

# High Court E-Lelong MARCH 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.

 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 5660

H/P : 012-327 5047

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

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

01

AUCTION DATE : 25/03/2025  
TIME : 11.00 AM

RESERVE PRICE  
RM 640,000.00



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE UNIT TERRACE HOUSE SITED WITHIN A GATED AND GUARDED COMMUNITY  
LAND AREA : 1,650.00 SQUARE FEET  
ASSIGNOR(S) : GURUBARAN A/L CHINAPEN  
SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
EXECUTION NO. : JA-38-1962-10/2024

MASAI

NO. 57, JALAN ALAM 16, BANDAR ALAM MASAI, 81750 MASAI, JOHOR

02

AUCTION DATE : 19/03/2025  
TIME : 11.00 AM

RESERVE PRICE  
RM 420,000.00



DESCRIPTION : A CONDOMINIUM UNIT  
FLOOR AREA : 1,410.00 SQUARE FEET  
ASSIGNOR(S) : 1) UMA SUTHAN NAIR A/L JAYAINDRAN  
2) MAALINI A/P VELAYAN  
SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)  
EXECUTION NO. : JA-38-2508-12/2024

MASAI

NO. 06-04, BLOCK D, PANGSAPURI SERI MUTIARA, BANDAR SERI ALAM, 81750 MASAI, JOHOR

03

AUCTION DATE : 20/03/2025  
TIME : 11.00 AM

RESERVE PRICE  
RM 230,000.00



DESCRIPTION : A DOUBLE STOREY TERRACE HOUSE, INTERMEDIATE LOT  
LAND AREA : 816.00 SQUARE FEET  
ASSIGNOR(S) : MUHAMMAD HAFIZUDIN BIN MOHD NADZRI  
SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (JOHOR BAHRU)  
EXECUTION NO. : JA-38-2144-10/2024

PASIR GUDANG

NO. 13, LORONG 12, JALAN 9/12, TAMAN AIR BIRU, 81700 PASIR GUDANG, JOHOR

04

AUCTION DATE : 19/03/2025  
TIME : 9.00 AM

RESERVE PRICE  
RM 100,000.00



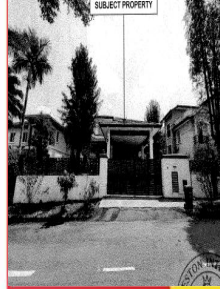
DESCRIPTION : A TOWNHOUSE UNIT LOCATED ON THE GROUND FLOOR OF AN INTERMEDIATE DOUBLE STOREY TOWNHOUSE BUILDING HELD UNDER "KOD A - MELAYU" RESTRICTION  
LAND AREA : 592.00 SQUARE FEET  
ASSIGNOR(S) : 1) MOHD FAIZAL BIN CHE ALI  
2) SITI ASMAM BINTI ALI  
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS  
EXECUTION NO. : WA-38-2625-09/2024

MELAKA

NO. 33, JALAN AP 7, TAMAN ALAI PERDANA, 75460 MELAKA, MELAKA

**05**AUCTION DATE : 26/03/2025  
TIME : 9.00 AMRESERVE PRICE  
RM 120,000.00

DESCRIPTION : A TWO-BEDROOMS CONDOMINIUM UNIT  
 FLOOR AREA : 1,044.00 SQUARE FEET  
 ASSIGNOR(S) : NUR ATIQA BINTI ABDUL AZIZ  
 SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS  
 EXECUTION NO. : WA-38-2719-09/2024

PORT  
DICKSONUNIT NO. D-7-8, OCEAN VIEW RESORT, BATU 9 JALAN PANTAI,  
71050 PORT DICKSON, NEGERI SEMBILAN**06**AUCTION DATE : 24/03/2025  
TIME : 9.00 AMRESERVE PRICE  
RM 1,620,000.00

DESCRIPTION : AN INDIVIDUALLY DESIGNED DOUBLE STOREY DETACHED HOUSE  
 LAND AREA : 5,995.00 SQUARE FEET  
 ASSIGNOR(S) : 1) YEONG KOK CHUNG  
 2) LEW FONG KIEW  
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)  
 EXECUTION NO. : WA-38-2633-09/2024

KAJANG

NO. 8, JALAN 2, TAMAN BUKIT SURIA, 43000 KAJANG, SELANGOR

**07**AUCTION DATE : 19/03/2025  
TIME : 9.00 AMRESERVE PRICE  
RM 990,000.00

DESCRIPTION : A DOUBLE STOREY MID TERRACED SHOP/OFFICE  
 LAND AREA : 1,765.00 SQUARE FEET  
 ASSIGNOR(S) : WONG FOOT WAI  
 SOLICITOR : MESSRS M. MENON & PARTNERS  
 EXECUTION NO. : BA-38-3569-11/2024

SERI  
KEMBANGANNO. PREMIS 5094, JALAN 18/62, TAMAN SRI SERDANG, 43300 SERI  
KEMBANGAN, SELANGOR**08**AUCTION DATE : 27/03/2025  
TIME : 9.00 AMRESERVE PRICE  
RM 850,000.00

DESCRIPTION : AN EXTENDED AND RENOVATED DOUBLE STOREY CORNER TERRACED HOUSE  
 LAND AREA : 3,175.00 SQUARE FEET  
 ASSIGNOR(S) : SAZLINA BINTI KHALIL  
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)  
 EXECUTION NO. : BA-38-3898-12/2024

BANDAR  
PUNCAK  
ALAMNO. 1, JALAN MAPEL 7/6, BANDAR HILLPARK, 42300 BANDAR  
PUNCAK ALAM, SELANGOR**09**AUCTION DATE : 20/03/2025  
TIME : 9.00 AMRESERVE PRICE  
RM 820,000.00

DESCRIPTION : A DOUBLE (2) STOREY SEMI-DETACHED HOUSE  
 LAND AREA : 2,798.62 SQUARE FEET  
 ASSIGNOR(S) : SARINAH BINTI DERAMAN  
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD  
 EXECUTION NO. : WA-38-2626-09/2024

PUCHONG

NO. 92, JALAN DB 2, TAMAN DESIRAN BAYU, 47120 PUCHONG,  
SELANGOR**10**AUCTION DATE : 26/03/2025  
TIME : 9.00 AMRESERVE PRICE  
RM 688,500.00

DESCRIPTION : A STRATIFIED 3-STOREY INTERMEDIATE TERRACE HOUSE  
 LAND AREA : 1,539.00 SQUARE FEET  
 ASSIGNOR(S) : ARAVINDAN A/L PALANI  
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
 EXECUTION NO. : WA-38-2661-09/2024

RAWANG

NO. 10, JALAN MAJESTIC 2, MAJESTIC RAWANG, 48000 RAWANG,  
SELANGOR**11**AUCTION DATE : 10/03/2025  
TIME : 9.00 AMRESERVE PRICE  
RM 257,750.00

DESCRIPTION : A 3-BEDROOMS CONDOMINIUM UNIT  
 FLOOR AREA : 1,238.00 SQUARE FEET  
 ASSIGNOR(S) : AZHARI NIZAR BIN ABDUL KADIR  
 SOLICITOR : MESSRS AZHAR & WONG (KL)  
 EXECUTION NO. : BA-38-3514-11/2024

PETALING  
JAYANO. UNIT C1102, BLOK C (MELIA), KELANA PARKVIEW  
CONDOMINIUM, NO. 1, JALAN SS 6/2, KELANA JAYA, 47301  
PETALING JAYA, SELANGOR**12**AUCTION DATE : 04/03/2025  
TIME : 9.00 AMRESERVE PRICE  
RM 240,000.00

DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT  
 FLOOR AREA : 721.00 SQUARE FEET  
 ASSIGNOR(S) : MUHAMAD KHAIRUL ASYRAF BIN MAZLAN  
 SOLICITOR : MESSRS AZHAR & WONG (KL)  
 EXECUTION NO. : WA-38-2518-09/2024

SUBANG  
JAYANO. UNIT J11-11-14, TINGKAT 11, BLOK J, PANGSAPURI MERANTI  
USJ 1, 47620 SUBANG JAYA, SELANGOR

**13**

AUCTION DATE : 06/03/2025

RESERVE PRICE

TIME : 9.00 AM

RM 144,000.00



DESCRIPTION : A LOW COST APARTMENT UNIT SITED ON 6TH FLOOR OF A 17TH FLOOR

LAND AREA : 656.60 SQUARE FEET

ASSIGNOR(S) : MUHAMAD KHAIRI BIN MOHAMED IQBAL

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

EXECUTION NO. : WA-38-2542-09/2024

SHAH ALAM

NO. UNIT B-06-11, PANGSAPURI RIMBA, JALAN LENGKUAS 16/19, SEKSYEN 16, 40200 SHAH ALAM, SELANGOR

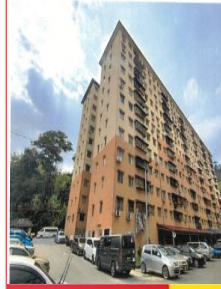
**14**

AUCTION DATE : 03/03/2025

RESERVE PRICE

TIME : 9.00 AM

RM 140,000.00



DESCRIPTION : A CORNER THREE (3) BEDROOM LOW COST APARTMENT

FLOOR AREA : 657.00 SQUARE FEET

ASSIGNOR(S) : KOH KAR LOONG

SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)

EXECUTION NO. : WA-38-2503-09/2024

KEPONG

NO. 7-10-A, BLOK 7, DESA SATU APARTMENT, OFF LORONG D1/5, DESA AMAN PURI, 52100 KEPONG, SELANGOR

**15**

AUCTION DATE : 17/03/2025

RESERVE PRICE

TIME : 9.00 AM

RM 135,813.00



DESCRIPTION : A 3-BEDROOM APARTMENT SITED ON THE FOURTH FLOOR OF A 5-STOREY WALK-UP BLOCK

FLOOR AREA : 828.82 SQUARE FEET

ASSIGNOR(S) : MOHD FAIZAL BIN JAMALUDIN

SOLICITOR : MESSRS VAS & CO (KLG)

EXECUTION NO. : BA-38-3669-11/2024

AMPANG

NO. UNIT F-4-07, PANGSAPURI SRI PUTERI, JALAN UKAY PERDANA 2/1, TAMAN UKAY PERDANA, 68000 AMPANG, SELANGOR

**16**

AUCTION DATE : 19/03/2025

RESERVE PRICE

TIME : 9.00 AM

RM 118,098.00



DESCRIPTION : A THREE-BEDROOM WALK-UP APARTMENT UNIT

FLOOR AREA : 775.00 SQUARE FEET

ASSIGNOR(S) : HAZAM SHAFIQ BIN AHMAD

SOLICITOR : MESSRS VAS & CO (KLANG)

EXECUTION NO. : BA-38-3811-12/2024

KAJANG

NO. UNIT B-04-01, TINGKAT 4, BLOK B, PANGSAPURI MAWAR, JALAN 1/5, SEKSYEN 1, TAMAN SUTERA KAJANG, 43000 KAJANG, SELANGOR

**17**

AUCTION DATE : 13/03/2025

RESERVE PRICE

TIME : 9.00 AM

RM 393,660.00



DESCRIPTION : A CONDOMINIUM UNIT

FLOOR AREA : 1,475.00 SQUARE FEET

ASSIGNOR(S) : NOREHA BINTI ISMAIL

SOLICITOR : MESSRS AZHAR & WONG (KL)

EXECUTION NO. : WA-38-2034-07/2024

KUALA LUMPUR

NO. UNIT B4-02-2, BLOK B4, PANTAI HILLPARK PHASE 1, JALAN PANTAI DALAM, 59200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**18**

AUCTION DATE : 10/03/2025

RESERVE PRICE

TIME : 9.00 AM

RM 387,000.00



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE

LAND AREA : 840.00 SQUARE FEET

ASSIGNOR(S) : 1) HAZAM BIN IDRUS  
2) RUZAINI BINTI RUSLI

SOLICITOR : MESSRS GOH & PARTNERS (KL)

EXECUTION NO. : BA-38-3481-11/2024

KUALA LUMPUR

NO. 27, JALAN J1, TAMAN MELAWATI, 53100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**19**

AUCTION DATE : 11/03/2025

RESERVE PRICE

TIME : 9.00 AM

RM 370,000.00



DESCRIPTION : AN INTERMEDIATE 3-BEDROOMS CONDOMINIUM

FLOOR AREA : 861.00 SQUARE FEET

ASSIGNOR(S) : YAT THIAM HUAT

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

EXECUTION NO. : WA-38-2564-09/2024

KUALA LUMPUR

NO. B-04-11, KENANGA POINT CONDOMINIUM, NO. 11, JALAN GELUGOR, 55200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**20**

AUCTION DATE : 12/03/2025

RESERVE PRICE

TIME : 9.00 AM

RM 183,708.00



DESCRIPTION : A THREE BEDROOM APRTMENT UNIT

FLOOR AREA : 936.00 SQUARE FEET

ASSIGNOR(S) : WONG CHENG LUN

SOLICITOR : MESSRS B H GAN NOR & KIM

EXECUTION NO. : BA-38-3643-11/2024

KEPONG

NO. B-11-3, BLOK B, AMAN PURI APARTMENT, JALAN AMAN, DESA AMAN PURI, 52100 KEPONG, WILAYAH PERSEKUTUAN KUALA LUMPUR



## 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]

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

## March 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://elelong.kehakiman.gov.my/BidderWeb/Home/Index>








Bidder are required to register on the website <https://elelong.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 MARCH 2025

<p><b>LOT 01</b> Bukit Mertajam</p>  <p><b>Reserve Price</b> <b>RM 477,000</b></p> <p><b>2 Storey Terrace House Unit</b> 1,196 sq.ft. Unit No. 42A, Lorong Seri Impian 9, Taman Seri Impian, 14000 Bukit Mertajam, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Tang Yong Sheng <b>Solicitor :</b> Azmi Rahim &amp; Co (Tel: 04-4235092) <b>Auction Date &amp; Time :</b> 10 March, 2025 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 02</b> Bayan Lepas</p>  <p><b>Reserve Price</b> <b>RM 299,700</b></p> <p><b>Condominium Unit</b> 797 sq.ft. Unit No. 106-02-06, Villa Emas Condo, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Thomas Lee Thoe Hwa <b>Solicitor :</b> Jayadeva &amp; Kamal (Tel: 04-7771161) <b>Auction Date &amp; Time :</b> 6 March, 2025 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 03</b> Georgetown</p>  <p><b>Reserve Price</b> <b>RM 270,000</b></p> <p><b>Flat Unit</b> 700 sq.ft. Unit No. 29-8-10, Medan Ria Apartment, Jalan Samak, 10150 Georgetown, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Leonie Tan Shen Ing <b>Solicitor :</b> Lalchand &amp; Nawawi (Tel: 05-7820009) <b>Auction Date &amp; Time :</b> 6 March, 2025 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>
<p><b>LOT 04</b> Jelutong</p>  <p><b>Reserve Price</b> <b>RM 243,000</b></p> <p><b>Apartment Unit</b> 700 sq.ft. Unit No. 46-17-27, Jalan Van Praagh, Desa Green, 11600 Jelutong, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Shahirun Bin Said <b>Solicitor :</b> Lalchand &amp; Nawawi (Tel: 05-7820009) <b>Auction Date &amp; Time :</b> 20 March, 2025 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 05</b> Tanjung Tokong</p>  <p><b>Reserve Price</b> <b>RM 194,400</b></p> <p><b>Apartment Unit</b> 635 sq.ft. Unit No. 7C-9-13, Pangsapuri Palm Court, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Gooi Kee Hoe <b>Solicitor :</b> Azmi Rahim &amp; Co (Tel: 04-4235092) <b>Auction Date &amp; Time :</b> 6 March, 2025 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 06</b> Pendang</p>  <p><b>Reserve Price</b> <b>RM 1,968,300</b></p> <p><b>1 Storey Terrace House Unit</b> 3,057 sq.ft. Cerkam Jaya, Kampung Bukit Mat Insun, Jalan Bukit Tegur, 06700 Pendang, Kedah Darul Aman.</p> <p><b>Assignor / Borrower :</b> Che Ani Bin Kamis <b>Solicitor :</b> Lee Yuen Syakira &amp; Ng (Tel: 04-2263823) <b>Auction Date &amp; Time :</b> 10 March, 2025 (11:00 AM)</p> <p><b>Kedah</b></p>
<p><b>LOT 07</b> Kampar</p>  <p><b>Reserve Price</b> <b>RM 769,500</b></p> <p><b>3 Storey Terrace Shop Office</b> 2,701 sq.ft. Unit No. 57, Disney Avenue, Bandar Agacia, 31910 Kampar, Perak.</p> <p><b>Assignor / Borrower :</b> Wong Hoong Man <b>Solicitor :</b> Goh &amp; Partners (03-21668300) <b>Auction Date &amp; Time :</b> 6 March, 2025 (11:00 AM)</p> <p><b>Perak</b></p>		

 = 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://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.

# 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](mailto:elelong.palma@gmail.com)



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

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

## March 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 MARCH 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://eelong.kehakiman.gov.my/BidderWeb/>**

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

<b>1</b>	<b>RESERVE PRICE: RM250,000.00</b>	<b>Melaka</b>
	<p><b>Description:</b> Rumah Teres Satu Tingkat  <b>Address:</b> No. 9, Lorong 2, Jalan Bi 12, Taman Bertam Impian, 75250, Melaka  <b>Area:</b> approx 1,195 square feet  <b>Defendant:</b> Arthur Sydney Fernandez  <b>Solicitor:</b> M/S Ibrahim Nik Junainah &amp; Assoc  <b>Our Ref:</b> PAH37917  <b>Auction Date:</b> 19/03/2025 (11.00 am)</p>	

<b>2</b>	<b>RESERVE PRICE: RM1,900,000.00</b>	<b>Selangor</b>
	<p><b>Description:</b> Banglo 2 Tingkat  <b>Address:</b> No. 47, Jalan Pulau Kapas U10/84, Seksyen U10, 40170, SHAH ALAM, Selangor.  <b>Area:</b> approx 1,078 square feet  <b>Defendant:</b> Tengku Norlidzah Binti Tengku Zainal Abidin &amp; Wan Muhammad Atiq Bin Ahmad Tajuddin  <b>Solicitor:</b> M/S VAS &amp; CO  <b>Our Ref:</b> PAH37890  <b>Auction Date:</b> 26/03/2025 (9.00 am)</p>	

<b>3</b>	<b>RESERVE PRICE: RM387,000.00</b>	<b>Selangor</b>
	<p><b>Description:</b> Rumah Teres 1 Tingkat (Tengah)  <b>Address:</b> No. 11, Jalan Dato Abdul Hamid 13, Taman Sentosa, 41200, KLANG, Selangor  <b>Area:</b> approx 1,098 square feet  <b>Defendant:</b> Malathi A/p Muniandy, Kugan A/I Ghanasegaran &amp; Kogila A/p Subramaniam  <b>Solicitor:</b> M/S VAS &amp; CO  <b>Our Ref:</b> PAH37751  <b>Auction Date:</b> 27/03/2025 (9.00 am)</p>	

<b>4</b>	<b>RESERVE PRICE: RM255,150.00</b>	<b>Terengganu</b>
	<p><b>Description:</b> A single storey semi-detached house  <b>Address:</b> NO.PT 767, KUALA BERANG, TAMAN BAIJURI, 21700, HULU TERENGGANU, Terengganu.  <b>Area:</b> approx 3,961 square feet  <b>Defendant:</b> Norazman Bin Sulaiman  <b>Solicitor:</b> M/S Asmadi, Azmi &amp; Associates  <b>Our Ref:</b> PAH38030  <b>Auction Date:</b> 26/03/2025 (11.00 am)</p>	

<b>5</b>	<b>RESERVE PRICE: RM342,000.00</b>	<b>Perak</b>
	<p><b>Description:</b> Rumah Teres Dua Tingkat Unit Tengah  <b>Address:</b> No.39, Jalan Tawas Impiana 2,, Anjung Tawas Impiana, 30010, Ipoh, Perak.  <b>Area:</b> approx 1,647 square feet  <b>Defendant:</b> Choong Yee Ling  <b>Solicitor:</b> M/S A Rahim &amp; Co.  <b>Our Ref:</b> PAHP5787  <b>Auction Date:</b> 05/03/2025 (11.00 am)</p>	

<b>6</b>	<b>RESERVE PRICE: RM490,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> Sebuah Rumah Teres Dua Tingkat Lot Tengah  <b>Address:</b> No. 82A, Lorong Seri Juru 24, Taman Seri Juru, 14100, Simpang Ampat, Pulau Pinang  <b>Area:</b> approx 1,399 square feet  <b>Defendant:</b> Lee Ann Chee  <b>Solicitor:</b> M/S Azmi Rahim &amp; Co  <b>Our Ref:</b> PAHP5846  <b>Auction Date:</b> 06/03/2025 (11.00 am)</p>	

<b>7</b>	<b>RESERVE PRICE: RM320,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> A three bedroom apartment unit  <b>Address:</b> Unit No. 3D-25-06, N-Park, Jalan Batu Uban, 11700, Gelugor, Pulau Pinang  <b>Area:</b> approx 700 square feet  <b>Defendant:</b> Mohd Nazim Bin Othman  <b>Solicitor:</b> M/S Zaid Ibrahim &amp; Co  <b>Our Ref:</b> PAHP5823  <b>Auction Date:</b> 06/03/2025 (11.00 am)</p>	

<b>8</b>	<b>RESERVE PRICE: RM320,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> Rumah Teres Setingkat Hujung  <b>Address:</b> No. 9, Medan Perwira, Taman Perwira, 14100, Simpang Ampat, Pulau Pinang.  <b>Area:</b> approx 2,605 square feet  <b>Defendant:</b> Maran A/L Nagappan  <b>Solicitor:</b> M/S Azmi Rahim &amp; Co  <b>Our Ref:</b> PAHP5822  <b>Auction Date:</b> 10/03/2025 (11.00 am)</p>	

<b>9</b>	<b>RESERVE PRICE: RM300,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> Sebuah rumah pangsa tiga (3) bilik tidur (unit tepi)  <b>Address:</b> No. K-15-01, Lebuhr Relau 2, 11900, Bayan Lepas, Pulau Pinang.  <b>Area:</b> approx 700 square feet  <b>Defendant:</b> Muhammad Azrin Bin Abdul Rahman  <b>Solicitor:</b> M/S Jayadeva &amp; Kamal  <b>Our Ref:</b> PAHP5832  <b>Auction Date:</b> 10/03/2025 (11.00 am)</p>	

<b>10</b>	<b>RESERVE PRICE: RM292,500.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> Sebuah Pangsapuri Tiga Bilik  <b>Address:</b> Unit No 9-09-07 Desa Alor Vista, Lebuhr Relau 4, 11900, Bayan Lepas, Pulau Pinang.  <b>Area:</b> approx 700 square feet  <b>Defendant:</b> Sein Kam Yuet  <b>Solicitor:</b> M/S Azmi Rahim &amp; Co  <b>Our Ref:</b> PAHP5827  <b>Auction Date:</b> 05/03/2025 (11.00 am)</p>	

<b>11</b>	<b>RESERVE PRICE: RM250,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> Sebuah Pangsapuri Tiga Bilik  <b>Address:</b> Unit No. MA-3-11, Block MA, Pangsapuri Delima Intan, Jalan Delima 1, Taman Seri Delima, 14100, Simpang Ampat, Pulau Pinang  <b>Area:</b> approx 797 square feet  <b>Defendant:</b> Muhammad Amirul Asraf Bin Ab Aziz  <b>Solicitor:</b> M/S Azmi Rahim &amp; Co  <b>Our Ref:</b> PAHP5861  <b>Auction Date:</b> 10/03/2025 (11.00 am)</p>	

<b>12</b>	<b>RESERVE PRICE: RM160,000.00</b>	<b>Pulau Pinang</b>
	<p><b>Description:</b> Sebuah rumah pangsa kos rendah dua bilik  <b>Address:</b> Unit No. 1150E-16-12, Jalan Teluk Kumbar, Saujana Heights, 11920, Bayan Lepas, Pulau Pinang  <b>Area:</b> approx 495 square feet  <b>Defendant:</b> Nur Syakira Binti Ahmad Shah Budin  <b>Solicitor:</b> M/S Azmi Rahim &amp; Co  <b>Our Ref:</b> PAHP5749  <b>Auction Date:</b> 12/03/2025 (11.00 am)</p>	

**13 RESERVE PRICE: RM150,000.00** Pulau Pinang



**Description:** Rumah pangsa 3- bilik  
**Address:** No. 3-13-6, Taman Terubong Indah , Tingkat Paya Terubong 5, 11060, Paya Terubong, Pulau Pinang.  
**Area:** approx 700 square feet  
**Defendant:** Lee Kean Huat  
**Solicitor:** M/S Jayadeva & Kamal  
**Our Ref:** PAHP5833  
**Auction Date:** 13/03/2025 (11.00 am)

**14 RESERVE PRICE: RM690,000.00** Johor Bahru



**Description:** Intermediate lot 1 1/2 storey terrace factory  
**Address:** No. 8 8-01, Jalan Berjaya 8/6, Kawasan Perindustrian Taman Berjaya 81300 Johor Bahru Johor  
**Area:** approx 192 square metres (2,066 square feet).  
**Defendant:** Lee Siew Mee  
**Solicitor:** M/S A Rahim & Co (Kluang)  
**Our Ref:** PAHJ/7311(SA)  
**Auction Date:** 20th March 2025 (11:00 AM)

**15 RESERVE PRICE: RM440,000.00** Johor Bahru



**Description:** Double storey terrace house  
**Address:** No. 8 Jalan Pulai Mutiara 5/5 Taman Pulai Mutiara 81300 Johor Bahru Johor  
**Area:** approx 109 square metres (1,173 square feet)  
**Defendant:** Thinagaran A/L Pachaiapan  
**Solicitor:** M/S A Rahim & Co (Kluang)  
**Our Ref:** PAHJ/7283(SA)  
**Auction Date:** 12th March 2025 (11:00 AM)

**16 RESERVE PRICE: RM405,000.00** Johor Bahru



**Description:** 3 Bedroom Service Apartment  
**Address:** 08-10, Pangsapuri Lagenda Tasek, Jalan Padi Makmur, Taman Suria Muafakat, 81200 Johor Bahru, Johor  
**Area:** approx 124 sq metres(1,335 sq feet)  
**Defendant:** Logiswaran A/L Rajendran  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7287(SA)  
**Date:** 17th March 2025(11:00am)

**17 RESERVE PRICE: RM400,000.00** Masai



**Description:** Condominium  
**Address:** Unit No. 04-01, Blok H, Pangsapuri Seri Mutiara Bandar Seri Alam 81750 Masai Johor  
**Area:** approx 123 square metres (1,324 square feet)  
**Defendant:** Ong Teck Wah  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7279(SA)  
**Auction Date:** 5th March 2025 (11:00 AM)

**18 RESERVE PRICE: RM396,000.00** Skudai



**Description:** Intermediate lot single storey terrace house  
**Address:** No. 15, Jalan Pulai 6/1, Taman Pulai Utama, 81300 Skudai, Johor  
**Area:** approx 143 square metres (1,540 square feet).  
**Defendant:** Arul Dass A/L Susay  
**Solicitor:** M/S Nor Ding & Co  
**Our Ref:** PAHJ/7285(SA)  
**Auction Date:** 5th March 2025 (11:00 AM)

**19 RESERVE PRICE: RM380,000.00** Kulai



**Description:** Intermediate lot single storey terrace house  
**Address:** No.8606, Jalan Merak 6, Bandar Putra, 81000 Kulai, Johor  
**Area:** approx 143 square metres (1,540 square feet)  
**Defendant:** Abdul Rashid Bin Zakaria  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7312(SA)  
**Date:** 26th March 2025 (11:00 AM)  
**Ambank Islamic Berhad**

**20 RESERVE PRICE: RM378,000.00** Johor Bahru



**Description:** Service Apartment  
**Address:** No. #05-03, Blok D, Apartment Suriamas, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor  
**Area:** approx 148 square metres (1,593 square feet)  
**Defendant:** Yong Jia Pao  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7302(SA)  
**Auction Date:** 17th March 2025 (11:00 AM)

**21 RESERVE PRICE: RM369,000.00** Masai



**Description:** Condominium  
**Address:** No. 12-05, Blok D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
**Area:** approx 125 square metres (1,345 square feet)  
**Defendant:** Ong Sin Weng  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7277(SA)  
**Auction Date:** 5th March 2025 (11:00 AM)

**22 RESERVE PRICE: RM332,100.00** Johor Bahru



**Description:** Service apartment  
**Address:** No. #11-06 Blok B, Pangsapuri Jentayu, Jalan Jentayu 81200 Johor Bahru Johor  
**Area:** approx 102 square metres (1,098 square feet)  
**Defendant:** Chian King Kong  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7313(SA)  
**Auction Date:** 25th March 2025 (11:00 AM)

**23 RESERVE PRICE: RM290,000.00** Johor Bahru



**Description:** Apartment  
**Address:** No. N-3-02, Blok N, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah 81200 Johor Bahru, Johor  
**Area:** approx 93 s.m (1,001 sq feet)  
**Defendant:** Mahdialagan A/L Subramaniam  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7308(SA)  
**Date:** 26th March 2025 (11:00 am)

**24 RESERVE PRICE: RM282,123.00** Masai



**Description:** Condominium  
**Address:** 19-01, Blok C, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai , Johor  
**Area:** approx 123 square metres (1,324 square feet)  
**Defendant:** Pang Siaw Kong  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7286(SA)  
**Auction Date:** 17th March 2025 (11:00 AM)

**25 RESERVE PRICE: RM280,000.00** Kota Tinggi



**Description:** Intermediate lot 1 1/2 storey Low Medium Cost Terrace House  
**Address:** No. 24, Jalan Binjai 2, Taman Kota Jaya, 81900 Kota Tinggi, Johor  
**Area:** approx 111 square metres (1,200 square feet)  
**Defendant:** Salleh Bin Othman  
**Solicitor:** M/S Nor Ding & Co  
**Our Ref:** PAHJ/7276(SA)  
**Auction Date:** 11th March 2025 (11:00 AM) **Ambank Islamic Berhad**

**26 RESERVE PRICE: RM280,000.00** Kelapa Sawit



**Description:** Single storey terrace house intermediate lot  
**Address:** No. 210, Jalan Manis 4, Taman Manis, 81030 Kelapa Sawit Johor  
**Area:** approx 143 square metres (1,540 square feet)  
**Defendant:** Hariharan A/L Rajagopal  
**Solicitor:** M/S Nor Ding & Co  
**Our Ref:** PAHJ/7278(SA)  
**Auction Date:** 5th March 2025 (11:00 AM)

**27 RESERVE PRICE: RM279,000.00** Johor Bahru



**Description:** Medium cost apartment  
**Address:** #05-06, Block B, Pangsapuri Sri Wangi, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor  
**Area:** approx 113 square metres (1,216 square feet)  
**Defendant:** Wilson Then Vui Xian  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7301(SA)  
**Date:** 17th March 2025 (11:00 AM)

**28 RESERVE PRICE: RM270,000.00** Masai



**Description:** Intermediate lot double storey low cost terrace house  
**Address:** No.80, Jalan Cempaka 4, Taman Plentong Baru,81750 Masai, Johor  
**Area:** approx 68 square metres (732 square feet)  
**Defendant:** Muhammad Afizal Bin Muhammad Ruzain  
**Solicitor:** M/S Nor Ding & Co  
**Our Ref:** PAHJ/7314(SA)  
**Date:** 26th March 2025 (11:00 AM)

**29 RESERVE PRICE: RM270,000.00** Pasir Gudang



**Description:** Double Storey Low Medium Cost Terrace House  
**Address:** No. 33 Jalan Kijang 2, Taman Scientex, 81700 Pasir Gudang, Johor  
**Area:** approx 71.5 square metres (770 square feet)  
**Defendant:** Khoo Lay Choy  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7282(SA)  
**Auction Date:** 17th March 2025 (11:00 AM)

**30 RESERVE PRICE: RM262,440.00** Masai



**Description:** Condominium  
**Address:** Unit No. 01-04, Blok H ,Pangsapuri Seri Mutiara, Bandar Seri Alam 81750 Masai Johor.  
**Area:** approx 123 square metres (1,324 square feet)  
**Defendant:** Aumuta A/P Selvam  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7284(SA)  
**Auction Date:** 5th March 2025 (11:00 AM)

**31 RESERVE PRICE: RM260,000.00 Pasir Gudang**



**Description:** Double Storey Intermediate Unit Medium Low-Cost Terrace House  
**Address:** No 98, Jalan Delima 15, Taman Kota Masai, 81700 Pasir Gudang, Johor  
**Area:** approx 72 square metres (775 square feet)  
**Defendant:** Mohamad Saiful Bin Mohamad & Mohamad Firdaus Bin Mohamad  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7296(SA)  
**Auction Date:** 20th March 2025 (11:00am)  
**Ambank Islamic Berhad**

**32 RESERVE PRICE: RM234,000.00 Masai**



**Description:** Single Storey Low Cost Terrace House, Intermediate Lot  
**Address:** No. 21, Jalan Gelam 11, Taman Rinting, 81750 Masai, Johor  
**Area:** approx 89 square metres (960 square feet)  
**Defendant:** M Sashikala A/P Muniandy & Ratna Raj A/L Varitharajah  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7281(SA)  
**Auction Date:** 17th March 2025 (11:00 AM)  
**Ambank Islamic Berhad**

**33 RESERVE PRICE: RM230,000.00 Skudai**



**Description:** Extended single storey intermediate unit low - cost terrace house  
**Address:** No. 12, Jalan Malinja 9, Perumahan Awam Lima Kedai, 81300, Skudai, Johor.  
**Area:** approx 99 square metres (1,066 square feet)  
**Defendant:** Muhammad Raihan Bin Ismail  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7307(SA)  
**Auction Date:** 17th March 2025 (11:00am)  
**Ambank Islamic Berhad**

**34 RESERVE PRICE: RM170,000.00 Masai**



**Description:** Low medium cost flat  
**Address:** F02-05, Blok F, Jalan Tasek, Pangsapuri Sri Intan , Bandar Seri Alam, 81750 Masai, Johor  
**Area:** approx 79 square metres (850 square feet)  
**Defendant:** Muhammad Haziq Bin Othman  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7315(SA)  
**Auction Date:** 17th March 2025 (11:00am)  
**Ambank Islamic Berhad**

**35 RESERVE PRICE: RM135,000.00 Skudai**



**Description:** Low medium cost flat  
**Address:** No. A-4-19, Block A, Jalan Putra 3 Taman Tan Sri Yaacob 81300 Skudai Johor  
**Area:** approx 70 square metres (753 square feet)  
**Defendant:** Thivyarubini A/P Ravi  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7309(SA)  
**Auction Date:** 25th March 2025 (11:00 AM)  
**Ambank Islamic Berhad**

**36 RESERVE PRICE: RM100,000.00 Skudai**



**Description:** Low Cost Flat Unit  
**Address:** No. B-05-05, Jalan Impian Emas 25, Taman Impian Emas 81300 Skudai Johor  
**Area:** approx 61 square metres (657 square feet)  
**Defendant:** Saldila Binti Ehsan  
**Solicitor:** M/S A. Rahim & Co  
**Our Ref:** PAHJ/7297(SA)  
**Auction Date:** 20th March 2025 (11:00 AM)  
**Ambank Islamic Berhad**

**37 RESERVE PRICE: RM81,000.00 Masai**



**Description:** 3 Bedroom Low Cost Flat Unit  
**Address:** No 05-01 Blok E Jalan Tasek 64 Bandar Seri Alam 81750 Masai Johor  
**Area:** approx 61 square metres (657 square feet)  
**Defendant:** Kaderi Bin Jali  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Our Ref:** PAHJ/7316(SA)  
**Auction Date:** 20th March 2025 (11:00 AM)  
**Ambank Islamic Berhad**

### GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

- Step 1 : User Registration**
  1. Go to <https://elelong.kehakiman.gov.my/BidderWeb>
  2. Click on the "Login" tab.
  3. Then click "Register" link at the bottom of the login box & fill up the form.
  4. Once registered, check your email INBOX or SPAM to click "Activate your Account" button.
- Step 2 : Login**
  5. Click on the "Login" tab.
  6. Enter your email address & password.
- Step 3 : Choose Property**
  7. Once login, please fill property details and click "Search" button.
  8. Then, click "I am interested".
  9. Scroll to the bottom and click "Download" POS and "Proceed".
- Step 4 : Bidding Registration**
  10. Click "Download" bidding form and prepare bank draft.
  11. Submit bank draft and bidding form to high court can be made by Pos Laju to Pusat Operasi e-Lelong Kuantan, Pahang or by hand to any High Court of Malaya in Peninsular.
  12. Process takes one (1) working days. (Please check e-Lelong website refers the next step)
- Step 5 : Checking Upcoming Bidding**
  13. Open homepage e-Lelong.
  14. Select "My bids", then "Upcoming".
- Step 6 : Auction Day**
  15. Bidder are advised to open 15 minutes earlier.
  16. Open homepage e-Lelong.
  17. Select "My bids", then "Upcoming".
  18. Click "Bid Now".
    - Click (+) to increase bid price.
    - Click (-) to lower the bid price.

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

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

## PROPERTY AUCTION HOUSE SDN BHD (187793X)

**Kuala Lumpur (HQ)**  
 Ground Floor, No. 1, Jalan Ampang,  
 50450 Kuala Lumpur  
 Tel: 03-20702226 & 03-20788590  
 Fax: 03-20729557  
 E-mail: [main@auctions.com.my](mailto:main@auctions.com.my)  
 Website: [www.auctions.com.my](http://www.auctions.com.my)

**Johor:**  
 No 98, Jalan Wijaya, Century Garden  
 80250 Johor Bahru, Johor  
 Tel: 607-333 6226 / 3226  
 Fax: 607-331 6226  
 Email: [johor@auctions.com.my](mailto:johor@auctions.com.my)

**Sabah:**  
 Unit A-3-6, 3rd Floor, Block A,  
 Plaza Tanjung Aru, Jalan Mat Salleh,  
 88150 Kota Kinabalu, Sabah  
 Tel: 088-221 266, 088-221 262  
 Fax: 088-210 266  
 Email: [sabah@auctions.com.my](mailto:sabah@auctions.com.my)



# High Court E-Lelong March 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 MARCH 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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- Auction can be withdrawn anytime before the auction. Please contact our hotline number for the updates.

**LOT 1** Reserve Price **RM 121,500**



Type: 2 Bedrooms Apartment  
Area: 549 square feet  
Address: Unit No. 2-04-01, Block A, Kelompok Tempua, Jalan 9/56, Ampang Ulu Klang, 54200, Kuala Lumpur

Auction Date : 20th March 2025  
Time : 9.00am

**KUALA LUMPUR**

**LOT 2** Reserve Price **RM 570,000**



Type: Service Apartment  
Area: 614 square feet  
Address: Unit No. B-26-10, Block B, Fraser Place, Jalan Perak, 50450, Kuala Lumpur

Auction Date : 3rd March 2025  
Time : 9.00am

**KUALA LUMPUR**

**LOT 3** Reserve Price **RM 126,000**



Type: 3 Bedrooms Apartment  
Area: 667 square feet  
Address: Unit No. LCF 4-08, Block Desa Angsana, Jalan Desa Cahaya 1, Taman Desa Bukit Cahaya, 56100 Cheras, Selangor

Auction Date : 20th March 2025  
Time : 9.00am

**SELANGOR**

**LOT 4** Reserve Price **RM 167,670**



Type: Apartment  
Area: 947 square feet  
Address: Unit No. P13-B-03-05, Block B, Sri Cempaka Apartments, Jalan Sepakat Indah 2/1, Taman Sepakat Indah, 43000 Kajang, Selangor

Auction Date : 25th March 2025  
Time : 9.00am

**SELANGOR**

**LOT 5** Reserve Price **RM 229,500**



Type: 3 Bedrooms Apartment  
Area: 829 square feet  
Address: Unit No. D-0-16, Orchis Apartment, Jalan Delima 9/KS09, Bandar Parklands, 42000 Pelabuhan Klang, Selangor

Auction Date : 12th March 2025  
Time : 9.00am

**SELANGOR**

**LOT 6** Reserve Price **RM 243,000**



Type: Apartment  
Area: 786 square feet  
Address: Unit No. H4-00-10, Subang Perdana Goodyear Court 6, Persiaran Kewajipan, USJ 8, 47610 Subang Jaya, Selangor

Auction Date : 25th March 2025  
Time : 9.00am

**SELANGOR**

**LOT 7** Reserve Price **RM 270,000**



Type: Condominium  
Area: 1,001 square feet  
Address: Unit No. C-13A-08, Block Cassia, Vista Millennium Condominium, Jalan DM 1, Taman Desa Millenia, 47150 Puchong, Selangor

Auction Date : 25th March 2025  
Time : 9.00am

**SELANGOR**

**LOT 8** Reserve Price **RM 320,000**



Type: 2 Storey Terrace House  
Area: 840 square feet  
Address: No. 33, Jalan Bawal Sembilan 17/3J, Seksyen 17, 40200 Shah Alam, Selangor

Auction Date : 3rd March 2025  
Time : 9.00am

**SELANGOR**

**LOT 9** Reserve Price **RM 344,250**



Type: 2 Storey Terrace House  
Area: 1,679 square feet  
Address: No. 33A, Jalan TE 1, Taman Tiara East, 43500 Semenyih, Selangor

Auction Date : 19th March 2025  
Time : 9.00am

**SELANGOR**

**LOT 10** Reserve Price **RM 500,000**



Type: 2 Storey Terrace House  
Area: 2,713 square feet  
Address: No. 1, Jalan Semilang 9, Taman Seri Putra, 42700 Banting, Selangor

Auction Date : 17th March 2025  
Time : 9.00am

**SELANGOR**

**LOT 11** Reserve Price **RM 1,000,000**



Type: 3 Storey Terrace House  
Area: 2,885 square feet  
Address: Premises No. 14, Jalan Wangsa 3, Wangsa Ukay, 68000 Ampang, Selangor

Auction Date : 25th March 2025  
Time : 9.00am

**SELANGOR**

**LOT 12** Reserve Price **RM 2,520,000**



Type: 2 Storey Detached House  
Area: 6,534 square feet  
Address: No. Premise 6, Jalan Sungai Beranang 32/56A, Bukit Rimau, Seksyen 32, 40460 Shah Alam, Selangor

Auction Date : 3rd March 2025  
Time : 9.00am

**SELANGOR**

**LOT 13** Reserve Price **RM 97,200**



Type: Town House  
Area: 678 square feet  
Address: Unit No. 1316A, Tingkat Bawah, Bangunan M4, Jalan Gadong Jaya 28/4, Taman Gadong Jaya, 71900 Labu, Negeri Sembilan  
Auction Date: 6th March 2025  
Time: 11.00am

**NEGERI SEMBILAN**

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



Type: 2 Storey Terrace House  
Area: 1,302 square feet  
Address: No. 1970, Jalan Tiara Sendayan 6/5, Taman Tiara Sendayan, 71900 Labu, Negeri Sembilan  
Auction Date: 13rd March 2025  
Time: 9.00am

**NEGERI SEMBILAN**

**LOT 15** Reserve Price **RM 850,000**



Type: 2 Storey Terrace House  
Area: 5,081 square feet  
Address: No. 576, Jalan Suriaman 2/17, Suriaman 2, 71950 Bandar Sri Sendayan, Negeri Sembilan  
Auction Date: 19th March 2025  
Time: 9.00am

**NEGERI SEMBILAN** Corner Lot

**LOT 16** Reserve Price **RM 160,380**



Type: Service Apartment  
Area: 818 square feet  
Address: Unit No. B-04-17, Villa Krystal, Jalan Silat Lincih, Bandar Selesa Jaya, 81300 Skudai, Johor  
Auction Date: 10th March 2025  
Time: 11.00am

**JOHOR**

**LOT 17** Reserve Price **RM 180,000**



Type: 2 Storey Terrace House  
Area: 770 square feet  
Address: No. 8, Jalan Hang Tuah 4/7, Taman Muhibbah, 86000 Kluang, Johor  
Auction Date: 26th March 2025  
Time: 11.00am

**JOHOR**

**LOT 18** Reserve Price **RM 282,123**



Type: Condominium  
Area: 1,399 square feet  
Address: Unit No. 19-03, Block B, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
Auction Date: 25th March 2025  
Time: 11.00am

**JOHOR**

**LOT 19** Reserve Price **RM 291,600**



Type: Condominium  
Area: 1,324 square feet  
Address: Unit No. 05-07, Blok A, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor  
Auction Date: 5th March 2025  
Time: 11.00am

**JOHOR**

**LOT 20** Reserve Price **RM 324,000**



Type: Apartment  
Area: 1,281 square feet  
Address: Unit No. 12-12, Block B, Pangsapuri Seroja (The Twin Residences), Persiaran Seroja Indah, Taman Seroja, 81200 Johor Bahru, Johor  
Auction Date: 26th March 2025  
Time: 11.00am

**JOHOR**

**LOT 21** Reserve Price **RM 360,000**



Type: 2 Storey Terrace House  
Area: 1,080 square feet  
Address: No. 12, Jalan Banang 9, Taman Bukit Tiram, 81800 Ulu Tiram, Johor  
Auction Date: 12th March 2025  
Time: 11.00am

**JOHOR**

**LOT 22** Reserve Price **RM 364,500**



Type: Condominium  
Area: 1,668 square feet  
Address: Unit No. 03-08, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
Auction Date: 26th March 2025  
Time: 11.00am

**JOHOR**

**LOT 23** Reserve Price **RM 450,000**



Type: 2 Storey Terrace House  
Area: 1,539 square feet  
Address: No. 25, Jalan Bukit Kempas 2/12, Taman Bukit Kempas, 81200 Johor Bahru, Johor  
Auction Date: 26th March 2025  
Time: 11.00am

**JOHOR**

**LOT 24** Reserve Price **RM 450,000**



Type: Apartment  
Area: 1,485 square feet  
Address: Unit No. 05-08, Pangsapuri Adamai, Lorong 2C, Jalan Abdul Samad, 80100 Johor Bahru, Johor  
Auction Date: 19th March 2025  
Time: 11.00am

**JOHOR**

**LOT 25** Reserve Price **RM 475,000**



Type: 2 Storey Terrace House  
Area: 1,539 square feet  
Address: No. 43, Jalan Timah 8, Taman Sri Putri, 81300 Skudai, Johor  
Auction Date: 26th March 2025  
Time: 11.00am

**JOHOR**

**LOT 26** Reserve Price **RM 495,000**



Type: 2 Storey Terrace House  
Area: 2,562 square feet  
Address: No. 105, Jalan Impian Damai 1/6, Bandar Seri Impian, 86000 Kluang, Johor  
Auction Date: 20th March 2025  
Time: 11.00am

**JOHOR** Corner Lot

**LOT 27** Reserve Price **RM 500,000**



Type: 2 Storey Terrace House  
Area: 1,540 square feet  
Address: No. 1568, Jalan Teratai 36/33, Bandar Indahpura, 81000 Kulai, Johor  
Auction Date: 26th March 2025  
Time: 11.00am

**JOHOR**

**LOT 28** Reserve Price **RM 560,000**



Type: 2 Storey Terrace House  
Area: 1,302 square feet  
Address: No. 39, Jalan Penaga 5, Taman Pulau Hijauan, 81110 Johor Bahru, Johor  
Auction Date: 10th March 2025  
Time: 11.00am

**JOHOR**

**LOT 29** Reserve Price **RM 580,000**



Type: 2 Storey Terrace House  
Area: 1,300 square feet  
Address: No. 8, Jalan Uda Utama 5/8, Bandar Uda Utama, 81200 Johor Bahru, Johor  
Auction Date: 25th March 2025  
Time: 11.00am

**JOHOR**

**LOT 30** Reserve Price **RM 580,000**



Type: 2 Storey Terrace House  
Area: 1,650 square feet  
Address: No. 4, Jalan Jasmin 1/3, Bandar Bistari Perdana, 81700 Pasir Gudang, Johor  
Auction Date: 20th March 2025  
Time: 11.00am

**JOHOR**

**LOT 31** Reserve Price **RM 580,000**



Type: 2 Storey Terrace House  
Area: 1,540 square feet  
Address: No. 59, Jalan Keembong 39, Taman Johor Jaya, 81100 Johor Bahru, Johor  
Auction Date: 10th March 2025  
Time: 11.00am

**JOHOR**

**LOT 32** Reserve Price **RM 700,000**



Type: 2 Storey Terrace House  
Area: 1,647 square feet  
Address: No. 27, Jalan Seri Austin 3/26, Taman Seri Austin, 81100 Johor Bahru, Johor  
Auction Date: 12th March 2025  
Time: 11.00am

**JOHOR** End Lot

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**Johor**

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

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←  
SCAN  
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ALL LOTS

## GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

### Step 1 : User Registration

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

### Step 2 : Login

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

### Step 3 : Choose Property

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

### Step 4 : Bidding Registration

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

### Step 5 : Checking Upcoming Bidding

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

### Step 6 : Auction Day

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

NOTE :



# High Court E-Lelong February 2025

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**PROPERTY  
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# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF MAC 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></p> <p>Auction Date : 5/3/2025 / 9 A.M. Type : A 2-storey Terrace Cluster House Assignor : Muhammad Nor Sabfuwan Bin Basri Solicitor : Jayadeva &amp; Kamal (Alor Setar) Address : No. 3, Pintas Sembilang 7, Seberang Jaya, 13700 Perai, Pulau Pinang Kaveat : Kaveat Persendirian Atas Tanah Oleh Ambank Islamic Berhad No Pers: 0799b2023001216 Telah Didaftarkan Pada 7 Februari 2023.</p>	<p><b>RESERVE PRICE: RM 180,000</b></p>	<p><b>PERAI</b></p>  <p>AMBT024(2)</p>	<p><b>LOT 2</b></p> <p>Auction Date : 5/3/2025 / 9 A.M. Type : An Extended Intermediate Unit Single Storey Terraced House Assignor : Aizul Izwan Bin Ishak Solicitor : Nor Ding &amp; Co (Manjung) Address : No. 354, Jalan Gemilang 5/9, Taman Gemilang, 32610 Seri Iskandar, Perak</p>	<p><b>RESERVE PRICE: RM 250,000</b></p>	<p><b>SERI ISKANDAR</b></p>  <p>AMBT184</p>
<p><b>LOT 3</b></p> <p>Auction Date : 5/3/2025 / 11 A.M. Type : Single Storey Terrace House, Intermediate Lot Assignor : Chong Yit Lung Solicitor : Nor Ding &amp; Co (Johor Bahru) Address : 27, Jalan Hang Tuah 4/7, Taman Muhibbah, 86000 Kluang, Johor</p>	<p><b>RESERVE PRICE: RM 260,000</b></p>	<p><b>KLUANG</b></p>  <p>AMBT106</p>	<p><b>LOT 4</b></p> <p>Auction Date : 6/3/2025 / 11 A.M. Type : A 2 Bedroom Low Cost Flat Assignor : Mohamad Firdaus Bin Md Isa Solicitor : Lalchand &amp; Nawawi (Ipoh) Address : No. 111b-2-19, Jalan Bukit Penara, Taman Balik Pulau 11000 Balik Pulau, Pulau Pinang</p>	<p><b>RESERVE PRICE: RM 130,500</b></p>	<p><b>BALIK PULAU</b></p>  <p>AMBT119</p>
<p><b>LOT 5</b></p> <p>Auction Date : 6/3/2025 / 11 A.M. Type : A One And A Half Storey Intermediate Terrace Factory Assignor : Fernlink Productions Sdn Bhd Solicitor : Lalchand &amp; Nawawi (Ipoh) Address : No. 17, Lorong Pk 2, Kawasan Perusahaan Kamunting, 34600 Kamunting, Perak</p>	<p><b>RESERVE PRICE: RM 300,000</b></p>	<p><b>KAMUNTING</b></p>  <p>AMBT114</p>	<p><b>LOT 6</b></p> <p>Auction Date : 6/3/2025 / 11 A.M. Type : A Three Bedroom Apartment Unit Assignor : Wong Yong Chou Solicitor : Azmi Rahim &amp; Co (Sg Petani) Address : Unit No. 3c-11-05, N-park, Jalan Batu Uban, 11700 Gelugor, Pulau Pinang Kaveat : Ambank (M) Berhad Telah Didaftarkan 8 Februari 2023</p>	<p><b>RESERVE PRICE: RM 288,000</b></p>	<p><b>GELUGOR</b></p>  <p>AMBT127</p>
<p><b>LOT 7</b></p> <p>Auction Date : 6/3/2025 / 11 A.M. Type : A Walk Up Apartment Assignor : Bok Lian Beng Solicitor : Jayadeva &amp; Kamal (Alor Setar) Address : No. 1-4-2, Jalan Sempadan Boundary Court 11400 Ayer Itam Pulau Pinang Kaveat : Kaveat Persendirian Atas Petak Oleh Ambank (M) Berhad Bersama No Pers: 0799b2023001812 Telah Didaftarkan Pada 20 Feb 2023.</p>	<p><b>RESERVE PRICE: RM 288,000</b></p>	<p><b>PULAU PINANG</b></p>  <p>AMBT131</p>	<p><b>LOT 8</b></p> <p>Auction Date : 10/3/2025 / 11 A.M. Type : A Three-bedroom Medium-cost Walk-up Apartment Unit Assignor : Imran Bin Ahmad Sha'Er Solicitor : VAS &amp; CO (KLG) Address : Unit No. D-308, 3rd Floor, Blok D, Emas Villa, Taman Mawar, 43900 Sepang, Selangor</p>	<p><b>RESERVE PRICE: RM 210,000</b></p>	<p><b>SEPANG</b></p>  <p>AMBT072</p>

**LOT 9 RESERVE PRICE: RM 252,000 PASIR GUDANG**


Auction Date : 10/3/2025 / 11 A.M.  
 Type : An Extended Double Storey Intermediate Unit Low Medium Cost Terrace House  
 Assignor : Mohd Nor Shahidan Bin Ab Wahab  
 Solicitor : A Rahim & Co (Jb)  
 Address : No. 11, Jalan Pulasan 16, Taman Kota Masai 81700 Pasir Gudang, Johor



AMBT034(2)

**LOT 10 RESERVE PRICE: RM 291,600 JOHOR BAHRU**

Auction Date : 10/3/2025 / 11 A.M.  
 Type : A Medium Cost Apartment Unit  
 Assignor : Utaya Kumar A/L Vellayuthan  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : Unit No. 09-03, Blok B, Pangsapuri Mutiara Idaman, Jalan Idaman Utama, Taman Larkin Idaman, 80350 Johor Bahru, Johor



AMBT126

**LOT 11 RESERVE PRICE: RM 180,000 IPOH**

Auction Date : 19/03/2025 / 11 A.M.  
 Type : A Single Storey Intermediate Terraced House  
 Assignor : Maznah Binti Aminuddin  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 15, Persiaran Jati 7, Taman Meru 3c, 30020 Ipoh, Perak



AMBT111

**LOT 12 RESERVE PRICE: RM 185,000 KLUANG**

Auction Date : 19/03/2025 / 11 A.M.  
 Type : Extended Double Storey Low Medium Cost Terrace House  
 Assignor : Aminor Rashid Bin Shamrin  
 Solicitor : A Rahim & Co (Jb)  
 Address : No. 86, Jalan Sri Kluang 27, Taman Sri Kluang, 86000 Kluang, Johor



AMBT133

**LOT 13 RESERVE PRICE: RM 234,900 SKUDAI**

Auction Date : 17/03/2025 / 11 A.M.  
 Type : Single Storey Low Cost Terrace House  
 Assignor : Karthi A/I Mannasagam  
 Solicitor : A Rahim & Co (Jb)  
 Address : No. 3, Jalan Lumpit 25, Taman Teratai, 81300 Skudai, Johor



AMBT152

**LOT 14 RESERVE PRICE: RM 360,000 KULAI**

Auction Date : 12/3/2025 / 11 A.M.  
 Type : Double Storey Low Medium-cost Terrace House  
 Assignor : Mohd Hamim Bin Salim  
 Solicitor : A Rahim & Co (Jb)  
 Address : No. 3641, Jalan Jati 5, Bandar Putra, 81000 Kulai, Johor  
 Kaveat : Nombor Perserahan : 13978/2023 Kaveat Persendirian atas Tanah oleh AMBANK ISLAMIC BERHAD No. Syarikat : 295576-U didaftarkan pada 3 April 2023



AMBT159

**LOT 15 RESERVE PRICE: RM 299,700 SKUDAI**


Auction Date : 5/3/2025 / 11 A.M.  
 Type : Apartment  
 Assignor : Yap Wai Loon  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. A-3-10 Skudai Villa, Jalan Aman Taman Skudai Baru 81300 Skudai Johor



AMBT118

**LOT 16 RESERVE PRICE: RM 450,000 MASAI**

Auction Date : 12/3/2025 / 11 A.M.  
 Type : Serviced Apartment  
 Assignor : Tong Kee Yong  
 Solicitor : A Rahim & Co (Jb)  
 address : Unit No. 16-07, Block A , Pangsapuri Seri Mutiara, Bandar Seri Alam, Masai, 81750 Johor Bahru Johor



AMBT160

**LOT 17 RESERVE PRICE: RM 210,000 BUTTERWORTH**

Auction Date : 11/3/2025 / 11 A.M.  
 Type : A Three Bedroom Apartment Unit  
 Assignor : Pavithiran A/I Manoharan  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : Unit No. 4-03, Block B, Pangsapuri Bagan Sena, Jalan Bagan Sena, 12100 Butterworth, Pulau Pinang  
 Kaveat : AMBANK (M) BERHAD - 25.11.2021



AMBT198

**LOT 18 RESERVE PRICE: RM 650,000 JOHOR BAHRU**

Auction Date : 19/03/2025 / 11 A.M.  
 Type : Double Storey Terrace House, Intermediate Lot  
 Assignor : Nur Arfah Binti Mohamad Ridzuan  
 Solicitor : A Rahim & Co (Jb)  
 Address : No. 8, Jalan Perjiranan 12, Bandar Dato Onn, 81100 Johor Bahru, Johor



AMBT038

**LOT 19 RESERVE PRICE: RM 260,000 KULAI**

Auction Date : 11/3/2025 / 11 A.M.  
 Type : A Double Storey Low Cost Terrace House  
 Assignor : Mohd Mirza Bin Kusran  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : No. 2321, Jalan Sri Putri 6/10, Taman Putri, 81000 Kulai, Johor Darul Takzim



AMBT004

**LOT 20 RESERVE PRICE: RM 330,000 SEGAMAT**

Auction Date : 10/3/2025 / 11 A.M.  
 Type : Rumah Teres Biasa Dua Tingkat, Lot Tengah  
 Assignor : Shakhivel A/I Batumalay  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 37, Jalan Putra 1/43, Bandar Putra, 85000 Segamat, Johor.



AMBT095

**LOT 21 RESERVE PRICE: RM 340,000 SKUDAI**

Auction Date : 11/3/2025 / 11 A.M.  
 Type : Apartment Unit  
 Assignor : Teo Boon Peng  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : No. H-05-10 Skudai Villa, Jalan Aman, Taman Skudai Baru 81300 Skudai Johor  
 Kaveat : 1) No. Perserahan: 4294/2016 bertarikh 15/02/2016



AMBT094

**LOT 22 RESERVE PRICE: RM 196,830 SERI KEMBANGAN**

Auction Date : 25/03/2025 / 11 A.M.  
 Type : A Three Bedroom Apartment Unit  
 Assignor : Ng Sze Hong  
 Solicitor : Vas & Co (Klg)  
 Address : Unit No. B-13a-03, 14th Floor, Block B, Pangsapuri Suria Permai, Persiaran Permai Sentosa, Pusat Bandar Putra Permai 43300 Seri Kembangan, Selangor.



AMBT128

**LOT 23 RESERVE PRICE: RM 360,000 MASAI**

Auction Date : 17/03/2025 / 11 A.M.  
 Type : A Condominium Unit  
 Assignor : Tan Tat Kian  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : Unit No. 04-02, Blok E, Pangsapuri \ Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
 Kaveat : No. Perserahan: 31726/2021 bertarikh 07/11/2021



AMBT120

**LOT 24 RESERVE PRICE: RM 280,000 JELUTONG**

Auction Date : 13/03/2025 / 11 A.M.  
 Type : An Intermediate Unit Of Three (3) Bedrooms Flat  
 Assignor : Yeong Kah Man  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 3-09-19, Jalan Gangsa, Green Lane Heights - Blok C, Jelutong, Penang 11600 Penang



AMBT175

**LOT 25 RESERVE PRICE: RM 290,000 TAMPOI**

Auction Date : 12/3/2025 / 11 A.M.  
 Type : Apatment Unit **Lot Bumiputera**  
 Assignor : Nanthakumar A/I Narianan  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : No. 02-17, Blok A, Pangsapuri Sri Kenari, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor.



AMBT135

**LOT 26 RESERVE PRICE: RM 350,000 DUNGUN**

Auction Date : 25/03/2025 / 11 A.M.  
 Type : A Single Storey Detached House  
 Assignor : Mohd Razin Bin Jaafar  
 Solicitor : Asmadi Azmi & Associates (Kuala Terengganu) **Tanah Melayu**  
 Address : No 8931 (1) Jalan Besar Paka, Kg Gemia, 21300 Paka Dungun Terengganu Darul Iman



AMBT200

**LOT 27 RESERVE PRICE: RM 176,000.00 SEMANGGOL**

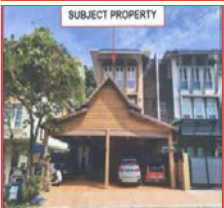
Auction Date : 13/03/2025 / 11 A.M.  
 Type : A Single Storey Semi Detached House  
 Assignor : Shopian Bin Jusoh  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : Lot 632 Rumah Berkembar Bukit Merah Laketown 34400 Simpang Ampat Semanggol Perak



AMBT146

**LOT 28 RESERVE PRICE: RM 2,099,520 PETALING JAYA**

Auction Date : 17/03/2025 / 11 A.M.  
 Type : An Extended And Renovated 3 Storey Semi Detached House With A Lift  
 Assignor : Shareef Bin Mustafa  
 Solicitor : B H Gan, Nor & Kim (Kl)  
 Address : No 9 Jalan Pju 8/12e The Rafflesia Bandar Damansara Perdana 47820 Petaling Jaya



AMBT061

**LOT 29 RESERVE PRICE: RM 88,573.50 PELABUHANKLANG**

Auction Date : 26/03/2025 / 11 A.M.  
 Type : A Three Room Low-cost Apartment  
 Assignor : Nazri Bin Rosli  
 Solicitor : Hazerah & Partners (Kl)  
 Address : No. D-09-09, Block D, Pangsapuri Permai Indah, Taman Permai Indah, Pandamaran Jaya, 42000 Pelabuhan Klang, Selangor Darul Ehsan.



AMBT121

**LOT 30 RESERVE PRICE: RM 280,000 SIMPANG AMPAT**


Auction Date : 13/03/2025 / 11 A.M.  
 Type : An Extended Intermediate Unit Of Single Storey Terraced House  
 Assignor : Joelraj A/I Devid  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 8, Lorong Merak 35, Taman Merak, 14100 Simpang Ampat, Penang  
 Kaveat : Kaveat Persendirian Atas Tanah Oleh Ambank (M) Berhad Bersama No Pers: 0799b2021004041 Telah Didaftarkan Pada 10 Mei 2021.



AMBT177

**LOT 31 RESERVE PRICE: RM 196,830 PETALING JAYA**

Auction Date : 26/03/2025 / 11 A.M.  
 Type : A Three Bedroom Medium Cost Apartment Unit  
 Assignor : Chow Yan Ho  
 Solicitor : M. Menon & Partners  
 address : Unit No B-7-14, 7th Floor Block B Mentari Court, Jalan Pjs 8/9 Taman Seri Mentari 46150 Petaling Jaya Selangor Darul Ehsan



AMBT109

**LOT 32 RESERVE PRICE: RM 140,000 PENAGA**

Auction Date : 12/3/2025 / 11 A.M.  
 Type : 1st Flr Intermediate Town House  
 Assignor : Mohamad Helmi Bin Juhari  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 7-1, Lorong Penaga Permai 20, Taman Penaga Permai, 13100 Penaga, Pulau Pinang.  
 Kaveat : Kaveat Persendirian Atas Petak Oleh Ambank Islamic Berhad Bersama No Pers: 0799b2021004767 Telah Didaftarkan Pada 9 Julai 2021



AMBT141

**LOT 33 RESERVE PRICE: RM 560,000 ISKANDAR PUTERI**

Auction Date : 25/03/2025 / 11 A.M.  
 Type : Double Storey Terrace House  
 Assignor : Malathi A/p Thurasingam  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 16, Jalan Indah 5/20, Taman Bukit Indah 79000 Iskandar Puteri, Johor  
 Kaveat : AmBANK (M) BERHAD No. Pers: 27372/2020 Bertarikh: 26/8/2020



AMBT137

**LOT 34 RESERVE PRICE: RM 321,489 BERANANG**

Auction Date : 27/03/2025 / 11 A.M.  
 Type : A Double Storey Terrace House - Intermediate Unit  
 Assignor : Norhafiza Binti Majid  
 Solicitor : Raja Nor & Su Lyn (KI)  
 Address : No. 94, Jalan Kesuma 8/3g Seksyen 8 Bandar Tasik Kesuma, 43700 Beranang Selangor



AMBT145

**LOT 35 RESERVE PRICE: RM 283,500 MASAI**


Auction Date : 25/03/2025 / 11 A.M.  
 Type : Service Apartment  
 Assignor : Thenmoli A/p Sengayanaidu  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. #g-01, Blok 8, Prima Regency, Jalan Masai Baru, 81750 Masai, Johor  
 Kaveat : AMBANK (M) BERHAD  
 No. Pers: 32469/2022 Lot Bumiputera  
 Bertarikh 29/8/2022



AMBT154

**LOT 36 RESERVE PRICE: RM 1,705,860 RAWANG**

Auction Date : 27/03/2025 / 11 A.M.  
 Type : An Individually Design Two And A-half Storey Detached Hse  
 Assignor : Chieng Yew Hing  
 Solicitor : Goh Rafidah Tan (KI)  
 Address : No 33 Jln Siantan Templer Villas Peransang Templer Golf 48000 Rawang Selangor  
 Kaveat : Kaveat Persendirian atas tanah dimasukkan oleh AMBANK (M) BERHAD melalui No. Perserahan 001B17287/2018 yang didaftarkan pada 5 April 2018.



AMBT157

**LOT 37 RESERVE PRICE: RM 120,000 BAYAN LEPAS**

Auction Date : 19/03/2025 / 11 A.M.  
 Type : A Two Bedroom Walk Up Low Cost Flat Unit  
 Assignor : Nor Amirah Binti Basiron  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : Unit No. A-4-3, Taman Gertak Sanggul Jalan Gertak Sanggul 11920 Bayan Lepas, Pulau Pinang



AMBT077

**LOT 38 RESERVE PRICE: RM 180,000 BATU PAHAT**

Auction Date : 26/03/2025 / 11 A.M.  
 Type : A Single Storey Intermediate Unit Affordable Terrace House  
 Assignor : Ng Seng Hwa  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : No. 11 Jalan Putera Indah 10/18, Taman Putera Indah 83010 Batu Pahat Johor



AMBT153

**LOT 39 RESERVE PRICE: RM 335,340 JOHOR BAHRU**

Auction Date : 25/03/2025 / 11 A.M.  
 Type : A Four Bedroom Apartment  
 Assignor : Vikneshwaran A/I Balan  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Lot Bumiputera  
 Address : #11-04 (11-03a), Blok 2, Impian Senibong, Jalan Persiaran Senibong, Taman Bayu Senibong, 81750 Masai, Johor Darul Takzim  
 Kaveat : No. Perserahan : 39666/2022 bertarikh 17/10/2022 oleh AMBANK (M) BERHAD



AMBT088

**LOT 40 RESERVE PRICE: RM 730,000 MASAI**

Auction Date : 25/03/2025 / 11 A.M.  
 Type : Double Storey Corner Semi-detached House  
 Assignor : Mohamad Ikram Bin Mohamad Zamri  
 Solicitor : A Rahim & Co (Jb)  
 Address : No. 60, Jalan Sierra Perdana 2/7, Taman Sierra Perdana Masai 81750 Johor Bahru Johor



AMBT168

**LOT 41 RESERVE PRICE: RM 150,000 BAYAN LEPAS**

Auction Date : 25/03/2025 / 11 A.M.  
 Type : A Two Bedroom Low Cost Walk Up Flat Unit  
 Assignor : Siti Hasmah Binti Abdul Samad  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : Unit No. 24-5-6 Persiaran Mayang Pasir 5 11950 Bayan Lepas Pulau Pinang



AMBT104

**LOT 42 RESERVE PRICE: RM 120,000 JOHOR**

Auction Date : 17/03/2025 / 11 A.M.  
 Type : Single Storey Low Cost Terrace House, Intermediate Lot  
 Assignor : Jumri Bin Asri  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : NO. 11, JALAN KERUING GOMBANG, TAMAN KOTA 83700 YONG PENG, JOHOR



AMBT173

**LOT 43 RESERVE PRICE: RM 364,500 KAJANG**

Auction Date : 17/03/2025 / 9 A.M.  
 Type : 2 Storey Terrace House (End Unit)  
 Assignor : Siti Noraishah Binti Ismail  
 Solicitor : Sidek Teoh Wong & Dennis (KL)  
 Address : No. 22 Jalan Impian Putra 4/4e, Taman Impian Putra, 43000 Kajang, Selangor  
 Kaveat : Nombor Perserahan 37160/2018 Kaveat Persendirian oleh Ambank Islamic Berhad



AMBT108

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

### Step 2 : Login

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

### Step 3 : Choose Property

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

### Step 4 : Bidding Registration


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

### Step 5 : Checking Upcoming Bidding

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

### Step 6 : Auction Day

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

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



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

# High Court E-Lelong MARCH 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 MARCH 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>RM405,000.00</b>
	<p><b>Auction Date:</b> 17/03/2025 / 9.00AM  <b>Type :</b> An Intermediate Double Storey Terrace House  <b>Area:</b> 152 sq. metres (1,636 sq. ft)  <b>Assignor(s):</b> Ilamaran A/L Subramaniam &amp; Valarmathi A/P Muniandy  <b>Solicitors:</b> Vas &amp; Co (Klg)  <b>Execution No:</b> BA-38-3674-11/2024</p> <p><b>No. 50, Jalan Hamzah Alang 22/KU9, Taman Intan, 42200 Kapar, Selangor.</b></p>
<b>KAPAR</b>	

<b>Lot 2</b>	<b>RESERVE PRICE</b> <b>RM405,000.00</b>
	<p><b>Auction Date:</b> 19/03/2025 / 9.00AM  <b>Type :</b> An Office Unit  <b>Area:</b> 143 sq. metres (1,539 sq. ft)  <b>Assignor(s):</b> Salient Equity Sdn Bhd  <b>Solicitors:</b> Ana Shahrana Annuar &amp; Co  <b>Execution No:</b> BA-38-3762-12/2024</p> <p><b>Office Unit No. 626, Blok A, Kompleks Kelana Centre Point, No. 3, Jalan SS 7/19, Kelana Jaya, 47301 Petaling Jaya, Selangor.</b></p>
<b>PETALING JAYA</b>	

<b>Lot 3</b>	<b>RESERVE PRICE</b> <b>RM297,000.00</b>
	<p><b>Auction Date:</b> 13/03/2025 / 9.00AM  <b>Type :</b> A 3-Bedroom Condominium  <b>Area:</b> 94 sq. metres (1,012 sq. ft)  <b>Assignor(s):</b> Tang Kin Yin  <b>Solicitors:</b> B H Gan, Nor &amp; Kim (Kl)  <b>Execution No:</b> BA-38-3642-11/2024</p> <p><b>No. A8-3-3A, Block A8, Green Acre Park Condominium, Jalan Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor.</b></p>
<b>KAJANG</b>	

<b>Lot 4</b>	<b>RESERVE PRICE</b> <b>RM207,000.00</b>
	<p><b>Auction Date:</b> 25/03/2025 / 9.00AM  <b>Type :</b> An Apartment Unit  <b>Area:</b> 79 sq. metres (850 sq. ft)  <b>Assignor(s):</b> Wan Muhammad Afiq Ariffin Bin Wan Zainudin  <b>Solicitors:</b> Vas &amp; Co (Klg)  <b>Execution No:</b> BA-38-3831-12/2024</p> <p><b>No. B-316, Block B, Apartment Saujana, No. 1, Jalan PJU 10/1C, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor.</b></p>
<b>PETALING JAYA</b>	

<b>Lot 5</b>	<b>RESERVE PRICE</b> <b>RM90,000.00</b>
	<p><b>Auction Date:</b> 27/03/2025 / 9.00AM  <b>Type :</b> A Low-Cost Apartment Unit  <b>Area:</b> 62 sq. metres (667.36 sq. ft)  <b>Assignor(s):</b> Muhammad Ikhwan Fakhrollah Bin Rushdan  <b>Solicitors:</b> Zain Megat &amp; Murad (Kl)  <b>Execution No:</b> BA-38-72-12/2024</p> <p><b>Unit No. E-05-06, Block E, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.</b></p>
<b>SERI KEMBANGAN</b>	

**HERITAGE AUCTIONEERS SDN. BHD. (791253-V)**  
[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](mailto:hauctionhouse@gmail.com)  
Website: [www.heritageauctioneers.my](http://www.heritageauctioneers.my)  
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NOTE : \_\_\_\_\_

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