

High Court E-Lelong

February 2025

FOR ENQUIRIES, PLEASE E-MAIL TO
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

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

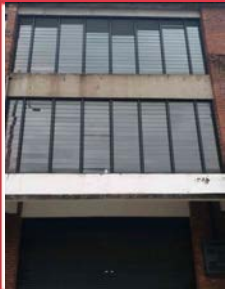
H/P : 012-327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com

01

AUCTION DATE : 03/02/2025 RESERVE PRICE
TIME : 9.00 AM RM 1,150,000.00



DESCRIPTION : AN INTERMEDIATE UNIT
THREE-STOREY SHOPOFFICE
LAND AREA : 1,679.00 SQUARE FEET
ASSIGNOR(S) : HOW WENG HONG
(PAKCHUN SENTOSA SDN
BHD)
SOLICITOR : MESSRS SIDEK TEOH WONG
& DENNIS
EXECUTION NO. : BA-38-2219-07/2024

KLANG

NO.13, LORONG DATO YUSUF SHAHBUDIN 44G/KS 07, TAMAN
SENTOSA, 41200 KLANG, SELANGOR

02

AUCTION DATE : 24/02/2025 RESERVE PRICE
TIME : 9.00 AM RM 830,000.00



DESCRIPTION : AN INTERMEDIATE 2 1/2
STOREY TERRACE HOUSE
LAND AREA : 1,647.00 SQUARE FEET
ASSIGNOR(S) : 1) NG WENG CHOON
2) YINCIL LIM
SOLICITOR : MESSRS AZHAR & WONG
(KL)
EXECUTION NO. : WA-38-2495-09/2024

KLANG

NO. 50, LORONG BATU NILAM 131, BANDAR BUKIT TINGGI, 41200
KLANG, SELANGOR

03

AUCTION DATE : 05/02/2025 RESERVE PRICE
TIME : 9.00 AM RM 750,000.00



DESCRIPTION : AN END CONDOMINIUM UNIT
TOGETHER WITH FIVE AIR
CONDITIONER LEDGES AND
A TANDEM CAR PARK BAY
AS ACCESSORY PARCELS
FLOOR AREA : 2,024.00 SQUARE FEET
ASSIGNOR(S) : LIEW LUY YEN
SOLICITOR : MESSRS GOH & PARTNERS
(KL)
EXECUTION NO. : WA-38-2268-08/2024

CHERAS

UNIT NO. B-03-06, BLOCK B, WINDOWS ON THE PARK, JALAN KPB
18, 43200 CHERAS, SELANGOR

04

AUCTION DATE : 06/02/2025 RESERVE PRICE
TIME : 9.00 AM RM 526,500.00



DESCRIPTION : AN INTERMEDIATE 2 1/2-
STOREY LINKED HOUSE
LAND AREA : 1,604.00 SQUARE FEET
ASSIGNOR(S) : SITI BAHGIA BINTI ARIFFIN
SOLICITOR : MESSRS ZAIN MEGAT &
MURAD (SJ)
EXECUTION NO. : BA-38-3346-10/2024

KAJANG

NO. 10B, JALAN PUNCAK SAUJANA 2/1, SEKSYEN 2 TAMAN
PUNCAK SAUJANA, 43000 KAJANG, SELANGOR

05AUCTION DATE : 04/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 477,000.00

DESCRIPTION : A TOWNHOUSE UNIT TOGETHER WITH TWO AIR-CONDITIONER LEDGES AND A CAR PORCH AS ACCESSORY PARCELS

FLOOR AREA : 1,765.00 SQUARE FEET

ASSIGNOR(S) : CHONG VOON HEE

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

EXECUTION NO. : WA-38-2258-08/2024

PUCHONG

NO. UNIT 9-2, NO. PREMIS 9, JALAN SIERRA 1/5, ODORA PARKHOMES, BANDAR 16 SIERRA, 47110 PUCHONG, SELANGOR

06AUCTION DATE : 24/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 453,600.00

DESCRIPTION : AN INTERMEDIATE UNIT DOUBLE STOREY TERRACE HOUSE

LAND AREA : 1,646.88 SQUARE FEET

ASSIGNOR(S) : RAHIMAH BINTI OTHMAN (SIBANKRAP, YANG MANA HARTA DIPEGANG OLEH KETUA PENGARAH INSOLVENSIMALAYSIA CAWANGAN WILAYAH PERSEKUTUAN)

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

EXECUTION NO. : BA-38-2052-07/2024

CHERAS

NO. 43, JALAN SUADAMAI 4/1, BANDAR TUN HUSSEIN ONN, 43200 CHERAS, SELANGOR

07AUCTION DATE : 26/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 440,000.00

DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE

LAND AREA : 1,302.43 SQUARE FEET

ASSIGNOR(S) : NURHAYA BINTI AB.AZIZ

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

EXECUTION NO. : WA-38-2318-08/2024

BERANANG

NO. 68, JALAN KESUMA 8/3D, SEKSYEN 8, BANDAR TASIK KESUMA, 43700 BERANANG, SELANGOR

08AUCTION DATE : 12/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 360,000.00

DESCRIPTION : A 2-STOREY INTERMEDIATE TERRACE HOUSE

LAND AREA : 1,399.00 SQUARE FEET

ASSIGNOR(S) : 1) MOHAMAD HAFIZ BIN MOHAMAD ALI
2) NAFIZAH BINTI RAMLI

SOLICITOR : MESSRS GOH & PARTNERS (KL)

EXECUTION NO. : WA-38-1538-06/2024

SEPANG

NO. 10, JALAN MAWAR 8A, TAMAN MAWAR, 43900 SEPANG, SELANGOR

09AUCTION DATE : 04/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 333,000.00

DESCRIPTION : AN OFFICE UNIT

LAND AREA : 1,195.00 SQUARE FEET

ASSIGNOR(S) : SALIENT EQUITY SDN BHD

SOLICITOR : MESSRS ANA SHAHRANA ANNUAR & CO

EXECUTION NO. : BA-38-2766-09/2024

PETALING JAYA

NO. 622, BLOK A, KOMPLEKS KELANA CENTRE POINT, NO. 3, JALAN SS7/19, KELANA JAYA, 47301 PETALING JAYA, SELANGOR

10AUCTION DATE : 03/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 275,400.00

DESCRIPTION : AN INTERMEDIATE DOUBLE STOREY TERRACE HOUSE

LAND AREA : 1,080.00 SQUARE FEET

ASSIGNOR(S) : MOHAMAD ALHAM BIN TAJUDDIN

SOLICITOR : MESSRS GOH & PARTNERS (KL)

EXECUTION NO. : BA-38-3132-10/2024

PUNCAK ALAM

NO. 3, LORONG CAKERA PURNAMA 12/29, SEKSYEN 12, 42300 PUNCAK ALAM, SELANGOR

11AUCTION DATE : 26/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 250,000.00

DESCRIPTION : A 3-BEDROOM CONDOMINIUM UNIT

FLOOR AREA : 915.00 SQUARE FEET

ASSIGNOR(S) : 1) MUHD HAZWAN BIN BASRIN
2) NURFARHANA BINTI BAKER RUDDIN

SOLICITOR : MESSRS AZHAR & WONG (KL)

EXECUTION NO. : WA-38-2301-08/2024

BATU CAVES

NO. PL-10-20, LAKSAMANA PURI KONDOMINIUM, JALAN LAKSAMANA 5, KAMPUNG LAKSAMANA JAYA, 68100 BATU CAVES, SELANGOR

12AUCTION DATE : 13/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 243,000.00

DESCRIPTION : AN END CONDOMINIUM UNIT

FLOOR AREA : 936.00 SQUARE FEET

ASSIGNOR(S) : 1) NOOR AZMAN BIN MOHAMMAD ISA (SI BANKRAP) KETUA PENGARAH INSOLVENSIMALAYSIA, JABATAN INSOLVENSIMALAYSIA CAWANGAN SHAH ALAM (PENTADBIR HARTA BAGI SI BANKRAP)
2) HASANAH BINTI YAHYA

SOLICITOR : MESSRS JS LING, DIYANA & SINGH (KL)

EXECUTION NO. : BA-38-2564-08/2024

AMPANG

NO. UNIT 2B-01-01, BLOK B, JADE TOWER, LENGKONGAN BUKIT INDAH 3/14, TAMAN BUKIT INDAH, 68000 AMPANG, SELANGOR

13AUCTION DATE : 03/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 180,000.00

DESCRIPTION : A 3-BEDROOM LOW-COST FLAT
 LAND AREA : 786.00 SQUARE FEET
 ASSIGNOR(S) : BEBETO ANAK REMON
 SOLICITOR : MESSRS VAS & CO.
 EXECUTION NO. : BA-38-3258-10/2024

PUCHONG

NO. K-1-01 BLOK K, PUCHONG UTAMA COURT 1, NO. 1, JALAN PUCHONG UTAMA 7, TAMAN PUCHONG UTAMA, 47140 PUCHONG, SELANGOR

14AUCTION DATE : 13/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 153,000.00

DESCRIPTION : A THREE BEDROOMS LOW-COST APARTMENT UNIT SITED ON THE 16TH FLOOR OF A 20-STOREY BLOCK
 FLOOR AREA : 656.60 SQUARE FEET
 ASSIGNOR(S) : VADIVELU A/L MUTHU KARUPPAN
 SOLICITOR : MESSRS B H GAN, NOR & KIM
 EXECUTION NO. : WA-38-2359-08/2024

PETALING JAYA

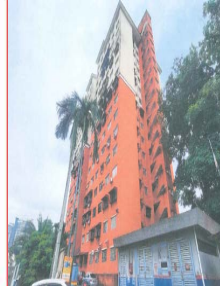
NO. UNIT C-16-7, BLOK C (CEMPAKA), PELANGI DAMANSARA, PJU 6, PERSIARAN SURIAN, 47800 PETALING JAYA, SELANGOR

15AUCTION DATE : 04/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 150,000.00

DESCRIPTION : A THREE-BEDROOM LOW-COST APARTMENT UNIT
 FLOOR AREA : 592.00 SQUARE FEET
 ASSIGNOR(S) : AMIRUL NIZAM BIN ALI MAHMUD
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 EXECUTION NO. : WA-38-2260-08/2024

AMPANG

UNIT NO. A-T14-04, BLOK A, JALAN MEWAH 6, TAMAN AMPANG MEWAH, 68000 AMPANG, SELANGOR

16AUCTION DATE : 25/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 150,000.00

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 657.00 SQUARE FEET
 ASSIGNOR(S) : EZZUAN BIN SHAABAN
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 EXECUTION NO. : WA-38-2472-08/2024

PETALING JAYA

NO. 05-07, PANGSAPURI VISTA SUBANG, NO. 33, JALAN PJU 1A/43, 47301 PETALING JAYA, SELANGOR

17AUCTION DATE : 25/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 97,200.00

DESCRIPTION : A 2 BEDROOM WALK-UP APARTMENT
 LAND AREA : 645.83 SQUARE FEET
 ASSIGNOR(S) : HAWANI BINTI FAUZI
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
 EXECUTION NO. : WA-38-2322-08/2024

SERI KEMBANGAN

NO. UNIT D2-4-3, TINGKAT 4, BLOK D2, JALAN PUTRA PERMAI 3, TAMAN EQUINE, 43300 SERI KEMBANGAN, SELANGOR

18AUCTION DATE : 03/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 1,822,500.00

DESCRIPTION : A PENTHOUSE UNIT TOGETHER WITH A TANDEM CAR PARK BAY, NINE PLANTER BOXES, THREE AIR CONDITIONER LEDGES, A LANDSCAPE AND A ROOF DECK / LANDSCAPE AS ACCESSORY PARCELS
 FLOOR AREA : 3,477.00 SQUARE FEET
 ASSIGNOR(S) : LIM TAU FONG
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
 EXECUTION NO. : WA-38-2257-08/2024

KUALA LUMPUR

UNIT NO. 21-05, THE TREEZ-JALIL RESIDEN @ BUKIT JALIL, NO. 5, JALAN 13/155C, BANDAR BUKIT JALIL, 57000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

19AUCTION DATE : 25/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 730,000.00

DESCRIPTION : A 2+1 BEDROOM SERVICED APARTMENT UNIT
 FLOOR AREA : 1,184.00 SQUARE FEET
 ASSIGNOR(S) : 1) BEH BAN HONG
 2) NG CHAW CHEN
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
 EXECUTION NO. : WA-38-2489-09/2024

KUALA LUMPUR

NO. S-12-13A, BLOCK B, PEARL SURIA @ MENARA PEARL POINT 2, JALAN SEPADU, OFF JALAN KLANG LAMA, 58200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

20AUCTION DATE : 13/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 567,000.00

DESCRIPTION : A 4-BEDROOM CONDOMINIUM UNIT
 FLOOR AREA : 1,432.00 SQUARE FEET
 ASSIGNOR(S) : 1) LEE SZE YUN
 2) TIONG SIE FONG
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS
 EXECUTION NO. : WA-38-2396-08/2024

SUNGAI BESI

NO. D-19-1, RESIDENSI VYNE, JALAN 1/108D, 57100 SUNGAI BESI, WILAYAH PERSEKUTUAN KUALA LUMPUR

21AUCTION DATE : 03/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 405,000.00

DESCRIPTION : AN INTERMEDIATE 3-BEDROOM SERVICED APARTMENT
 FLOOR AREA : 958.00 SQUARE FEET
 ASSIGNOR(S) : PEH KAI SUAN
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 EXECUTION NO. : WA-38-2693-09/2024

KUALA LUMPUR

NO. 6-9, THE ANNEX, MEDAN CONNAUGHT, NO. 1, JALAN 3/144A, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

22AUCTION DATE : 25/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 670,000.00

DESCRIPTION : A DOUBLE STOREY CLUSTER HOUSE SITED WITHIN A GATED AND GUARDED COMMUNITY
 LAND AREA : 2,271.00 SQUARE FEET
 ASSIGNOR(S) : 1) MOHD FAUZE BIN PALIL
 2) ARBA'IAH BINTI KASIRON
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
 EXECUTION NO. : JA-38-2146-10/2024

JOHOR BAHRU

NO. 5, JALAN PI 9/2, TAMAN PULAI INDAH, 81110 JOHOR BAHRU, JOHOR

23AUCTION DATE : 03/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 630,000.00

DESCRIPTION : A ONE AND A HALF STOREY TERRACED SHOP
 LAND AREA : 2,551.00 SQUARE FEET
 ASSIGNOR(S) : LEW HON MAN @ LEW YIN TAN
 SOLICITOR : MESSRS NOR DING & CO.
 EXECUTION NO. : JA-38-924-05/2024

JOHOR BAHRU

NO. 17, JALAN PERMATANG 10, TAMAN DESA JAYA, 81100 JOHOR BAHRU, JOHOR

24AUCTION DATE : 03/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 620,000.00

DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE
 LAND AREA : 1,399.00 SQUARE FEET
 ASSIGNOR(S) : 1) LAW HEE SAN
 2) WONG MEI KOK
 SOLICITOR : MESSRS A RAHIM & CO (JB)
 EXECUTION NO. : JA-38-809-05/2024

ISKANDAR PUTERI

NO. 65, JALAN INDAH 9/3, TAMAN BUKIT INDAH 81200 JOHOR BAHRU, NOW 79100 ISKANDAR PUTERI, JOHOR

25AUCTION DATE : 10/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 460,000.00

DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE, INTERMEDIATE LOT
 LAND AREA : 1,170.00 SQUARE FEET
 ASSIGNOR(S) : K KUMAR A/L KANNADASAN
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)
 EXECUTION NO. : JA-38-2235-11/2024

JOHOR BAHRU

NO. 8, JALAN PULAI MUTIARA 1/5, TAMAN PULAI MUTIARA, 81300 JOHOR BAHRU, JOHOR

26AUCTION DATE : 25/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 450,000.00

DESCRIPTION : A CONDOMINIUM UNIT
 FLOOR AREA : 1,668.00 SQUARE FEET
 ASSIGNOR(S) : GAM CHEE MING
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
 EXECUTION NO. : JA-38-2145-10/2024

MASAI

NO. 18-01, BLOK A, PANGSAPURI SERI MUTIARA, JALAN PERSIARAN SERI ALAM, BANDAR SERI ALAM, 81750 MASAI, JOHOR

27AUCTION DATE : 10/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 410,000.00

DESCRIPTION : A SINGLE STOREY TERRACE HOUSE, END LOT
 LAND AREA : 1,540.00 SQUARE FEET
 ASSIGNOR(S) : THEVASRI A/P SUPIAH
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
 EXECUTION NO. : JA-38-2124-10/2024

SKUDAI

NO. 10, JALAN JOGET 1, TAMAN NESA, 81300 SKUDAI, JOHOR

28AUCTION DATE : 17/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 340,000.00

DESCRIPTION : A SERVICE APARTMENT UNIT
 FLOOR AREA : 904.00 SQUARE FEET
 ASSIGNOR(S) : R HEMANATHAN A/L S RAMASAMY
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)
 EXECUTION NO. : JA-38-2293-11/2024

GELANG PATAH

NO. C-13-8, TINGKAT 13, BLOK C, JALAN PERSIARAN NUSA PERDANA, TAMAN NUSA PERINTIS, 87550 GELANG PATAH, JOHOR

29AUCTION DATE : 05/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 330,000.00

DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE, END LOT
 LAND AREA : 1,100.00 SQUARE FEET
 ASSIGNOR(S) : MUHD FARIS BIN AHMAD ABUSTAMAN
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)
 EXECUTION NO. : JA-38-2214-11/2024

PASIR
GUDANGNO. 50, JALAN MAWAR 19, TAMAN MAWAR, 81700 PASIR
GUDANG, JOHOR**30**AUCTION DATE : 05/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 280,000.00

DESCRIPTION : A DOUBLE STOREY LOW-MEDIUM COST TERRACE HOUSE
 LAND AREA : 775.00 SQUARE FEET
 ASSIGNOR(S) : 1) NURUL SYAMIMIE
 2) AWA IGAN
 SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)
 EXECUTION NO. : JA-38-1929-10/2024

PASIR
GUDANGNO. 3, JALAN BERLIAN 17, TAMAN CAHAYA MASAI, 81700 PASIR
GUDANG, JOHOR**31**AUCTION DATE : 25/02/2025
TIME : 9.00 AMRESERVE PRICE
RM 200,000.00

DESCRIPTION : A RENOVATED AND EXTENDED SINGLE STOREY LOW-COST TERRACE HOUSE (INTERMEDIATE UNIT)
 LAND AREA : 1,200.00 SQUARE FEET
 ASSIGNOR(S) : 1) NAZERI BIN OTHMAN
 2) SITI NAZIRAH BINTI KASHIM
 SOLICITOR : MESSRS ZAID IBRAHIM & CO (PENANG)
 EXECUTION NO. : KB-38-847-08/2024

KARANGAN

NO.1217, LORONG MUTIARA 18A/3, TAMAN MUTIARA, 09700
KARANGAN, KEDAH**32**AUCTION DATE : 26/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 259,200.00

DESCRIPTION : A MALAY-RESERVED CORNER UNIT SINGLE-STOREY TERRACE HOUSE
 LAND AREA : 3,272.00 SQUARE FEET
 ASSIGNOR(S) : 1) AZIZAH BINTI MAMAT
 2) BAHAROM BIN MD DAUD
 SOLICITOR : MESSRS JS LING, DIYANA & SINGH
 EXECUTION NO. : MA-38-626-12/2024
 NOTE : **REZAB MELAYU**

HANG TUAH
JAYANO. 1, JALAN INDAH 3/7, TAMAN INDAH SEKSYEN 3, BUKIT BARU,
75150 HANG TUAH JAYA, MELAKA**33**AUCTION DATE : 05/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 218,700.00

DESCRIPTION : AN INTERMEDIATE UNIT OF SINGLE STOREY TERRACE HOUSE
 LAND AREA : 1,302.00 SQUARE FEET
 ASSIGNOR(S) : 1) NOOR AZMI BIN MAHMUD
 2) NORIYATI BINTI SELAMAT
 SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
 EXECUTION NO. : MA-38-565-10/2024

KRUBONG

NO. 15, JALAN KJ 48, TAMAN KRUBONG JAYA, 75250 KRUBONG,
MELAKA**34**AUCTION DATE : 05/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 365,000.00

DESCRIPTION : AN INTERMEDIATE 2-STOREY TERRACED HOUSE WHICH HAS BEEN EXTENDED WITHIN GATED AND GUARDED COMMUNITY
 LAND AREA : 1,647.00 SQUARE FEET
 ASSIGNOR(S) : 1) MUHAMMAD KHAIRANI AFIQ BIN ABDUL HALIM
 2) NUR AIZAWANI BINTI MOHD YUSOFF
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 EXECUTION NO. : NA-38-1159-09/2024

LENGGENG

NO. 90, JALAN TASIK SENANGIN 16/5, BANDAR TASIK SENANGIN,
71750 LENGGENG, NEGERI SEMBILAN**35**AUCTION DATE : 05/02/2025
TIME : 11.00 AMRESERVE PRICE
RM 234,000.00

DESCRIPTION : A 3-BEDROOM FLAT UNIT
 FLOOR AREA : 657.00 SQUARE FEET
 ASSIGNOR(S) : LOO TOON HEAN
 SOLICITOR : MESSRS AZMI RAHIM & CO (SG PETANI)
 EXECUTION NO. : PA-38-1205-11/2024

JELUTONG

NO. 75-8-24, SRI WANGSA 1, JALAN PENAWAR SATU, 11600
JELUTONG, 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:

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]

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

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

High Court E-Lelong February 2025

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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



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

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

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

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- Auction can be withdrawn anytime before the auction. Please contact us for the updates.

<p>LOT 1 RESERVE PRICE: RM 360,000.00</p> <p>Auction Date : 06/02/2025 / 9.00 A.M. Type : Double Storey Intermediate Terrace House Area : 1,400 sq.ft. Assignor : Mohamad Farook Bin Ahmad Tajuddin Solicitor : Vas & Co (KLG) Address : No. 7, Jalan Jenjarum 2C, Seksyen BS2 Bukit Sentosa, 48300 Rawang, Selangor. Kaveat : 24943/2019 Kaveat Persendirian Atas Tanah Oleh Ambank Islamic Berhad</p>	<p>RAWANG</p>  <p>AMBT025</p>	<p>LOT 2 RESERVE PRICE: RM 230,000.00</p> <p>Auction Date : 26/02/2025 / 11.00 A.M. Type : An Intermediate Unit Double Storey Medium Cost Terrace House Area : 883 sq.ft Assignor : Nur Umaya Binti Rajab Solicitor : Ibrahim Nik Junainah & Associates Address : No. 9, Jalan Bayan 3A, Taman Bukit Katil, 75450 Melaka Kaveat : Kaveat Persendirian Atas Tanah Oleh Ambank Islamic Berhad Telah Didaftarkan Melalui No Pers: 0400b2020001079 Bertarikh 17/03/2020</p>	<p>MELAKA</p>  <p>AMBT099</p>
<p>LOT 3 RESERVE PRICE: RM 2,700,000.00</p> <p>Auction Date : 25/02/2025 / 11.00 A.M. Type : A Gated & Guarded Double Storey Bungalow Area : 7,201 sq.ft. Assignor : Siti Nurhafzan Binti Mohamed Solicitor : A Rahim & Co (Jb) Address : No. 9, Jalan Setia Tropika 7/3, Taman Setia Tropika, 81200 Johor Bahru, Johor</p>	<p>JOHOR BAHRU</p>  <p>AMBT102</p>	<p>LOT 4 RESERVE PRICE: RM 540,000.00</p> <p>Auction Date : 12/02/2025 / 11.00 A.M. Type : Strata Double Storey Terrace House Area : 1,302 sq.ft. Assignor : Mohammad Taufiq Hidayat Bin Mohali Solicitor : Nor Ding & Co (Jb) Address : No. 27, Jalan Alam Sitrin 4, Bandar Seri Alam, 81750 Masai Johor</p>	<p>MASAI</p>  <p>AMBT158</p>
<p>LOT 5 RESERVE PRICE: RM 495,000.00</p> <p>Auction Date : 17/02/2025 / 11.00 A.M. Type : Double Storey Terrace House Area : 1,302 sq.ft. Assignor : Moka A/L Rajendran Solicitor : A Rahim & Co (Jb) Address : No.27, Jalan Penyariran 6, Taman Universiti, 81300, Skudai, Johor Kaveat : Nombor Peralihan:43031/2023 Kaveat Persendirian atas tanah oleh Ambank (M) Berhad No.Syarikat : 196901000166 (8515-D) didaftarkan pada 26 September 2023</p>	<p>SKUDAI</p>  <p>AMBT087</p>	<p>LOT 6 RESERVE PRICE: RM420,000.00</p> <p>Auction Date : 17/02/2025 / 11.00 A.M. Type : Service Apartment Unit Area : 893 sq.ft Assignor : Soh Siong Soon Solicitor : A Rahim & Co (Jb) Address : No. 09-10, Bangunan Duta Impian, Jalan Dato' Abdullah Tahir, 80300 Johor Bahru, Johor</p>	<p>JOHOR BAHRU</p>  <p>AMBT066</p>
<p>LOT 7 RESERVE PRICE: RM 390,000.00</p> <p>Auction Date : 12/02/2025 / 11.00 A.M. Type : Condominium Area : 1,227 sq.ft Assignor : Yip Mei Kei Lot Bumiputera Solicitor : Nor Ding & Co (Johor Bahru) Address : Lot 10-06, Blok C, Pangsapuri Sri Mutiara, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai Kaveat : Ambank (M) Berhad No Pers: 34160/2020 Bertarikh: 19/10/2020</p>	<p>MASAI</p>  <p>AMBT023</p>	<p>LOT 8 RESERVE PRICE: RM 360,000.00</p> <p>Auction Date : 12/02/2025 / 11.00 A.M. Type : Single Storey Medium Cost Terrace House Area : 1,302 sq.ft Assignor : Venathan A/L Paramesivam Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 6, Jalan Kejayaan 57, Taman Universiti, 81300 Skudai Johor Kaveat : Ambank (M) Berhad Pers No : 15047/2022 Tarikh: 26/04/2022</p>	<p>SKUDAI</p>  <p>AMBT067</p>

LOT 9 RESERVE PRICE: RM 360,000.00 KLUANG

Auction Date : 18/02/2025 / 11.00 A.M.
 Type : Single Storey Semi Detached
 Area : 3,326 sq.ft
 Assignor : Vigneshvaran A/L Parasuraman & Priya A/P Ravindran
 Solicitor : A Rahim & Co (Jb)
 Address : No. 44, Jalan Sri Ehsan 3, Taman Sri Ehsan, 86000, Kluang, Johor



AMBT101

LOT 10 RESERVE PRICE: RM 350,000.00 PASIR GUDANG

Auction Date : 12/02/2025 / 11.00 A.M.
 Type : Single Storey Terrace House, Intermediate Lot
 Area : 1,300 sq ft
 Assignor : Mohd Alif Bin Mohd Yusof & Zariwinda Binti Sariffudin
 Solicitor : Nor Ding & Co (Johor Bahru)
 Address : No.7, Jalan Jambu 25, Taman Kota Masai, 81700 Pasir Gudang, Johor
 Kaveat : Ambank Islamic Berhad No Pers : 9082/2020 Bertarikh: 26/2/2020



AMBT017

LOT 11 RESERVE PRICE: RM 290,000.00 PASIR GUDANG

Auction Date : 04/02/2025 / 11.00 A.M.
 Type : Double Storey Low-medium Cost Terrace House, Intermediate Lot
 Area : 770 sq.ft
 Assignor : Venugopal A/L Anandan & Sumathi A/P Sundaram
 Solicitor : Nor Ding & Co (Johor Bahru)
 Address : No.85, Jalan Cermat 17, Taman Kota Masai, 81700 Pasir Gudang, Johor



AMBT019

LOT 12 RESERVE PRICE: RM 249,318.00 SKUDAI

Auction Date : 12/02/2025 / 11.00 A.M.
 Type : Apartment
 Area : 1,216 Sq Ft
 Assignor : Tee Siong Thai
 Solicitor : A Rahim & Co (Jb) **Lot Bumiputera**
 Address : No. B-5-12, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor.
 Kaveat : Nombor Penerimaan: 48005/2022
 Kaveat Persendirian Atas Tanah Oleh Ambank (M) Berhad No Syarikat : 196901000166(8515-d)
 Didaftarkan 07 Disember 2022



AMBT076

LOT 13 RESERVE PRICE: RM 225,000.00 KLUANG

Auction Date : 17/02/2025 / 11.00 A.M.
 Type : Single Storey Terrace House
 Area : 1,540 sq.ft
 Assignor : Revathy A/P Periasamy
 Solicitor : A Rahim & Co (Jb)
 Address : No. 43, Jalan 6, Taman Bersatu, 86000 Kluang, Johor



AMBT073

LOT 14 RESERVE PRICE: RM 300,000.00 PADANG SERAI

Auction Date : 18/02/2025 / 9.00 A.M.
 Type : An Extended Single Storey End Terrace House
 Area : 1,399 sq.ft
 Assignor : Mohamad Hasmadi Bin Mat Hassan
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 983, Jalan Legenda 3/2, Taman Legenda, 09400 Padang Serai, Kedah
 Kaveat : Ambank Islamic Berhad Didaftarkan Pada 26/06/2022 .



AMBT007

LOT 15 RESERVE PRICE: RM 225,000.00 PADANG SERAI

Auction Date : 24/02/2025 / 9.00 A.M.
 Type : An Extended Single Storey Intermediate Terrace House
 Area : 1,399 sq.ft
 Assignor : Suhaina Binti Mohd Azzemany & Md Redzuan Bin Mohd Noor
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 2170, Lorong Serai Wangi 14/4, Taman Serai Wangi, 09400 Padang Serai, Kedah
 Kaveat : Kaveat Persendirian Atas Tanah Oleh Ambank Islamic Berhad No Penerimaan: 4423/2021 Telah Didaftarkan Pada 16 Ogos 2021



AMBT012

LOT 16 RESERVE PRICE: RM 570,000.00 SIMPANG AMPAT

Auction Date : 06/02/2025 / 11.00 A.M.
 Type : 2 Storey Intermediate Terrace Shop / Office
 Area : 1,399 sq.ft
 Assignor : Ang Jin Keat
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : 17 Lorong 1/SS 3, Bandar Tasek Mutiara 14120 Simpang Ampat Penang



AMBT029

LOT 17 RESERVE PRICE: RM 486,000.00 BALIK PULAU

Auction Date : 03/02/2025 / 11.00 A.M.
 Type : A Double Storey Intermediate Terrace House
 Area : 1,206 sq.ft
 Assignor : Sir Andrew Rich A/L Kanaperan & Wilson Kana A/L Kanaperan
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No 26 Tingkat Sungai Rusa 1 Fargonard Garden 11000 Balik Pulau Penang



AMBT031

LOT 18 RESERVE PRICE: RM 480,000.00 PENAGA

Auction Date : 12/02/2025 / 11.00 A.M.
 Type : A Double Storey Intermediate Terrace House
 Area : 1,259 sq.ft
 Assignor : Nor Amalina Binti Mazalan
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 5, Lorong Seri Penaga 3, Taman Seri Penaga, 13100 Penaga, Pulau Pinang
 Kaveat : Kaveat Pendaftar Atas Tanah No Pers:0799b2018012898 Telah Didaftarkan Pada 7 Disember 2018



AMBT081

LOT 19 RESERVE PRICE: RM 315,900.00 GELUGOR

Auction Date : 05/02/2025 / 11.00 A.M.
 Type : A 3 Bedroom Apartment
 Area : 700 sq.ft
 Assignor : Ooi Keng Beng
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : 3B-02-06, N-Park Condominium, Jalan Batu Uban, Mukim 13, 11700 Gelugor, Pulau Pinang
 Kaveat : Ambank (



AMBT046

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

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

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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.

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 



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

High Court E-Lelong FEBRUARY 2025

FOR ENQUIRIES, PLEASE E-MAIL TO
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



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

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

WILL SELL BY PUBLIC AUCTION
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- Auction can be withdrawn anytime before the auction. Please contact us for the updates.

Lot 1	RESERVE PRICE RM360,000.00
	<p>Auction Date: 12/02/2025 / 9.00AM Type : Single Storey Semi Detached House Area: 265 sq. metres (2,852 sq. ft.) Assignor(s): Mohd Radzi Bin Ambak Solicitors: Hamidah Rosmawati & Assoc. Execution No: CA-38-513-11/2024</p> <p>No. 21, Lorong Balok Perdana 4/13, Taman Balok Perdana, 26100 Kuantan, Pahang.</p>
KUANTAN	

Lot 2	RESERVE PRICE RM243,000.00
	<p>Auction Date: 12/02/2025 / 9.00AM Type : A Corner Single Storey Terraced House Area: 199 sq. metres (2,142 sq. ft.) Assignor(s): Mohammad Irfan Bin Dawi Cahyono Solicitors: Hamidah Rosmawati & Assoc. Execution No: CA-38-510-11/2024</p> <p>No. 2, Lorong Sungai Karang Damai 25, Taman PSJ, Perkampungan Sungai Karang Damai, 26100 Kuantan, Pahang.</p>
KUANTAN	Note: BUMIPUTERA LOT

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[formerly known as Heritage Auction House Enterprise (001269594-A)]
Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.
Tel: 03-5518 1442 Fax: 03-5518 1443
Whatsapp Hotline: 011 5585 1442
Email: hauctionhouse@gmail.com
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Step 3 : Choose Property

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11. Submit bank draft and bidding form to high court can be made by Pos Laju to Pusat Operasi e-Leolong, Pahang or by hand to any High Court of Malaya in Peninsular.
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 - Click (+) to **increase** bid price.
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NOTE : _____

High Court E-Lelong February 2025

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PROPERTY AUCTION



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

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LOT 1 Reserve Price **RM 477,000**



Type: Condominium
Area: 1,066 square feet
Address: Unit No. B-25-1, Block B, Lido Residency, Jalan Yaakob Latif, Bandar Tun Razak, 56000, Kuala Lumpur
Auction Date: 24th February 2025
Time: 9.00am

KUALA LUMPUR End Lot

LOT 2 Reserve Price **RM 520,000**



Type: Service Apartment
Area: 1,141 square feet
Address: Unit No. 13-3A, The Annex @ Medan Connaught, No. 1, Jalan 3/144A, 56000, Kuala Lumpur
Auction Date: 25th February 2025
Time: 9.00am

KUALA LUMPUR

LOT 3 Reserve Price **RM 35,000**



Type: 3 Bedrooms, Apartment
Area: 581 square feet
Address: Unit No. SRG-3-01, Rumah Pangsa Seri Ros 2, Jalan Ros 2A, Seksyen B5, Bukit Sentosa, 48300 Rawang, Selangor
Auction Date: 26th February 2025
Time: 9.00am

SELANGOR Corner Lot

LOT 4 Reserve Price **RM 177,147**



Type: Apartment
Area: 990 square feet
Address: Unit No. P13-A-01-09, Sri Cempaka Apartments, Jalan Sepakat Indah 2/2, Taman Sepakat Indah 2, Sungai Chua, 43000 Kajang, Selangor
Auction Date: 3rd February 2025
Time: 9.00am

SELANGOR

LOT 5 Reserve Price **RM 190,000**



Type: 3 Bedrooms, Apartment
Area: 678 square feet
Address: Unit No. A-309, Block A, Permai Apartment, No. 13, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor
Auction Date: 26th February 2025
Time: 9.00am

SELANGOR

LOT 6 Reserve Price **RM 220,000**



Type: 3 Bedrooms, Low cost Flat
Area: 657 square feet
Address: Unit No. B-6-1, Blok B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor
Auction Date: 6th February 2025
Time: 9.00am

SELANGOR

LOT 7 Reserve Price **RM 230,000**



Type: Apartment
Area: 1,001 square feet
Address: Unit No. 31-5, Block F, Sri Manja Square 1, Jalan PJS 3/48, Taman Sri Manja, 46000 Petaling Jaya, Selangor
Auction Date: 12th February 2025
Time: 9.00am

SELANGOR

LOT 8 Reserve Price **RM 380,000**



Type: 1 Storey Linked House
Area: 1,302 square feet
Address: No. 26, Jalan 2/4A, Bandar Rinching, 43500 Semenyih, Selangor
Auction Date: 6th February 2025
Time: 9.00am

SELANGOR

LOT 9 Reserve Price **RM 380,000**



Type: 2 Storey Terrace House
Area: 1,765 square feet
Address: No. 21, Jalan Penghulu Kasim 7A, Off Jalan Raja Nong, 41100 Klang, Selangor
Auction Date: 6th February 2025
Time: 9.00am

SELANGOR

LOT 10 Reserve Price **RM 495,000**



Type: 2 Storey Terrace House
Area: 1,399 square feet
Address: No. 15, Jalan 3/20, Bangi Perdana, Seksyen 3, 43650 Bandar Baru Bangi, Selangor
Auction Date: 4th February 2025
Time: 9.00am

SELANGOR

LOT 11 Reserve Price **RM 612,000**



Type: 2.5 Storey Terrace House
Area: 1,760 square feet
Address: No. 25, Jalan MR 1/29, Taman M-Residensi, 48020 Rawang, Selangor
Auction Date: 13th February 2025
Time: 9.00am

SELANGOR

LOT 12 Reserve Price **RM 780,000**



Type: 2 Storey Terrace House
Area: 1,539 square feet
Address: No. 3, Jalan Bentara 20/5, Bandar Mahkota Cheras, Section 5, 43200 Cheras, Selangor
Auction Date: 3rd February 2025
Time: 9.00am

SELANGOR

LOT 13 Reserve Price **RM 1,800,000**



Type: Terrace Shop Office
Area: 1,920 square feet
Address: No. 28, Jalan MR 1/3, M-Residensi Galleria, 48020 Rawang, Selangor
Auction Date: 5th February 2025
Time: 9.00am

SELANGOR

LOT 14 Reserve Price **RM 135,000**



Type: 2 Storey Terrace House, Low cost
Area: 797 square feet
Address: No. 48, Jalan Springhill 2/16, Bandar Springhill, 71100 Port Dickson, Negeri Sembilan
Auction Date: 5th February 2025
Time: 11.00am

NEGERI SEMBILAN

LOT 15 Reserve Price **RM 550,000**



Type: 2 Storey Terrace House
Area: 1,604 square feet
Address: No. 620, Lorong Iringan Bayu 35/9, Precint 3, Taman Iringan Bayu, Mambau, 70300 Seremban, Negeri Sembilan
Auction Date: 18th February 2025
Time: 11.00am

NEGERI SEMBILAN

LOT 16 Reserve Price **RM 769,500**



Type: 3 Storey Shop Office
Area: 1,539 square feet
Address: No. 19, Jalan Era Square 3, Era Square, Jalan Labu Lama, 70200 Seremban, Negeri Sembilan
Auction Date: 5th February 2025
Time: 11.00am

NEGERI SEMBILAN

LOT 17 Reserve Price **RM 154,118**



Type: 1 Storey Detached House
Area: 6,932 square feet
Address: No. 7, Jalan Sawi, Rumah Murah Kawasan Yap Tau Sah, 86000 Kluang, Johor
Auction Date: 24th February 2025
Time: 11.00am

JOHOR

LOT 18 Reserve Price **RM 180,000**



Type: 1 Storey Terrace House, Medium-Low cost
Area: 1,195 square feet
Address: No. 1305, Jalan Anggerik 6/9, Taman Anggerik Tenggara, 81440 Bandar Tenggara, Johor
Auction Date: 10th February 2025
Time: 11.00am

JOHOR

LOT 19 Reserve Price **RM 210,000**



Type: Service Apartment
Area: 603 square feet
Address: Unit No. C-11-12, Block C, Pangsapuri Dedaun Hijau, Jalan Skudai Lama, 81200 Johor Bahru, Johor
Auction Date: 4th February 2025
Time: 11.00am

JOHOR

LOT 20 Reserve Price **RM 240,000**



Type: Apartment
Area: 1,076 square feet
Address: Unit No. 14-04, Block C, Pangsapuri Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor
Auction Date: 17th February 2025
Time: 11.00am

JOHOR

LOT 21 Reserve Price **RM 252,000**



Type: 2 Storey Terrace House, Medium-Low cost
Area: 775 square feet
Address: No. 11, Jalan Berlian 23, Taman Cahaya Masai, 81700 Pasir Gudang, Johor
Auction Date: 17th February 2025
Time: 11.00am

JOHOR

LOT 22 Reserve Price **RM 260,000**



Type: 2 Storey Terrace House, Medium-Low cost
Area: 775 square feet
Address: No. 13, Jalan Delima 4, Taman Cahaya Masai, 81700 Pasir Gudang, Johor
Auction Date: 4th February 2025
Time: 11.00am

JOHOR

LOT 23 Reserve Price **RM 306,000**



Type: 1 Storey Terrace House
Area: 1,399 square feet
Address: No. 56, Jalan Kenanga 5, Taman Sri Penawar, 81930 Bandar Penawar, Johor
Auction Date: 10th February 2025
Time: 11.00am

JOHOR

LOT 24 Reserve Price **RM 328,050**



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: 24th February 2025
Time: 11.00am

JOHOR

LOT 25 Reserve Price **RM 349,920**



Type: Apartment
Area: 1,959 square feet
Address: Unit No. #11-01, Blok 2, Impian Senibong, Jalan Persiaran Senibong, Taman Bayu Senibong, 81750 Masai, Johor
Auction Date: 3rd February 2025
Time: 11.00am

JOHOR

LOT 26 Reserve Price **RM 360,000**



Type: Apartment
Area: 1,001 square feet
Address: Unit No. 19-02, Block B, Pangsapuri Mutiara Idaman, Jalan Idaman Utama, Taman Larkin Idaman, 80350 Johor Bahru, Johor
Auction Date: 18th February 2025
Time: 11.00am

JOHOR

LOT 27 Reserve Price **RM 364,500**



Type: 2 Storey Terrace House
Area: 1,399 square feet
Address: No. 36, Jalan Seroja 8, Taman Sri Penawar, 81930 Bandar Penawar, Johor
Auction Date: 4th February 2025
Time: 11.00am

JOHOR

LOT 28 Reserve Price **RM 380,000**



Type: Service Apartment
Area: 1,044 square feet
Address: Unit No. 25-18, Pangsapuri Oasis 1, Jalan Setia 12/7, Taman Setia Indah, 81100 Johor Bahru, Johor
Auction Date: 10th February 2025
Time: 11.00am

JOHOR

LOT 29 Reserve Price **RM 400,000**



Type: 2 Storey Terrace House
Area: 1,080 square feet
Address: No. 4, Jalan Banang 9, Taman Bukit Tiram, 81800 Ulu Tiram, Johor
Auction Date: 25th February 2025
Time: 11.00am

JOHOR

LOT 30 Reserve Price **RM 460,000**



Type: 2 Storey Terrace House
Area: 1,399 square feet
Address: No. 89, Jalan SS 4/3, Taman Sri Saujana, 81900 Kota Tinggi, Johor
Auction Date: 10th February 2025
Time: 11.00am

JOHOR

LOT 31 Reserve Price **RM 567,000**



Type: 2 Storey Cluster House
Area: 2,454 square feet
Address: No. 56, Jalan Rambai 16, Taman Kota Masai (Rainforest @ Eco Tropics), 81700 Pasir Gudang, Johor
Auction Date: 18th February 2025
Time: 11.00am

JOHOR

LOT 32 Reserve Price **RM 620,000**



Type: 1 Storey Detached House
Area: 7,134 square feet
Address: No. 4, Jalan Asa, Kampung Aman, 80350 Johor Bahru, Johor
Auction Date: 10th February 2025
Time: 11.00am

JOHOR

LOT 33 Reserve Price **RM 800,000**



Type: 2 Storey Semi Detached House
Area: 2,949 square feet
Address: No. 44, Jalan Samping 2, Taman Bukit Jaya, 81800 Ulu Tiram, Johor
Auction Date: 5th February 2025
Time: 11.00am

JOHOR

LOT 34 Reserve Price **RM 945,000**



Type: 2 Storey Cluster House
 Area: 4,219 square feet
 Address: No. 29, Jalan Kempas Indah 5/4, Taman Kempas Indah, 81300 Skudai, Johor
 Auction Date : 18th February 2025
 Time : 11.00am

JOHOR Corner Lot

LOT 35 Reserve Price **RM 162,000**



Type: 1 Storey Terrace House
 Area: 1,302 square feet
 Address: No. 815-B, Lorong Astana 8/12, Bandar Seri Astana, 08000 Sungai Petani, Kedah
 Auction Date : 6th February 2025
 Time : 9.00am

KEDAH

LOT 36 Reserve Price **RM 160,000**



Type: 2 Storey Terrace House
 Area: 1,141 square feet
 Address: No. 4, Persiaran Bercham Utara 8, Taman Ramai, 31400 Ipoh, Perak
 Auction Date : 17th February 2025
 Time : 11.00am

PERAK

LOT 37 Reserve Price **RM 350,000**



Type: 2 Storey Terrace House
 Area: 1,647 square feet
 Address: No. 12, Jalan Tawas Impiana 2, Anjung Tawas Impiana, 30010 Ipoh, Perak
 Auction Date : 10th February 2025
 Time : 11.00am

PERAK

LOT 38 Reserve Price **RM 650,000**



Type: 2 Storey Semi Detached House
 Area: 3,444 square feet
 Address: No. 18, Jalan Batik 12, Medan Pasir Impian, 31650 Ipoh, Perak
 Auction Date : 27th February 2025
 Time : 11.00am

PERAK

LOT 39 Reserve Price **RM 290,000**



Type: 1 Storey Terrace House
 Area: 1,540 square feet
 Address: No. 13, Jalan Seri Mangga 2/9, Taman Seri Mangga, Seksyen 2, 75250, Melaka
 Auction Date : 26th February 2025
 Time : 11.00am

MELAKA

LOT 40 Reserve Price **RM 315,000**



Type: Condominium
 Area: 861 square feet
 Address: Unit No. A-6-1, Block A, Saujana Aster, Jalan P11 H/1, Presint 11, 62300, Putrajaya
 Auction Date : 10th February 2025
 Time : 9.00am

PUTRAJAYA

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Johor
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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 February 2025

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF FEBRUARY 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.

1	RESERVE PRICE: RM315,000.00	Melaka
	<p>Description: Sebuah rumah kedai dua Tingkat lot tengah Address: Nos 60 & 60-1, Jalan TU 2, Taman Tasik Utama, Bukit Katil, 75450, Hang Tuah Jaya, Melaka. Area: approx 1,539 square feet Defendant: Hisam Bin Pajar Solicitor: M/S B H GAN NOR & KIM Our Ref: PAH37565 Auction Date: 12/02/2025 (11.00 am)</p>	

2	RESERVE PRICE: RM282,123.00	Petaling Jaya
	<p>Description: Satu unit kondominium bersama satu tempat letak kereta sebagai petak aksesori Address: Unit No. G-5-3, Blok G, Sri Manja Court, Jalan PJS 3/40, Taman Sri Manja, 46000, Petaling Jaya, Selangor Area: Approx 1,087 Sq Feet Defendant: Dhivager Murahari A/I V.yogasingam Solicitor: M/S Goh & Partners Our Ref: PAH37597 Auction Date: 06/02/2025 (9.00 am)</p>	

3	RESERVE PRICE: RM249,320.00	Kepong
	<p>Description: Unit Pangsapuri Tiga Bilik Tidur Address: Unit No. D-2-1, Aras 2, Blok D, Seri Puri Apartment, Desa Aman Puri, 52100, Kepong, Selangor Area: Approx 1,152 Sq Feet Defendant: Wong Chee Kheong & Teoh Lee Chin Solicitor: M/S Vas & Co. Our Ref: PAH37531 Auction Date: 12/02/2025 (9.00 am)</p>	

4	RESERVE PRICE: RM184,000.00	Pulau Pinang
	<p>Description: A three bedroom apartment unit Address: No. 1C-2-3, Desa Delima, Lorong Semarak Api 2, 11500, Bandar Baru Air Itam, Ayer Itam, Pulau Pinang Area: approx 689 sq feet Defendant: Nancy Anak Jiping Solicitor: M/S Hoe & Moira Our Ref: PAHF5841 Auction Date: 10/02/2025 (11.00 am)</p>	

5	RESERVE PRICE: RM765,000.00	Johor
	<p>Description: Double Storey Semi-detached House Address: No. 22, Jalan Jati 9, Taman Desaru Utama 81930 Bandar Penawar, Johor Darul Takzim Area: approx 4,004 sq feet Defendant: Wan Siew Har & Jabatan Insolvency Malaysia sebagai Pemegang Harta bagi Sibankrap, Wan Siew Har. Solicitor: M/S Nor Ding & Co Our Ref: PAHJ7231(SA) Auction Date: 4/02/2025 (11.00 am)</p>	

6	RESERVE PRICE: RM490,000.00	Johor
	<p>Description: Double storey terrace house end lot Address: No. 42, Jalan Seroja 8, Taman Sri Penawar, 81930 Bandar Penawar, Johor. Area: approx 1,400 square feet Defendant: Muhamad Ariff Bin Taib Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7264(SA) Auction Date: 24/02/2025 (11.00 am)</p>	

7	RESERVE PRICE: RM420,000.00	Johor
	<p>Description: Single storey terrace house Address: No. 28, Jalan Lading 33, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor. Area: Approx 1,539 Sq Feet Defendant: Azali Bin Md Dan Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7263(SA) Auction Date: 25/02/2025 (11.00 am)</p>	

8	RESERVE PRICE: RM420,000.00	Johor
	<p>Description: Double storey terrace house Address: No. 89, Jalan Bayu 35, Bandar Seri Alam, 81750 Masai, Johor Area: Approx 1,195 Sq Feet Defendant: Selvaraju A/L R Danabalan & Calvin A/L Aanand Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7255(SA) Auction Date: 24/02/2025 (11.00 am)</p>	

9	RESERVE PRICE: RM400,000.00	Johor
	<p>Description: Two bedroom service apartment Address: No. 27-08, Block B, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor Area: Approx 958 Sq Feet Defendant: Khor Kim Hong Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7235(SA) Auction Date: 03/02/2025 (11.00 am)</p>	

10	RESERVE PRICE: RM369,000.00	Johor
	<p>Description: Condominium Address: #22-02, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor. Area: Approx 1,324 Sq Feet Defendant: Noor Aziela Binti Maezuki Solicitor: M/S A. Rahim & Co Our Ref: PAHJ/7226(SA) Auction Date: 03/02/2025 (11.00 am) Ambank Islamic Berhad</p>	

11	RESERVE PRICE: RM350,000.00	Johor
	<p>Description: Single storey terrace house intermediate lot Address: No. 7436, Jalan Sri Putri 11/6, Taman Putri Kulai, 81000 Kulai, Johor Area: Approx 1,540 Sq Feet Defendant: Syamsulbahri Bin Hamzah Solicitor: M/S Nor Ding & Co Our Ref: PAHJ/7248(SA) Auction Date: 12/02/2025 (11.00 am)</p>	

12	RESERVE PRICE: RM340,200.00	Johor
	<p>Description: 3 bedroom apartment Address: Unit No. E03-3A, Seri Mutiara Apartment, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor Area: Approx 1,324 Sq Feet Defendant: Chan Kian Young Solicitor: M/S Ibrahim Nik Junainah & Associates Our Ref: PAHJ/7228(SA) Auction Date: 04/02/2025 (11.00 am)</p>	

13 **RESERVE PRICE:**
RM340,000.00 **Johor**



Description: Service apartment
Address: Unit No. C-10-6, 10th Floor, Block C, Jalan Persiaran Nusa Perdana, Taman Nusa Perintis, 79200 Iskandar Puteri, Johor.
Area: approx 904 square feet
Defendant: Subaini A/P Krishna
Solicitor: M/S A. Rahim & Co
Our Ref: PAHJ/7253(SA)
Auction Date: 25/02/2025 (11.00 am)

14 **RESERVE PRICE:**
RM307,800.00 **Johor**



Description: Apartment
Address: No. H-5-3, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor.
Area: Approx 1,216 Sq Feet
Defendant: Tan Mei Chan
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7229(SA)
Auction Date: 04/02/2025 (11.00 am)

15 **RESERVE PRICE:**
RM262,440.00 **Johor**



Description: Apartment
Address: No. B-05-02, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor.
Area: Approx 1,109 Sq Feet
Defendant: Vivian Yew Hui Ling
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/7251(SA)
Auction Date: 18/02/2025 (11.00 am)

16 **RESERVE PRICE:**
RM255,150.00 **Johor**



Description: Apartment
Address: No. B-4-2, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor.
Area: approx 1,109 sq feet
Defendant: Law Chan Ming
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7230(SA)
Auction Date: 04/02/2025 (11.00 am)

17 **RESERVE PRICE:**
RM218,700.00 **Johor**



Description: Single storey terrace house intermediate lot
Address: No. 661, Jalan Seri Impian 7/23, Taman Seri Impian, 86000 Kluang, Johor.
Area: approx 1,400 sq feet
Defendant: Siti Nor Ain Binti Yusuf
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/7250(SA)
Auction Date: 12/02/2025 (11.00 am)
Ambank Islamic Berhad

18 **RESERVE PRICE:**
RM210,000.00 **Johor**



Description: Single storey low cost terrace house
Address: No. 52, Jalan Rotan 4, Taman Sri Pulai, 81110 Kangkar Pulai, Johor
Area: approx 1,134 square feet
Defendant: Kugan A/L Balan
Solicitor: M/S A. Rahim & Co
Our Ref: PAHJ/7254(SA)
Auction Date: 24/02/2025 (11.00 am)
Ambank Islamic Berhad

19 **RESERVE PRICE:**
RM186,300.00 **Johor**



Description: Double storey low cost terrace house
Address: No. 53, Jalan Ciku 7, Taman Kota Masai, 81700 Pasir Gudang, Johor.
Area: Approx 775 Sq Feet
Defendant: Ida Sazila Binti Amdan wakil kepada harta pusaka Si Mati Kamarulzaman Bin Mohamed
Solicitor: M/S Ibrahim Nik Junainah & Associates
Our Ref: PAHJ/7265(SA)
Auction Date: 25/02/2025 (11.00 am)

20 **RESERVE PRICE:**
RM180,000.00 **Johor**



Description: Single storey terrace house intermediate lot
Address: No. 19, Jalan Bunga Raya 2, Taman Sri Lalang, 86100 Ayer Hitam, Johor.
Area: Approx 1,765 Sq Feet
Defendant: Mohd Hairul Bin Sharif & Azizah Binti Zulkifli
Solicitor: M/S Nor Ding & Co
Our Ref: PAHJ/7232(SA)
Auction Date: 03/02/2025 (11.00 am)
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21 **RESERVE PRICE:**
RM170,000.00 **Johor**



Description: Double storey low cost terrace house intermediate lot
Address: No. 3, Jalan Bukit Kempas 5/6, Taman Bukit Kempas, 81200 Johor Bahru, Johor.
Area: Approx 770 Sq Feet
Defendant: Mohd Zin Bin Sariman
Solicitor: M/S A. Rahim & Co (Kluang)
Our Ref: PAHJ/7267(SA)
Auction Date: 26/02/2025 (11.00 am)

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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Step 3 : Choose Property

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12. Process takes one (1) working days. *(Please check e-Lelong website refers the next step)*

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February 2025

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PROPERTY AUCTION



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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 FEBRUARY 2025

LOT 01 Bukit Mertajam **Reserve Price RM 375,000**



Apartment Unit
1,216 sq.ft.

Unit No. 6-01, Pangsapuri Seri Pelangi, Jalan Usahaniaga 1, Taman Niaga Jaya, 14000 Bukit Mertajam, Pulau Pinang.

Assignor / Borrower :
Salmiah Binti Mansor

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

Auction Date & Time :
13 February, 2025 (11:00 AM)

Pulau Pinang

LOT 02 Simpang Ampat **Reserve Price RM 350,000**



1 Storey Terrace House Unit
1,302 sq.ft.

Unit No. 61, Lorong 20/SS1, Bandar Tasek Mutiara, 14120 Simpang Ampat, Pulau Pinang.

Assignor / Borrower :
Premamano A/P Manogaran

Solicitor :
Jayadeva & Kamal (Tel: 04-7771161)

Auction Date & Time :
3 February, 2025 (11:00 AM)

Pulau Pinang

LOT 03 Ipoh **Reserve Price RM 300,000**



2 Storey Terrace House Unit
1,195 sq.ft.

Unit No. 71, Persiaran Pengkalan Timur 12, Bandar Pengkalan Indah, 31650 Ipoh, Perak.

Assignor / Borrower :
Khalijah Binti Ismail

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

Auction Date & Time :
17 February, 2025 (11:00 AM)

Perak

LOT 04 Seri Manjung **Reserve Price RM 153,000**



2 Storey Terrace House Unit
1,119 sq.ft.

Unit No. M33, Fasa 1E2, 32040 Seri Manjung, Perak.

Assignor / Borrower :
Siti Faizatul Natrah Binti Ahmad Termizi

Solicitor :
Nor Ding & Co. (Tel: 05-6882627)

Auction Date & Time :
18 February, 2025 (11:00 AM)

Perak

LOT 05 Parit Buntar **Reserve Price RM 140,000**



1 Storey Terrace House Unit
1,163 sq.ft.

Unit No. 24, Lorong Bunga Kantan 8, Taman Kerian, 34200 Parit Buntar, Perak.

Assignor / Borrower :
Puneswaran A/L Narayanan

Solicitor :
Nor Ding & Co. (Tel: 05-6882627)

Auction Date & Time :
6 February, 2025 (11:00 AM)

Perak

LOT 06 Kulim **Reserve Price RM 310,000**



1 Storey Terrace House Unit
3,057 sq.ft.

Unit No. 87, Lorong Tiong 2/2, Taman Tiong, 09000 Kulim, Kedah.

Assignor / Borrower :
Khairudin Bin Ab Rahman

Solicitor :
Jayadeva & Kamal (Tel: 04-7771161)

Auction Date & Time :
24 February, 2025 (9:00 AM)

Kedah

LOT 07 Alor Setar **Reserve Price RM 170,000**



2 Storey Terrace House Unit
700 sq.ft.

Unit No. 705, Taman Bersatu, Jalan Batas Paip, 06600 Alor Setar, Kedah.

Assignor / Borrower :
Rushimah Binti Saad

Solicitor :
Jayadeva & Kamal (Tel: 04-7771161)

Auction Date & Time :
27 February, 2025 (11:00 AM)

Kedah

= AmBank (M) Berhad

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.

DEPOSIT : 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.

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-Leolong, 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.

PALMA AUCTIONEERS SDN BHD

Address
425-D, First Floor, Jalan Burma,
Pulau Tikus, 10350 Penang.

Contact Number
mobile 016 446 5117
office 04 229 9777
email elelong.palma@gmail.com



**PALMA
AUCTIONEERS**
SDN BHD · 1324107-M

NOTE : _____

