESCRIPTION : AN INTERMEDIATE DOUBLE-STOREY TERRACED HOUSE  
 LAND AREA : 825.00 SQUARE FEET  
 ASSIGNOR(S) : DURKA DEVI A/P RANGA NATHAN  
 SOLICITOR : MESSRS VAS & CO (KLG)  
 EXECUTION NO. : BA-38-3013-10/2024

**PUCHONG**

NO. 7, JALAN MERBUK 7, BANDAR PUCHONG JAYA, 47100 PUCHONG, SELANGOR

**08**AUCTION DATE : 07/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 350,000.00**

DESCRIPTION : A SINGLE STOREY MID TERRACED HOUSE  
 LAND AREA : 1,496.00 SQUARE FEET  
 ASSIGNOR(S) : RUBAN A/L GUNASAKARAN  
 SOLICITOR : MESSRS VAS & CO (KLG)  
 EXECUTION NO. : BA-38-1633-06/2024

**KLANG**

PREMISES NO. 18, LORONG HAMZAH ALANG 63A, OFF JALAN TAHIR MANAN, TAMAN INTAN 3A, 41050 KLANG, SELANGOR

**09**AUCTION DATE : 07/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 280,000.00**

DESCRIPTION : A MEDIUM COST APARTMENT UNIT SITED ON THE 3RD FLOOR OF 10 STOREY BLOCK  
 FLOOR AREA : 893.40 SQUARE FEET  
 ASSIGNOR(S) : SARATHA A/P PALANIANDY  
 SOLICITOR : MESSRS VAS & CO (KLG)  
 EXECUTION NO. : BA-38-2781-09/2024

**BATU CAVES**

UNIT NO. A-3-4, BLOK ANGERIK, SRI ASTANA, JALAN SUNGAI TUA, TAMAN SELAYANG, 68100 BATU CAVES, SELANGOR

**10**AUCTION DATE : 08/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 230,000.00**

DESCRIPTION : AN END APARTMENT UNIT  
 FLOOR AREA : 753.00 SQUARE FEET  
 ASSIGNOR(S) : NOR SHAKINAH NADIA SULAIMAN  
 SOLICITOR : MESSRS GOH & PARTNERS (KL)  
 EXECUTION NO. : WA-38-2105-07/2024

**PETALING JAYA**

NO. UNIT B-4-16, BLOK B, KONDOMINIUM INDAH, JALAN PJU 10/9, PRIMA DAMANSARA, 47830 PETALING JAYA, SELANGOR

**11**AUCTION DATE : 28/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 196,830.00**

DESCRIPTION : A 3-BEDROOM CONDOMINIUM UNIT  
 FLOOR AREA : 840.00 SQUARE FEET  
 ASSIGNOR(S) : JAYA GANESAN A/L MURUGAN  
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
 EXECUTION NO. : BA-38-3195-10/2024

**PUCHONG**

UNIT NO. 02-03A, BLOCK ACALYPHA, VISTA MILLENIUM CONDOMINIUMS, JALAN DM 1, 47150 PUCHONG, SELANGOR

**12**AUCTION DATE : 22/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 170,000.00**

DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT  
 FLOOR AREA : 657.00 SQUARE FEET  
 ASSIGNOR(S) : MUHAMMAD AZFAR BIN HAMIDON  
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)  
 EXECUTION NO. : WA-38-2212-08/2024

**SUBANG JAYA**

NO. H6-06-09, BLOK H, PANGSAPURI ANGSANA, PERSIARAN MEWAH, USJ 1, 47620 SUBANG JAYA, SELANGOR

**13**AUCTION DATE : 06/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 72,900.00**

DESCRIPTION : AN APARTMENT UNIT  
 FLOOR AREA : 850.00 SQUARE FEET  
 ASSIGNOR(S) : MOHAMMAD RITHWAN BIN TAJUDDIN  
 SOLICITOR : MESSRS A RAHIM & CO (KL)  
 EXECUTION NO. : BA-38-3108-10/2024

**SERENDAH**

NO. UNIT B-4-07, BLOK B, PANGSAPURI SERI CEMPAKA, JALAN KIAMBANG 1, PINGGIRAN TASIK KIAMBANG, 48200 SERENDAH, SELANGOR

**14**AUCTION DATE : 21/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 567,000.00**

DESCRIPTION : A 2+1-BEDROOM CONDOMINIUM UNIT  
 FLOOR AREA : 1,356.00 SQUARE FEET  
 ASSIGNOR(S) : ICOM HOLDING SDN BHD  
 SOLICITOR : MESSRS VAS & CO.  
 EXECUTION NO. : WA-38-1454-06/2024

**KUALA LUMPUR**

UNIT NO. 2-10-5, 10TH FLOOR, MENARA BUKIT CEYLON, NO. 2, JALAN CEYLON, 50200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**15**AUCTION DATE : 22/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 510,000.00**

DESCRIPTION : A DOUBEL STOREY INTERMEDIATE UNIT TERRACE HOUSE  
 LAND AREA : 1,679.00 SQUARE FEET  
 ASSIGNOR(S) : DINESH KUMAR CHAND A/L MOHAN CAVIN CHAND  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : WA-38-1908-09/2024

**MASAI**

NO. 48, JALAN BAYU 18, BANDAR SERI ALAM, 81750 MASAI, JOHOR

**16**AUCTION DATE : 06/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 430,000.00**

DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE, INTERMEDIATE LOT  
 LAND AREA : 1,170.00 SQUARE FEET  
 ASSIGNOR(S) : WONG FONG YEN  
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1946-10/2024

**PASIR GUDANG**

NO. 33, JALAN LILI 1/4, BANDAR BESTARI PERDANA, 81700 PASIR GUDANG, JOHOR

**17**AUCTION DATE : 22/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 423,000.00**

DESCRIPTION : A 2 STOREY TERRACE HOUSE  
 LAND AREA : 1,539.00 SQUARE FEET  
 ASSIGNOR(S) : KANNA A/L SUBRAMANIAM  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOC.  
 EXECUTION NO. : JA-38-876-05/2024

**SKUDAI**

NO.75, JALAN PULAI 1, TAMAN PULAI UTAMA, 81300 SKUDAI, JOHOR

**18**AUCTION DATE : 08/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 370,000.00**

DESCRIPTION : A SERVICE APARTMENT UNIT  
 FLOOR AREA : 980.00 SQUARE FEET  
 ASSIGNOR(S) : LIM AI LI  
 SOLICITOR : MESSRS NOR DING & CO.  
 EXECUTION NO. : JA-38-1999-10/2024

**JOHOR BAHRU**

NO. 03-01, BLOCK B, PANGSAPURI KEMPAS INDAH, JALAN KEMPAS INDAH, TAMAN KEMPAS INDAH, 81300 JOHOR BAHRU, JOHOR

**19**AUCTION DATE : 06/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 370,000.00**

DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE  
 LAND AREA : 958.00 SQUARE FEET  
 ASSIGNOR(S) : LIM YOON YOONG  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1972-10/2024

**PASIR GUDANG**

NO. 6, JALAN HELANG, TAMAN SCIENTEX, 81700 PASIR GUDANG, JOHOR

**20**AUCTION DATE : 06/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 350,000.00**

DESCRIPTION : A SERVICE APARTMENT UNIT  
 FLOOR AREA : 850.00 SQUARE FEET  
 ASSIGNOR(S) : TURGASWARI A/P S.KANEL  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)  
 EXECUTION NO. : JA-38-1960-10/2024

**JOHOR BAHRU**

NO. #09-08, BLOCK C, KIP VILLA INDAH, JALAN TITIWANGSA 1, TAMAN TAMPOI INDAH, 81200 JOHOR BAHRU, JOHOR



**21**AUCTION DATE : 09/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 260,000.00**

**DESCRIPTION** : A THREE-BEDROOM APARTMENT SITED ON THE LOWER GROUND FLOOR OF A 4-STOREY WALK-UP APARTMENT

**FLOOR AREA** : 850.00 SQUARE FEET

**ASSIGNOR(S)** : SARAVANAN A/L SUPURMANIAM

**SOLICITOR** : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)

**EXECUTION NO.** : JA-38-2046-10/2024

**NOTE** : **BUMIPUTERA LOT**

**MASAI**

UNIT NO. G1-4, B13A, VISTA SERI ALAM, PERSIARAN SERI ALAM, BANDAR SERI ALAM, 81750 MASAI, JOHOR

**22**AUCTION DATE : 20/01/2025  
TIME : 9.00 AMRESERVE PRICE  
**RM 333,000.00**

**DESCRIPTION** : AN INTERMEDIATE UNIT DOUBLE-STOREY TERRACE HOUSE

**LAND AREA** : 1,668.00 SQUARE FEET

**ASSIGNOR(S)** : 1) LOW KOK LEONG  
2) CHEN PAI YIN

**SOLICITOR** : MESSRS HEILEY HASSAN TAN & PARTNERS

**EXECUTION NO.** : WA-38-1540-06/2024

**HANG  
TUAH**

NO. 66, JALAN MJ 6, TAMAN MERDEKA JAYA, 75350 HANG TUAH JAYA, MELAKA

**23**AUCTION DATE : 22/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 283,500.00**

**DESCRIPTION** : AN INTERMEDIATE UNIT OF DOUBLE STOREY TERRACE HOUSE

**LAND AREA** : 1,399.00 SQUARE FEET

**ASSIGNOR(S)** : ARHAM SYAFIQ BIN AZMI

**SOLICITOR** : MESSRS B H GAN, NOR & KIM (KL)

**EXECUTION NO.** : MA-38-517-09/2024

**HANG  
TUAH**

NO. 17, JALAN TU 37, TAMAN TASIK UTAMA, AYER KEROH, 75450 HANG TUAH JAYA, MELAKA

**24**AUCTION DATE : 08/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 202,500.00**

**DESCRIPTION** : AN INTERMEDIATE UNIT OF SINGLE STOREY TERRACE HOUSE

**LAND AREA** : 1,300.00 SQUARE FEET

**ASSIGNOR(S)** : 1) ROSMAN BIN BADAQ  
2) KHADIJAH BINTI BUSIN

**SOLICITOR** : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**EXECUTION NO.** : MA-38-445-08/2024

**KRUBONG**

NO. 10, JALAN KJ 46, TAMAN KRUBONG JAYA, 75260 KRUBONG, MELAKA

**25**AUCTION DATE : 23/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 567,000.00**

**DESCRIPTION** : AN INTERMEDIATE UNIT DOUBLE-STOREY SHOP OFFICE

**LAND AREA** : 1,539.00 SQUARE FEET

**ASSIGNOR(S)** : NILAI GENTING SDN BHD

**SOLICITOR** : MESSRS NIK HISHAM, FAKIHAH & CO (KL)

**EXECUTION NO.** : NA-38-1114-09/2024

**BAHAU**

NO. 34, JALAN MASJID, PUSAT PERNIAGAAN BAHAU, 72100 BAHAU, NEGERI SEMBILAN

**26**AUCTION DATE : 28/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 220,000.00**

**DESCRIPTION** : AN EXTENDED AND RENOVATED SINGLE STOREY INTERMEDIATE TERRACED HOUSE

**LAND AREA** : 1,399.00 SQUARE FEET

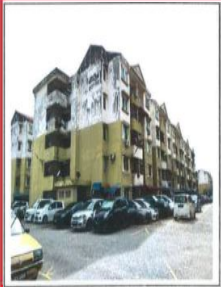
**ASSIGNOR(S)** : 1) ARUNA A/P POOVALINGAM  
2) THIRUJEGATHISVARAN A/L SUBRAMANIAM

**SOLICITOR** : MESSRS LALCHAND & NAWAWI (IPOH)

**EXECUTION NO.** : AA-38-2037-09/2024

**IPOH**

NO. 35, PERSIARAN PUTRA 6, BANDAR BARU PUTRA, 31400 IPOH, PERAK

**27**AUCTION DATE : 21/01/2025  
TIME : 11.00 AMRESERVE PRICE  
**RM 140,000.00**

**DESCRIPTION** : A THREE BEDROOM WALK-UP FLAT UNIT

**FLOOR AREA** : 624.00 SQUARE FEET

**ASSIGNOR(S)** : AMIRUL RAZANI BIN ABD RAZAK

**SOLICITOR** : MESSRS ZAID IBRAHIM & CO (PENANG)

**EXECUTION NO.** : PA-38-1159-10/2024

**BUKIT  
MERTAJAM**

UNIT NO. 4-06, BLOCK M, APARTMENT PERMATA, JALAN PERDA UTAMA, BANDAR PERDA, 14000 BUKIT MERTAJAM, PULAU PINANG

**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. [201401016251 / 1092337 - X]

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

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

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com



## GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



### 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.



### LOGIN

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



### 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".



### 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).



### CHECKING UPCOMING BIDDING

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



### AUCTION DAY

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

## RESERVE PRICE:

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## ORGANISED BY:

**ARENA AUCTIONEERS SDN BHD** . [201401016251 / 1092337 - X]

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

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)

# High Court E-Lelong January 2025

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)



AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)



# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF JANUARY 2025

**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.

<p><b>LOT 1</b> RESERVE PRICE: <b>RM 400,000</b></p> <p>Auction Date : 28/01/2025 / 9.00 A.M. Type : An Intermediate Double-storey Terraced House Area : 880.00 sq.ft. Assignor : Eng Choo Nee Solicitor : Vas &amp; Co Address : No. 127, Lebu Sungai Keramat 3, Taman Klang Utama, 42100 Klang, Selangor</p>	<p><b>KLANG</b></p>  <p>AMBT009</p>	<p><b>LOT 2</b> RESERVE PRICE: <b>RM 765,000</b></p> <p>Auction Date : 28/01/2025 / 11.00AM Type : A Single Storey Bungalow Area : 6,017.00 sq.ft Assignor : Nor Ernarnurni Binti Jailani @ Gelani Solicitor : Nor Ding &amp; Co Address : No 65 Jalan Seri Impian 5/1, Bandar Seri Impian, 86000, Kluang, Johor</p>	<p><b>KLUANG</b></p>  <p>AMBT049</p>
<p><b>LOT 3</b> RESERVE PRICE: <b>RM 423,000</b></p> <p>Auction Date : 28/01/2025 / 11.00 A.M. Type : Strata Double Storey Terrace House Area : 1,539.00 sq.ft. Assignor : Jayakumar A/L Murtee Solicitor : A Rahim &amp; Co (Jb) Address : No. 19, Jalan Gunung Pantii 9, Presint Gunung Pantii, Taman Bukit Pelali, 81600, Pengerang, Johor</p>	<p><b>PENGERANG</b></p>  <p>AMBT048</p>	<p><b>LOT 4</b> RESERVE PRICE: <b>RM 380,000</b></p> <p>Auction Date : 20/01/2025 / 11.00 A.M. Type : A Single Storey Terrace House Area : 1,399.00 sq.ft Assignor : Dineshwary A/P Thiyagu, Daarshan A/L Thiyagu &amp; Devadharshini A/P Thiyagu Solicitor : A Rahim &amp; Co (Jb) Address : No. 11205, Jalan Tiong 12, Bandar Putra, 81000 ,Kulai, Johor</p>	<p><b>KULAI</b></p>  <p>AMBT113</p>
<p><b>LOT 5</b> RESERVE PRICE: <b>RM 342,000</b></p> <p>Auction Date : 8/1/2025 / 11.00 A.M. Type : Apartment Area : 1,216 Sq.ft Assignor : Muhamad Faiz Hafizuddin Bin Mohd Zaidi Solicitor : A Rahim &amp; Co (Jb) Address : No. Unit H-3-7, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300, Skudai, Johor.</p>	<p><b>SKUDAI</b></p>  <p>AMBT014</p>	<p><b>LOT 6</b> RESERVE PRICE: <b>RM 306,180</b></p> <p>Auction Date : 28/01/2025 / 11.00 A.M. Type : Condominium Unit Area : 1,410.00 sq.ft Assignor : Bong Choon Kiat Solicitor : A Rahim &amp; Co (Jb) Address : Unit No. 16-3A, Blok A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750, Masai Johor Note : Lot Bumiputera</p>	<p><b>MASAI</b></p>  <p>AMBT051</p>
<p><b>LOT 7</b> RESERVE PRICE: <b>RM 290,000</b></p> <p>Auction Date : 7/01/2025 / 11.00 AM Type : Single Storey (Low Cost) Terrace House, Intermediate Lot Area : 1,227.00 sq.ft Assignor : Lim Chin Seong Solicitor : Ibrahim Nik Junainah &amp; Associates Address : No. 44, Jalan Kenanga 3, Taman Plentong Baru, 81750, Masai, Johor</p>	<p><b>MASAI</b></p>  <p>AMBT003</p>	<p><b>LOT 8</b> RESERVE PRICE: <b>RM 277,020</b></p> <p>Auction Date : 21/01/2025 / 11.00AM Type : Condominium Area : 1,324.00 sq.ft Assignor : Ho Yew Foo Solicitor : Ibrahim Nik Junainah &amp; Associates Address : No.09-07, Block A, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor</p>	<p><b>MASAI</b></p>  <p>AMBT036</p>
<p><b>LOT 9</b> RESERVE PRICE: <b>RM 135,000</b></p> <p>Auction Date : 20/01/2025 / 11.00AM Type : Shop Apartment Unit Area : 646.00 sq.ft Assignor : Healmie Bin Mahari Solicitor : Ibrahim Nik Junainah &amp; Associates Address : No. #01-2B, Jalan Mawar 2, Taman Tampoi Indah II, 81200, Johor Bahru, Johor Nota : Lot Bumiputera</p>	<p><b>JOHOR BAHRU</b></p>  <p>AMBT028</p>	<p><b>LOT 10</b> RESERVE PRICE: <b>RM 270,000</b></p> <p>Auction Date : 22/01/2025 / 11.00 AM Type : An Extended Corner Unit Single Storey Low Cost Terrace House Area : 2293.00 sq.ft Assignor : Nor Shafira Binti Rosni Solicitor : Lalchand &amp; Nawawi (Ipoh) Address : No. 2, Jalan Perdana 3/6, Taman Serai Perdana, 34300 Bagan Serai, Perak</p>	<p><b>BAGAN SERAI</b></p>  <p>AMBT062</p>



**LOT 11 RESERVE PRICE: RM 144,000**

**GELUGOR**

Auction Date : 13/01/2025 / 11.00AM  
Type : Two (2) Bedrooms Corner Unit  
Area : 570.00 sq.ft  
Assignor : Muhammad Afdhal Bin Abdul Shukor  
Solicitor : Lalchand & Nawawi (Ipoh)  
Address : No. F4-07, Desa Permai Indah,  
Lorong Helang 3, 11700, Gelugor,  
Pulau Pinang.



AMBT013

**KINDLY CALL OR WHATSAPP FOR ASSISTANCE**  
**03 2161 6649 / 016 216 1047**

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### 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)]  
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50450 Kuala Lumpur.  
Tel : 03 - 2161 6649 / 03-2162 6649  
HP No.: 016 2161 047 / 010 2161 147  
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DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN  
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# High Court E-Lelong JANUARY 2025

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)

AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)



# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF JANUARY 2025

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.

<b>Lot 1</b>	<b>RESERVE PRICE</b> <b>RM364,500.00</b>
	<b>Auction Date:</b> 13/01/2025 / 9.00AM <b>Type :</b> End Unit Double Storey Terrace House <b>Area:</b> 152 sq. metres (1,636 sq. ft.) <b>Assignor(s):</b> Thavamany A/P Kunaselan & Kumaran A/L Tamil Dassen <b>Solicitors:</b> Vas & Co. <b>Execution No:</b> BA-38-3022-10/2024  <b>No. 56, Jalan Hamzah Alang 22/KU9, Taman Intan, 42200 Kapar, Selangor.</b>
<b>KAPAR</b>	

<b>Lot 2</b>	<b>RESERVE PRICE</b> <b>RM216,000.00</b>
	<b>Auction Date:</b> 20/01/2025 / 9.00AM <b>Type :</b> 1 1/4 Storey Terrace House <b>Area:</b> 139 sq. metres (1,496 sq. ft.) <b>Assignor(s):</b> Mohd Hanafiah Bin Omar & Nurazlina Fitriah Binti Daud <b>Solicitors:</b> Hamidah Rosmawati & Assoc. <b>Execution No:</b> CA-38-442-10/2024  <b>No. 66, Lorong Sungai Karang Damai 18, Taman PSJ, 26100 Kuantan, Pahang.</b>
<b>KUANTAN</b>	

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)  
[formerly known as Heritage Auction House Enterprise (001269594-A)]  
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Email: [hauctionhouse@gmail.com](mailto:hauctionhouse@gmail.com)  
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## Step 6: Auction Day

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18. Click **“Bid Now”**.
  - Click (+) to **increase** bid price.
  - Click (-) to **lower** the bid price.

NOTE : \_\_\_\_\_  
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# High Court E-Lelong

**JANUARY 2025**

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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)



AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)

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- Auction can be withdrawn anytime before the auction. Please contact our hotline number for the updates.

**LOT 1** Reserve Price **RM 470,000**



Type: 2 Storey Terrace House  
Area: 840 square feet  
Address: No. 1768, Jalan Permata 11, Taman Permata, 53300, Kuala Lumpur  
Auction Date: 2nd January 2025  
Time: 9.00am

**KUALA LUMPUR**

**LOT 2** Reserve Price **RM 196,830**



Type: Apartment  
Area: 904 square feet  
Address: Unit No. A-5-1, Block A, Aman Puri Apartment, Jalan Aman, Desa Aman Puri, 52100 Kepong, Kuala Lumpur  
Auction Date: 23rd January 2025  
Time: 9.00am

**KUALA LUMPUR**

**LOT 3** Reserve Price **RM 2,187,000**



Type: 2.5 Storey Detached House  
Area: 9,490 square feet  
Address: No. 35, Jalan 14/3, Taman Tun Abdul Razak, 68000 Ampang, Selangor  
Auction Date: 20th January 2025  
Time: 9.00am

**SELANGOR**

**LOT 4** Reserve Price **RM 900,000**



Type: 2 Storey Semi Detached House  
Area: 3,035 square feet  
Address: No. 35, Jalan Seri Putra 9/4, Anjung Suasana, Bandar Seri Putra, 43000 Kajang, Selangor  
Auction Date: 21st January 2025  
Time: 9.00am

**SELANGOR**

**LOT 5** Reserve Price **RM 826,686**



Type: 2 Storey Semi Detached House  
Area: 3,315 square feet  
Address: No. 10, Jalan Hijau Pelangi U9/51, Cahaya SPK, Seksyen U9, 40150 Shah Alam, Selangor  
Auction Date: 13th January 2025  
Time: 9.00am

**SELANGOR**

**LOT 6** Reserve Price **RM 684,000**



Type: 2 Storey Terrace House  
Area: 1,760 square feet  
Address: No. 33, Jalan Elektron U16/83, Denai Alam, Seksyen U16, 40160 Shah Alam, Selangor  
Auction Date: 9th January 2025  
Time: 9.00am

**SELANGOR**

**LOT 7** Reserve Price **RM 650,000**



Type: 2.5 Storey Terrace House  
Area: 1,884 square feet  
Address: No. 35, Persiaran Wangsa Baiduri 1, 47500 Subang Jaya, Selangor  
Auction Date: 23rd January 2025  
Time: 9.00am

**SELANGOR**

**LOT 8** Reserve Price **RM 600,000**



Type: 2 Storey Terrace House  
Area: 1,840 square feet  
Address: No. 12, Jalan Ceri 6/3, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor  
Auction Date: 2nd January 2025  
Time: 9.00am

**SELANGOR**

**LOT 9** Reserve Price **RM 486,000**



Type: 1 Storey Terrace House  
Area: 2,486 square feet  
Address: No. 110, Jalan Dato Yusof Shahbudin 21, Taman Sentosa, 41200 Klang, Selangor  
Auction Date: 21st January 2025  
Time: 9.00am

**SELANGOR**

**LOT 10** Reserve Price **RM 310,000**



Type: Condominium  
Area: 1,001 square feet  
Address: Unit No. C13-07, Block C, Magna Ville Selayang, Lebuhraya Selayang-Kepong, Selayang Bahagia, 68100 Batu Caves, Selangor  
Auction Date: 6th January 2025  
Time: 9.00am

**SELANGOR**

**LOT 11** Reserve Price **RM 280,000**



Type: Apartment  
Area: 850 square feet  
Address: Unit No. 10-G-08, Tingkat Bawah, Block 10, Pangsapuri Flora 1, Jalan Asteroid U5/30A, Seksyen U5, 40150 Shah Alam, Selangor  
Auction Date: 7th January 2025  
Time: 9.00am

**SELANGOR**

**LOT 12** Reserve Price **RM 243,000**



Type: 2 Storey Terrace House  
Area: 1,404 square feet  
Address: No. 37, Jalan Jejarum 6, Seksyen BS2, Bukit Sentosa, 48300 Rawang, Selangor  
Auction Date: 8th January 2025  
Time: 9.00am

**SELANGOR**



**LOT 13** Reserve Price **RM 243,000**



Type: Service Apartment  
Area: 786 square feet  
Address: Unit No. 8-16, Pangsapuri Persanda 3, Jalan Boling Padang 16/64, Seksyen 13, 40100 Shah Alam, Selangor  
Auction Date : 8th January 2025  
Time : 9.00am

**SELANGOR**

**LOT 14** Reserve Price **RM 233,280**



Type: Condominium  
Area: 958 square feet  
Address: Unit No. B-05-05, 5th Floor, Block B, Kondominium Nilam Puri, Bandar Bukit Puchong 2, 47120 Puchong, Selangor  
Auction Date : 2nd January 2025  
Time : 9.00am

**SELANGOR**

**LOT 15** Reserve Price **RM 198,000**



Type: Apartment  
Area: 657 square feet  
Address: Unit No. C-19-6, Block C (Cempaka), Pelangi Damansara, Persiaran Surian, PJU 6, 46200 Petaling Jaya, Selangor  
Auction Date : 7th January 2025  
Time : 9.00am

**SELANGOR**

**LOT 16** Reserve Price **RM 155,000**



Type: Apartment  
Area: 775 square feet  
Address: Unit No. A5-15, Block A, Sri Sentosa Condominium, Taman Sentosa, 43000 Kajang, Selangor  
Auction Date : 8th January 2025  
Time : 9.00am

**SELANGOR**

**LOT 17** Reserve Price **RM 400,000**



Type: 2 Storey Cluster House  
Area: 2,702 square feet  
Address: No. KM45, Jalan Kasa Height 13, Taman Kasa Height, 78000 Alor Gajah, Melaka  
Auction Date : 8th January 2025  
Time : 11.00am

**MELAKA**

**LOT 18** Reserve Price **RM 550,000**



Type: 2 Storey Terrace House  
Area: 1,496 square feet  
Address: No. 1144, Jalan Ara Sendayan 5/9, Taman Ara Sendayan, 70300 Seremban, Negeri Sembilan  
Auction Date : 8th January 2025  
Time : 11.00am

**NEGERI SEMBILAN**

**LOT 19** Reserve Price **RM 830,000**



Type: 2 Storey Cluster House  
Area: 2,562 square feet  
Address: No. 22, Jalan Kempas Indah 5/8, Taman Kempas Indah, 81300 Johor Bahru, Johor  
Auction Date : 28th January 2025  
Time : 11.00am

**JOHOR**

**LOT 20** Reserve Price **RM 630,000**



Type: 2 Storey Terrace House  
Area: 1,400 square feet  
Address: No. 8, Jalan Perjiranan 15/26, Bandar Dato Onn, 81100 Johor Bahru, Johor  
Auction Date : 20th January 2025  
Time : 11.00am

**JOHOR**

**LOT 21** Reserve Price **RM 560,000**



Type: 2 Storey Terrace House  
Area: 2,691 square feet  
Address: No. 1, Jalan Seroja 6, Taman Sri Penawar, 81930 Bandar Penawar, Johor  
Auction Date : 8th January 2025  
Time : 11.00am

**JOHOR**

**LOT 22** Reserve Price **RM 480,000**



Type: 2 Storey Terrace House  
Area: 1,647 square feet  
Address: No. 12, Jalan Pulai Indah 4/13, Taman Pulai Indah 2, 81110 Kangkar Pulai, Johor  
Auction Date : 7th January 2025  
Time : 11.00am

**JOHOR**

**LOT 23** Reserve Price **RM 430,000**



Type: Service Apartment  
Area: 1,518 square feet  
Address: Unit No. 14-19, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 80350 Johor Bahru, Johor  
Auction Date : 22nd January 2025  
Time : 11.00am

**JOHOR**

**LOT 24** Reserve Price **RM 420,000**



Type: Service Apartment  
Area: 1,582 square feet  
Address: Unit No. G-05-14, Tebrau City Residences, Jalan Harmonium 24/2, Taman Desa Tebrau, 81100 Johor Bahru, Johor  
Auction Date : 22nd January 2025  
Time : 11.00am

**JOHOR**

**LOT 25** Reserve Price **RM 405,000**



Type: 2.5 Storey Terrace House  
Area: 1,076 square feet  
Address: No. 1308, Jalan Scientex Jaya 25, Taman Scientex Senai, 81400 Senai, Johor  
Auction Date : 28th January 2025  
Time : 11.00am

**JOHOR**

**LOT 26** Reserve Price **RM 405,000**



Type: 2 Storey Terrace House  
Area: 1,539 square feet  
Address: No. 25, Jalan Melati 5, Taman Sri Penawar (Harmonia 3), 81930 Bandar Penawar, Johor  
Auction Date : 23rd January 2025  
Time : 11.00am

**JOHOR**

**LOT 27** Reserve Price **RM 400,000**



Type: 2 Storey Terrace House  
Area: 1,540 square feet  
Address: No. 6833, Jalan Sri Putri 12/3, Taman Putri Kulai, 81000 Kulai, Johor  
Auction Date : 6th January 2025  
Time : 11.00am

**JOHOR**

**LOT 28** Reserve Price **RM 372,600**



Type: 2 Storey Terrace House  
Area: 1,980 square feet  
Address: No. 6891, Jalan Sri Putri 12/2, Taman Putri Kulai, 81000 Kulai, Johor  
Auction Date : 28th January 2025  
Time : 11.00am

**JOHOR**

**LOT 29** Reserve Price **RM 370,000**



Type: 2 Storey Terrace House  
Area: 1,076 square feet  
Address: No. 273, Jalan Scientex Maju 10, Taman Scientex Kulai 2, 81000 Kulai, Johor  
Auction Date : 6th January 2025  
Time : 11.00am

**JOHOR**

**LOT 30** Reserve Price **RM 360,000**



Type: Service Apartment  
Area: 1,184 square feet  
Address: Unit No. #11-07, Pangsapuri Tasek Impian (D'Tasek Residence), Jalan Suria Muafakat 1, Taman Suria Muafakat, 81200 Johor Bahru, Johor  
Auction Date : 28th January 2025  
Time : 11.00am

**JOHOR**

**LOT 31** Reserve Price **RM 340,000**



Type: Apartment  
Area: 1,109 square feet  
Address: Unit No. C-4-6, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor  
Auction Date : 21st January 2025  
Time : 11.00am

**JOHOR**

**LOT 32** Reserve Price **RM 333,000**



Type: Apartment  
Area: 1,109 square feet  
Address: Unit No. B-5-1, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor  
Auction Date : 9th January 2025  
Time : 11.00am

**JOHOR**

**LOT 33** Reserve Price **RM 297,000**



Type: Service Apartment  
Area: 904 square feet  
Address: Unit No. B-7-9, Tingkat 7, Block B, Jalan Persiaran Nusa Perdana, Taman Nusa Perintis, 79200 Iskandar Puteri, Johor  
Auction Date : 20th January 2025  
Time : 11.00am

**JOHOR**

**LOT 34** Reserve Price **RM 291,600**



Type: Apartment  
Area: 1,324 square feet  
Address: Unit No. 13-06, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
Auction Date : 15th January 2025  
Time : 11.00am

**JOHOR**

**LOT 35** Reserve Price **RM 260,000**



Type: Service Apartment  
Area: 818 square feet  
Address: Unit No. B-19-12, Villa Krystal, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor  
Auction Date : 21st January 2025  
Time : 11.00am

**JOHOR**

**LOT 36** Reserve Price **RM 259,200**



Type: 1 Storey Terrace House  
Area: 1,539 square feet  
Address: No. 32, Jalan Saujana Desa 2, Taman Saujana, 86000 Kluang, Johor  
Auction Date : 7th January 2025  
Time : 11.00am

**JOHOR**

**LOT 37** Reserve Price **RM 207,000**



Type: Apartment  
Area: 1,001 square feet  
Address: Unit No. M-4-04, Block M, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor  
Auction Date : 28th January 2025  
Time : 11.00am

**JOHOR**

**LOT 38** Reserve Price **RM 130,000**



Type: Flat  
Area: 650 square feet  
Address: Unit No. 05-24, Tingkat 5, Block LM4, Jalan Sagu 34, Taman Daya, 81100 Johor Bahru, Johor  
Auction Date : 6th January 2025  
Time : 11.00am

**JOHOR**

**LOT 39** Reserve Price **RM 180,000**



Type: 1 Storey Terrace House  
Area: 1,540 square feet  
Address: No. 26, Hala Taman Tambun 1, Taman Tambun, 31400 Ipoh, Perak  
Auction Date : 6th January 2025  
Time : 11.00am

**PERAK**

**LOT 40** Reserve Price **RM 405,000**



Type: 2 Storey Semi Detached House  
Area: 3,595 square feet  
Address: No. 137, Jalan Bukit Puteri 3A/8, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah  
Auction Date : 13th January 2025  
Time : 9.00am

**KEDAH**

**LOT 41** Reserve Price **RM 330,000**



Type: 2 Storey Terrace House  
Area: 1,399 square feet  
Address: No. 22, Lorong BLM 3/10, Bandar Laguna Merbok, 08000 Sungai Petani, Kedah  
Auction Date : 21st January 2025  
Time : 9.00am

**KEDAH**

**LOT 42** Reserve Price **RM 300,000**



Type: 1 Storey Terrace House  
Area: 1,647 square feet  
Address: No. 1394A, Lorong Astana 44/5, Bandar Seri Astana, 08000 Sungai Petani, Kedah  
Auction Date : 15th January 2025  
Time : 9.00am

**KEDAH**

**LOT 43** Reserve Price **RM 200,000**



Type: 1 Storey Semi Detached House  
Area: 2,917 square feet  
Address: No. 61, Jalan Songket 2, Taman Songket, 08000 Sungai Petani, Kedah  
Auction Date : 23rd January 2025  
Time : 9.00am

**KEDAH**

**LOT 44** Reserve Price **RM 185,000**



Type: 1 Storey Terrace House  
Area: 1,270 square feet  
Address: No. 121, Jalan Seroja, Taman Seroja, 08000 Sungai Petani, Kedah  
Auction Date : 8th January 2025  
Time : 9.00am

**KEDAH**

**LOT 45** Reserve Price **RM 180,000**



Type: 1 Storey Terrace House  
Area: 1,206 square feet  
Address: No. 316, Jalan Anggerik 4/12, Bandar Amanjaya, 08000 Sungai Petani, Kedah  
Auction Date : 15th January 2025  
Time : 9.00am

**KEDAH**

**LOT 46** Reserve Price **RM 315,000**



Type: 1 Storey Bungalow  
Area: 6,641 square feet  
Address: PT. 1274, Kampung Jerus, Bukit Jawa, 16810 Pasir Puteh, Kelantan  
Auction Date : 15th January 2025  
Time : 9.00am

**KELANTAN**

**LOT 47** Reserve Price **RM 185,895**



Type: 1 Storey Terrace House  
Area: 1,496 square feet  
Address: No. 4, Lorong Seri Mahkota Aman 32, Taman Seri Mahkota Aman, 26070 Kuantan, Pahang  
Auction Date : 13th January 2025  
Time : 9.00am

**PAHANG**

**LOT 48** Reserve Price **RM 283,500**



Type: 1 Storey Semi Detached House  
Area: 3,961 square feet  
Address: PT. 767, Taman Baiduri, Kuala Berang, 21700 Hulu Terengganu, Terengganu  
Auction Date : 20th January 2025  
Time : 11.00am

**TERENGGANU**

**For more information or details, please contact us for a FREE consultation:**

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**03-2162 3333** (ext. 1023 / 1038 / 2008)

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**Johor**  
Unit 19-04B, Level 19, Menara Zurich, Johor.

**Contact Us (Mon - Fri)**  
E-mail : [info@ngchanmau.com](mailto:info@ngchanmau.com)  
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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.
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NOTE :



# High Court E-Lelong January 2025

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 JANUARY 2025

**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://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 our hotline number for the updates.

<b>1</b>	<b>RESERVE PRICE: RM1,400,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> Rumah Teres Tiga Tingkat  <b>Address:</b> No. 2a, Jalan Haji Ali, Bukit Dumber Residence, 11600, Pulau Pinang, Pulau Pinang  <b>Area:</b> approx 1,432 square feet  <b>Defendan:</b> Law Chun Yin  <b>Solicitor:</b> M/S Azmi Rahim and Co  <b>Our Ref:</b> PAHP5793-AmBank-SA16012025 (1)  <b>Auction Date:</b> 16/01/2025 (11.00 am)</p>	

<b>2</b>	<b>RESERVE PRICE: RM560,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> Sebuah Rumah Berkembar Dua Tingkat  <b>Address:</b> No. 8, Persiaran Seksyen 2/15, Bandar Putra Bertam, 13200, Kepala Batas, Pulau Pinang  <b>Area:</b> Approx 2,594 Sq Feet  <b>Defendan:</b> Ang Khar Lai  <b>Solicitor:</b> M/s Jayadeva And Kamal  <b>Our Ref:</b> PAHP5798-AmBank-SA09012025 (1)  <b>Auction Date:</b> 09/01/2025 (11.00 am)</p>	

<b>3</b>	<b>RESERVE PRICE: RM285,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> An Upper Level Townhouse  <b>Address:</b> Unit No. B-1-09, Lorong Indera Putera 4, Kondo Villa Putera, 13200 Kepala Batas, Pulau Pinang  <b>Area:</b> Approx 1,087 Sq Feet  <b>Defendan:</b> Mohamad Fadzli Bin Ahmad  <b>Solicitor:</b> M/S Jayadeva and Kamal  <b>Our Ref:</b> PAHP5791-AmbankIslamic-SA23012025 (1)  <b>Auction Date:</b> 23/01/2025 (11.00 am)</p>	

<b>4</b>	<b>RESERVE PRICE: RM184,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> Rumah Pangsa Kos Sederhana 3-Bilik  <b>Address:</b> No. 16-13-6, Lorong Bukit Kukus, Grandview Heights, 11060, Paya Terubong, Pulau Pinang  <b>Area:</b> approx 689 sq feet  <b>Defendan:</b> Koay Lai Hock  <b>Solicitor:</b> M/S Lalchand and Nawawi  <b>Our Ref:</b> PAHP5784-AmbankIslamic-SA09012025 (1)  <b>Auction Date:</b> 09/01/2025 (11.00 am)</p>	

<b>5</b>	<b>RESERVE PRICE: RM333,000.00</b>	<b>Johor</b>
	<p><b>Description:</b> Rumah Teres Satu Tingkat  <b>Address:</b> No. 15, Jalan Santalia 4, Taman Flora Heights, 81700 Pasir Gudang, Johor.  <b>Area:</b> approx 1,399 sq feet  <b>Defendan:</b> Kadapi Bin Idris  <b>Solicitor:</b> M/S Nor Ding &amp; Co  <b>Auction Date:</b> 20/01/2025 (11.00 am)</p>	

<b>6</b>	<b>RESERVE PRICE: RM117,000.00</b>	<b>Johor</b>
	<p><b>Description:</b> Rumah Teres Kos Rendah Satu Tingkat  <b>Address:</b> No. 414, Jalan Merpati, Kampung Kenangan Tun Syed Nasir, 84000, Kesang, Tangkak, Johor.  <b>Area:</b> approx 1,200 square feet  <b>Defendan:</b> Muhammad Sollehuddin Bin Sehrudin  <b>Solicitor:</b> M/S Ibrahim Nik Junainah &amp; Associates  <b>Auction Date:</b> 07/01/2025 (11.00 am)</p>	

<b>7</b>	<b>RESERVE PRICE: RM110,000.00</b>	<b>Johor</b>
	<p><b>Description:</b> Rumah Murah Teres Dua Tingkat Lot Tengah  <b>Address:</b> No. 59, Jalan Cukur, Taman Soga, 83000 Batu Pahat, Johor  <b>Area:</b> Approx 825 Sq Feet  <b>Defendan:</b> Afizat Bin Shamsudin &amp; Noraini Binti Sidek  <b>Solicitor:</b> M/S Nor Ding &amp; Co  <b>Auction Date:</b> 21/01/2025 (11.00 am)</p>	

<b>8</b>	<b>RESERVE PRICE: RM364,500.00</b>	<b>Pahang</b>
	<p><b>Description:</b> Rumah Berkembar Setingkat  <b>Address:</b> No. 1, Lorong Bandar Putra 3/4, Bandar Putra, 26060, Kuantan, Pahang  <b>Area:</b> Approx 4,284 Sq Feet  <b>Defendan:</b> Noorul' Ain Binti Md Noor  <b>Solicitor:</b> M/S Hamidah Rosmawati &amp; Assoc  <b>Auction Date:</b> 16/01/2025 (9.00 am)</p>	

<b>9</b>	<b>RESERVE PRICE: RM121,500.00</b>	<b>Shah Alam</b>
	<p><b>Description:</b> Pangsapuri Kos Rendah 3-bilik Tidur  <b>Address:</b> Unit No. 03-05-01, Block 03, Pangsapuri Taman Sri Rasau, Jalan 16/25, Seksyen 16, 40200, Shah Alam, Selangor  <b>Area:</b> Approx 646 Sq Feet  <b>Defendan:</b> Muhammad Yusuf Amri Bin Mohd Subri  <b>Solicitor:</b> M/S Azhar &amp; Wong  <b>Auction Date:</b> 16/01/2025 (9.00 am)</p>	

**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:

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# GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



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# High Court E-lelong

## JANUARY 2025

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

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://eelong.kehakiman.gov.my/BidderWeb/Home/Index>

Bidder are required to register on the website <https://eelong.kehakiman.gov.my/BidderWeb/Home/Index> 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. Kindly refer to the Proclamation of Sale for the submission method.

**NOTE : (1)** Prior to the auction sale, all intending bidders are advised to :- (i) inspect the subject property (ii) conduct an official Strata Title search at the relevant Land Office (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale

**(2)** This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

**(3)** As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent / transfer (if applicable) pertaining to the auction from the Developer/ Proprietor and/ or the relevant authorities

## PROPERTY AUCTION SALES (NON-LACA) FOR THE MONTH OF JANUARY 2025

**LOT 01** Bayan Lepas **Reserve Price RM 380,000**



**Condominium**  
829 sq.ft.

Unit No. 108-05-06 Persiaran Bayan Indah, Villa Emas Condo, 11900 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Ivy Chong Yin Ying

**Solicitor :**  
Jayadeva & Kamal (Alor Setar) (Tel: 04-7771161)

**Auction Date & Time :**  
23 January, 2025 (11:00 AM)

**Pulau Pinang**

**LOT 02** Jelutong **Reserve Price RM 210,000**



**Flat Unit**  
614 sq.ft.

Unit No. 1-7-08, Jelutong Park, Lintang Madrasah, 11600 Jelutong, Pulau Pinang.

**Assignor / Borrower :**  
Suhami Bin Zainol Abidin

**Solicitor :**  
Lalchand & Nawawi (Tel: 05-7820009)

**Auction Date & Time :**  
21 January, 2025 (11:00 AM)

**Pulau Pinang**

**LOT 03** Bayan Lepas **Reserve Price RM 153,000**



**Flat Unit**  
517 sq.ft.

Unit No. 10-19-02, Taman Alor Vista, Lebuhr Relau, 11900 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Durga Devi A/P Mumuruthi

**Solicitor :**  
Jayadeva & Kamal (Alor Setar) (Tel: 04-7771161)

**Auction Date & Time :**  
21 January, 2025 (11:00 AM)

**Pulau Pinang**

**LOT 04** Jelutong **Reserve Price RM 148,500**



**Flat Unit**  
495 sq.ft.

Unit No. 56-12-6 Jalan Slim Taman Seri Perak, 11600 Jelutong, Pulau Pinang.

**Assignor / Borrower :**  
Nik Muhammad Wilkeram Bin Che Hamid

**Solicitor :**  
Jayadeva & Kamal (Alor Setar) (Tel: 04-7771161)

**Auction Date & Time :**  
9 January, 2025 (11:00 AM)

**Pulau Pinang**

**LOT 05** Balik Pulau **Reserve Price RM 124,200**



**Flat Unit**  
495 sq.ft.

Unit No. 2B-4-23, Mukim G, Jalan Pulau Betong, 11000 Balik Pulau, Pulau Pinang.

**Assignor / Borrower :**  
Muhammad Mustaqim Bin Mukhtar

**Solicitor :**  
Lalchand & Nawawi (Tel: 05-7820009)

**Auction Date & Time :**  
21 January, 2025 (11:00 AM)

**Pulau Pinang**

**LOT 06** Sungai Petani **Reserve Price RM 170,000**



**1 Storey Terrace House**  
1200 sq.ft.

Unit No. 1635, Lorong Teja 33, Taman Keladi II, 08000 Sungai Petani, Kedah.

**Assignor / Borrower :**  
Mohd Ridzuan Bin Othman

**Solicitor :**  
Zaid Ibrahim & Co (Tel: 04-3753100)

**Auction Date & Time :**  
8 January, 2025 (9:00 AM)

**Kedah**

**LOT 07** Sungai Siput **Reserve Price RM 90,000**



**1 Storey Terrace House**  
904 sq.ft.

Unit No. 288, Taman Lintang, Jalan Lintang, 31100 Sungai Siput (U), Perak.

**Assignor / Borrower :**  
Ganakavalli A/P Perumal

**Solicitor :**  
Lalchand & Nawawi (Tel: 05-7820009)

**Auction Date & Time :**  
14 January, 2025 (11:00 AM)

**Perak**

 = AmBank (M) Berhad

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**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.

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  - Click (+) to **increase** bid price.
  - Click (-) to **lower** the bid price.

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**Address**  
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**Contact Number**  
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