

# High Court E-Lelong

**JUNE 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**

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

**H/P : 012-327 5047**

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

**01**

**AUCTION DATE : 05/06/2025**

**RESERVE PRICE**

**TIME : 9.00 AM**

**RM 950,000.00**



**DESCRIPTION** : AN INTERMEDIATE DOUBLE-STOREY TERRACED HOUSE  
**LAND AREA** : 1,604.00 SQUARE FEET  
**ASSIGNOR(S)** : 1) HARI KRISHNAN A/L PERUMAL  
2) S VALAR MATHI A/P SINNIAN  
**SOLICITOR** : MESSRS B H GAN, NOR & KIM (KL)  
**EXECUTION NO.** : WA-38-2298-08/2024

**PUCHONG**

**NO. 10, JALAN PP 6/5, TAMAN PUTRA PRIMA, 47130 PUCHONG, SELANGOR**

**02**

**AUCTION DATE : 04/06/2025**

**RESERVE PRICE**

**TIME : 9.00 AM**

**RM 750,000.00**



**DESCRIPTION** : A CORNER DOUBLE-STOREY TERRACED HOUSE  
**LAND AREA** : 3,261.00 SQUARE FEET  
**ASSIGNOR(S)** : KHAZLAN BIN ABD RAHMAN  
**SOLICITOR** : MESSRS GOH & PARTNERS (KL)  
**EXECUTION NO.** : WA-38-3353-11/2024

**SEPANG**

**NO. 76, JALAN SAUJANA KLIA 3/4, SAUJANA KLIA, 43900 SEPANG, SELANGOR**

**03**

**AUCTION DATE : 11/06/2025**

**RESERVE PRICE**

**TIME : 9.00 AM**

**RM 520,000.00**



**DESCRIPTION** : AN INTERMEDIATE DOUBLE-STOREY TERRACED HOUSE  
**LAND AREA** : 1,500.00 SQUARE FEET  
**ASSIGNOR(S)** : 1) MAGINDRAN A/L SUBRAMANIAM  
2) THIGARAJAN A/L K THANABALAN  
**SOLICITOR** : MESSRS VAS & CO.  
**EXECUTION NO.** : BA-38-583-02/2025

**RAWANG**

**NO. 45, JALAN ARUNA 5, M ARUNA, 48000 RAWANG, SELANGOR**

**04**

**AUCTION DATE : 25/06/2025**

**RESERVE PRICE**

**TIME : 9.00 AM**

**RM 567,000.00**



**DESCRIPTION** : A THREE-BEDROOM CONDOMINIUM UNIT  
**FLOOR AREA** : 1,432.00 SQUARE FEET  
**ASSIGNOR(S)** : 1) TAN SEOK CHIN  
2) NG HOE SAN  
**SOLICITOR** : MESSRS SIDEK TEOH WONG & DENNIS  
**EXECUTION NO.** : WA-38-3377-11/2024

**KUALA LUMPUR**

**UNIT NO. D-8-3A, 8TH FLOOR, BLOCK D, RESIDENSI VYNE SUNGAI BESI, NO. 8, JALAN 1/108D, 57100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR**



**05**

AUCTION DATE : 25/06/2025

TIME : 11.00 AM

RESERVE PRICE

**RM 350,000.00**

DESCRIPTION : A DOUBLE STOREY CLUSTER HOUSE  
 LAND AREA : 1,755.00 SQUARE FEET  
 ASSIGNOR(S) : 1) N VELLO A/L NALLIAH  
 2) RAJAMANY A/P GOVINDASAMY  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)  
 EXECUTION NO. : MA-38-480-09/2024

**ALOR  
GAJAH**

KM 97, JALAN KASA HEIGHTS 21, TAMAN KASA HEIGHTS, 78000 ALOR GAJAH, MELAKA

**06**

AUCTION DATE : 19/06/2025

TIME : 9.00 AM

RESERVE PRICE

**RM 48,600.00**

DESCRIPTION : A PARCEL OF VACANT DETACHED PLOT  
 LAND AREA : 5,651.00 SQUARE FEET  
 ASSIGNOR(S) : ROSNIZA BINTI MAT ARIPIG  
 SOLICITOR : MESSRS H. S. LIM & MALIK (KOTA BHARU)  
 EXECUTION NO. : DA-38-364-04/2025  
 NOTE : **RIZAB MELAYU**

**MACHANG**

2996, KAMPUNG SELIMBAR, ULU SAT, 18500 MACHANG, KELANTAN

## RESERVE PRICE:

The subject properties will be sold on 'as is where is' basis and subject to the reserve price as mentioned above the Condition of Sale and subject to the consent (if applicable) being obtained by the purchaseres from the Developer / Proprioter 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 - 7485 5890 / 03 - 7842 2137

H/P : 012 - 327 5047

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

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



## GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



### 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.



### 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 June 2025

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[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 JUNE 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.

## SOUTHERN

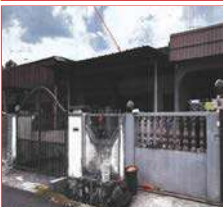
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOT 1</b><br><b>RESERVE PRICE: RM 630,000.00</b><br><b>KOTA TINGGI</b><br>Auction Date : 18/06/2025 / 11:00 a.m<br>Type : Double Storey Terrace Shop,<br>Intermediate Lot<br>Assignor : Nur Liyana Syahirah Binti Mahmood<br>Solicitor : A Rahim & Co (Jb)<br>Address : No 3 Jalan Jaya Bandar Kota Tinggi<br>81900 Kota Tinggi, Johor<br><br><b>AMBT306</b>                                                                                                      | <b>LOT 2</b><br><b>RESERVE PRICE: RM 522,000.00</b><br><b>JOHOR</b><br>Auction Date : 12/6/2025 / 11:00 a.m<br>Type : Double Storey Terrace House,<br>Intermediate Lot<br>Assignor : Tamilvaanan Al Danaraj<br>Solicitor : Nor Ding & Co (Johor Bahru)<br>Address : No.59, Jalan Keembong 39,taman<br>Johor Jaya, Johor Bahru, Johor<br>81100 Johor Bahru Johor<br><br><b>AMBT293</b> |
| <b>LOT 3</b><br><b>RESERVE PRICE: RM 450,000.00</b><br><b>SENAI</b><br>Auction Date : 12/06/2025 / 11:00 a.m<br>Type : Double Storey Terrace House<br>Assignor : Sumitra A/P Vigneswaran<br>Solicitor : Nor Ding & Co (Johor Bahru)<br>Address : No. 783, Jalan Scientex Jaya<br>15,Taman Scientex, Senai, Johor<br>81400 Johor<br><br><b>AMBT266</b>                                                                                                               | <b>LOT 4</b><br><b>RESERVE PRICE: RM 405,000.00</b><br><b>JOHOR BAHRU</b><br>Auction Date : 12/06/2025 / 11:00 a.m<br>Type : Serviced Apartment<br>Assignor : Tong Kee Yong<br>Solicitor : A Rahim & Co (Jb)<br>Address : Unit No. 16-07, Block A , Pangsapuri<br>Seri Mutiara, Bandar Seri Alam,<br>Masai, 81750 Johor Bahru Johor<br><br><b>AMBT160(2)</b>                         |
| <b>LOT 5</b><br><b>RESERVE PRICE: RM 378,000.00</b><br><b>JOHOR</b><br>Auction Date : 24/06/2025 / 11:00 a.m<br>Type : Condominium Unit<br>Assignor : Uma Suthan Nair A/I Jayaindaran<br>Solicitor : Nor Ding & Co (Johor Bahru)<br>Address : No. 06-04, Block D, Pangsapuri Seri<br>Mutiara, Bandar Seri Alam, 81750<br>Masai, Johor.<br><br><b>AMBT304</b>                                                                                                        | <b>LOT 6</b><br><b>RESERVE PRICE: RM 378,000.00</b><br><b>MASAI</b><br>Auction Date : 16/06/2025 / 11:00 a.m<br>Type : A Single Storey Intermediate<br>Unit Terrace House<br>Assignor : Prabu A/I G Ramachandran<br>Solicitor : Nor Ding & Co (Johor Bahru)<br>Address : No. 4, Jalan Kuini 1 Taman Kota<br>Masai Pasir Gudang, Johor.<br><br><b>AMBT205</b>                         |
| <b>LOT 7</b><br><b>RESERVE PRICE: RM 298,890.00</b><br><b>JOHOR BAHRU</b><br>Auction Date : 24/06/2025 / 11.00 a.m<br>Type : A Unit Of Service Apartment<br>Assignor : Chian King Kong<br>Solicitor : Ibrahim Nik Junainah & Associates<br>(Johor Bahru)<br>Address : No. #11-06 Blok B, Pangsapuri<br>Jentayu, Jalan Jentayu 81200 Johor<br>Bahru Johor.<br>Kaveat : No.perserahan: 2385/2023 Bertarikh<br>17/01/2023 Oleh Ambank (M) Berhad<br><br><b>AMBT318</b> | <b>LOT 8</b><br><b>RESERVE PRICE: RM 270,000.00</b><br><b>SKUDAI</b><br>Auction Date : 11/06/2025 / 11:00 a.m<br>Type : Apartment<br>Assignor : Mohamed Amymuridin Bin Mohamad<br>Adam Teo<br>Solicitor : Nor Ding & Co (Johor Bahru)<br>Address : F-02-07, Skudai Villa Apartment,<br>Jalan Aman, Taman Skudai Baru,<br>81300 Skudai<br><br><b>AMBT221</b>                          |

| LOT 9                                                                                                                                                                                                                                           | RESERVE PRICE: RM 262,440.00 | MASAI                                                                            | LOT 10                                                                                                                                                                                                                                                                                                                  | RESERVE PRICE: RM 261,000.00 | JOHOR BAHRU                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------------------------------------------------------------------|
| Auction Date : 10/06/2025 / 11:00 a.m<br>Type : Condominium<br>Assignor : Tan Ming Hwee<br>Solicitor : A Rahim & Co (Jb)<br>Address : No. 05-07, Blok A, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, Bandar Seri Alam 81750 Masai Johor |                              |  | Auction Date : 24/06/2025 / 11:00 a.m<br>Type : A Unit Of Apartment<br>Assignor : Mahdialagan A/L Subramaniam<br>Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)<br>Address : No. N-3-02, Blok N, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah 81200 Johor Bahru, Johor |                              |  |
|                                                                                                                                                                                                                                                 |                              | AMBT282                                                                          |                                                                                                                                                                                                                                                                                                                         |                              | AMBT321                                                                            |

| LOT 11                                                                                                                                                                                                                                                                                                                                                                                                          | RESERVE PRICE: RM 260,000.00 | MASAI                                                                             | LOT 12                                                                                                                                                                                                                                                                 | RESERVE PRICE: RM 252,000.00 | KOTA TINGGI                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------|
| Auction Date : 18/6/2025 / 9:00 a.m<br>Type : Double Storey Low-cost Terrace House<br>Assignor : Muhammad Firdaus Bin Suhaimi<br>Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)<br>Address : No. 30, Jalan Tembikai 31, Taman Kota Masai, 81700 Pasir Gudang<br>Kaveat : Kaveat Persendirian Atas Tanah telah didaftarkan oleh AmBank (M) Berhad pada 21/10/2020 melalui perserahan no: 38329/2020 |                              |  | Auction Date : 12/06/2025 / 11:00 a.m<br>Type : 1 1/2 Storey Low Medium Cost Terrace House, Intermediate Lot<br>Assignor : Salleh Bin Othman<br>Solicitor : Nor Ding & Co (Johor Bahru)<br>Address : No. 24, Jalan Binjai 2, Taman Kota Jaya, 81900 Kota Tinggi, Johor |                              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                 |                              | AMBT201                                                                           |                                                                                                                                                                                                                                                                        |                              | AMBT292                                                                             |

## CENTRAL

| LOT 13                                                                                                                                                                                                                                                                         | RESERVE PRICE: RM 432,000.00 | KUALA LUMPUR                                                                       | LOT 14                                                                                                                                                                                                                                                                                                                                                                                | RESERVE PRICE: RM 380,000.00 | SELANGOR                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------|
| Auction Date : 03/06/2025 / 9:00 a.m<br>Type : A Single Storey Intermediate Unit Terrace House.<br>Assignor : Yap Jun Ho<br>Solicitor : Azhar & Wong (Kl)<br>Address : No. C-28-09, Block C, Regalia Service apartment, Jalan Anjung Putra, Off Jalan Sultan Ismail, 50250 Kl. |                              |  | Auction Date : 11/06/2025 / 9:00 a.m<br>Type : Single Storey Terrace House<br>Assignor : Jaganathan A/I Nagamuthu<br>Solicitor : Goh & Partners (Kl)<br>Address : No 5 Lorong Dato Yusuf Shahbudin 45d, Taman Mewah Jaya, 41200 Klang, Selangor<br>Kaveat : Kaveat Persendirian Atas Tanah Telah Didaftarkan oleh AmBank (M) Berhad pada 21/10/2020 melalui perserahan no: 38329/2020 |                              |  |
|                                                                                                                                                                                                                                                                                |                              | AMBT052                                                                            |                                                                                                                                                                                                                                                                                                                                                                                       |                              | AMBT140                                                                              |

| LOT 15                                                                                                                                                                                                                                   | RESERVE PRICE: RM 252,000.00 | SEMENYIH                                                                            | LOT 16                                                                                                                                                                                                                                                                                               | RESERVE PRICE: RM 218,700.00 | KUALA LUMPUR                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------|
| Auction Date : 19/06/2025 / 9:00 a.m<br>Type : A Single Storey Intermediate Terrace House<br>Assignor : Ching Kah Fatt<br>Solicitor : Sidek Teoh Wong & Dennis (Kl)<br>Address : No. 24 Jalan 3, Taman Sahabat, 43500 Semenyih, Selangor |                              |  | Auction Date : 05/06/2025 / 9:00 a.m<br>Type : An End Condominium Unit<br>Assignor : Noor Azman Bin Mohammad Isa<br>Solicitor : Js Ling, Diyana & Singh (Kl)<br>Address : Unit No.2b-01-01, Block B, Jade Tower, Lengkongan Bukit Indah 3/14, Taman Bukit Indah, 68000 Ampang, Selangor Darul Ehsan. |                              |  |
|                                                                                                                                                                                                                                          |                              | AMBT015                                                                             |                                                                                                                                                                                                                                                                                                      |                              | AMBT246                                                                               |

| LOT 17                                                                                                                                                                                                                                                                                                                          | RESERVE PRICE: RM 207,000.00 | PETALING JAYA                                                                       | LOT 18                                                                                                                                                                                                                                               | RESERVE PRICE: RM 196,830.00 | KUALA LUMPUR                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------|
| Auction Date : 03/06/2025 / 9:00 a.m<br>Type : An Apartment Unit Within 4 Storey Shop/apartment<br>Assignor : Mohd Eddy Noor Hafiz Bin Bahman<br>Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners<br>Address : No. 31-5 Block F, Sri Manja Square 1, Jalan Pjs 3/48, Taman Sri Manja, 46000 Petaling Jaya Selangor . |                              |  | Auction Date : 10/06/2025 / 9:00 a.m<br>Type : 3 Bedroom Apartment<br>Assignor : Norhidayu Binti Mohamed<br>Solicitor : Sidek Teoh Wong & Dennis (Kl)<br>Address : No 51-6-13, Abadi Indah Condo, Jalan 3/109c Taman Abadi Indah, 58100 Kuala Lumpur |                              |  |
|                                                                                                                                                                                                                                                                                                                                 |                              | AMBT243                                                                             |                                                                                                                                                                                                                                                      |                              | AMBT074                                                                               |

| LOT 19                                                                                                                                                                                                                                                                        | RESERVE PRICE: RM 182,250.00 | KRUBONG                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------|
| Auction Date : 04/06/2025 / 11:00 a.m<br>Type : An Intermediate Unit Of Single Sotrey Terrace House<br>Assignor : Rosman Bin Badak<br>Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners<br>Address : No. 10, Jalan Kj 46, Taman Krubong Jaya, Krubong, 75260 Melaka |                              |  |
|                                                                                                                                                                                                                                                                               |                              | AMBT322                                                                             |



# NORTHERN

## LOT 20 RESERVE PRICE: RM 750,000.00

### BALIKPULAU

Auction Date : 16/06/2025 / 11:00 a.m  
Type : 3 Storey Terrace House  
Assignor : Mohamad Zulfadzli Bin Abdul Malik  
Solicitor : Jayadeva & Kamal (Alor Setar)  
Address : No. 6, Tingkat Sungai Rusa 6, Rena Park 11010 Balik Pulau, Pulau Pinang.



AMBT299

## LOT 21 RESERVE PRICE: RM 340,000.00

### KEPALABATAS

Auction Date : 16/06/2025 / 11:00 a.m  
Type : A Single-storey Intermediate Medium Cost Terrace House  
Assignor : Mohd Shafizan Bin Mat Saad  
Solicitor : Azmi Rahim & Co (Sg Petani)  
Address : No. 37, Persiaran Seksyen 3/1, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang



AMBT301

## LOT 22 RESERVE PRICE: RM 320,000.00

### KEDAH

Auction Date : 03/06/2025 / 9:00 a.m  
Type : A Single Storey Intermediate Terrace House  
Assignor : Norshafina Binti Abdullah  
Solicitor : Jayadeva & Kamal (Alor Setar)  
Address : No. 92, Jalan Yarra 5/6, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman.



AMBT164

## LOT 23 RESERVE PRICE: RM 280,000.00

### PULAU PINANG

Auction Date : 11/06/2025 / 11:00 a.m  
Type : A Single Storey Intermediate Terrace House  
Assignor : Siva Kumar A/I Punniyanathan  
Solicitor : Jayadeva & Kamal (Alor Setar)  
Address : No 18 Lorong Belibis 1, Taman Tangling Jaya 14100 Simpang Ampat Pulau Pinang.



AMBT251

## LOT 24 RESERVE PRICE: RM 200,000.00

### KEDAH

Auction Date : 16/06/2025 / 9:00 a.m  
Type : An Extended Single Storey Low-cost Intermediate Terrace House  
Assignor : Haslina Binti Hassan  
Solicitor : Jayadeva & Kamal (Alor Setar)  
Address : No. 556, Lorong Ria 10/1, Taman Ria, 09400 Padang Serai, Kedah Darul Aman.  
Kaveat : Kaveat persendirian atas tanah beserta no pers: 7022/2020 oleh ambank islamic berhad telah didaftarkan pada 17 november 2020.



AMBT142

## LOT 25 RESERVE PRICE: RM 180,000.00

### KEDAH

Auction Date : 19/06/2025 / 9:00 a.m  
Type : An Extended And Renovated Single Storey Low Cost Terrace House, Intermediate Unit  
Assignor : Mohd Zakir Bin Chin  
Solicitor : Azmi Rahim & Co (Sg Petani)  
Address : No 630 Lorong Damai 1 Bandar Utama 08000 Sungai Petani Kedah.



AMBT155

## LOT 26 RESERVE PRICE: RM 117,450.00

### BALIKPULAU

Auction Date : 03/06/2025 / 11: 00 a.m  
Type : A 2 Bedroom Low Cost Flat  
Assignor : Mohamad Firdaus Bin Md Isa  
Solicitor : Lalchand & Nawawi (Ipoh)  
Address : No. 111b-2-19, Jalan Bukit Penara, Taman Balik Pulau 11000 Balik Pulau, Pulau Pinang



AMBT119(2)

## LOT 27 RESERVE PRICE: RM 108,000.00

### BAYAN LEPAS

Auction Date : 23/06/2025 / 11:00 a.m  
Type : 2-Bedroom Low Cost Flat  
Assignor : Saiful Bin Sarbani  
Solicitor : Azmi Rahim & Co  
Address : No. B-4-16, Jalan Gertak Sanggul, Mk 12, Taman Gertak Sanggul, 11920, Bayan Lepas, Pulau Pinang.



AMBT206(2)

## LOT 28 RESERVE PRICE: RM 100,000.00

### BATUGAJAH

Auction Date : 24/06/2025 / 11:00 a.m  
Type : An Intermediate Unit Single Storey Low Cost Terrace House  
Assignor : Baskaran A/I Pacheymuthu  
Solicitor : Nor Ding & Co (Manjung)  
Address : No. 55, Jalan Meranti Taman Pelangi 31000 Batu Gajah Perak



AMBT291



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

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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 JUNE 2025

**FOR ENQUIRY 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 JUNE 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.

**LOT 1 RESERVE PRICE : RM680,000.00 SEREMBAN**



Type : Double Storey Semi Detached House  
Area : Approx 265 sqmt / 2,852 sqft  
Assignor(s) : S. Paramasivam A/L Sevalingam  
Solicitor : M/S Zain Megat & Murad  
(Tel: 03-62079331)  
Auction Date : 30 June, 2025 (Monday)  
Time : 11.00 AM

NO. 202, JALAN IRINGAN BAYU 39, PRECINT 8,  
TAMAN IRINGAN BAYU, 70300 SEREMBAN,  
NEGERI SEMBILAN.

**LOT 2 RESERVE PRICE : RM495,000.00 SEREMBAN**



Type : An Intermediate Double Storey Terraced House  
Area : Approx 149 sqmt / 1,604 sqft  
Assignor(s) : Tay Phaik Kim  
Solicitor : M/S Zain Megat & Murad  
(Tel: 03-62079331)  
Auction Date : 5 June, 2025 (Thursday)  
Time : 11.00 AM

NO. 620, LORONG IRINGAN BAYU 35/9,  
PRECINCT 3, TAMAN IRINGAN BAYU, MAMBAU,  
70300, SEREMBAN, NEGERI SEMBILAN

**LOT 3 RESERVE PRICE : RM238,500.00 SEREMBAN**



Type : An Intermediate Single Storey Terraced House  
Area : Approx 131 sqmt / 1,410 sqft  
Assignor(s) : R Subendaraj A/L  
K Rama Chandran  
Solicitor : M/S Manjit Singh Sachdev  
Mohammad Radzi & Partners  
(Tel: 03-26987533)  
Auction Date : 5 June, 2025 (Thursday)  
Time : 11.00 AM

NO. 282, LORONG IRINGAN BAYU 34/9,  
TAMAN IRINGAN BAYU, MAMBAU,  
70300 SEREMBAN, NEGERI SEMBILAN.

**AmBank (M) Berhad**

**AmBank Islamic Berhad**



MOHD NIZAM BIN MOHD SHARIF (P.J.K)  
LICENSED AUCTIONEER

**ESZAM AUCTIONEER SDN. BHD.**  
(200701002904 / 760902-H)

**NO. 14, 1ST FLOOR,  
JALAN DATO' LEE FONG YEE,  
70000 SEREMBAN,  
NEGERI SEMBILAN DARUL KHUSUS**

**06-7629786 / 016-6639786 / 018-6639786**

**06-7616986**

**eszamauctioneer@yahoo.com**

**www.eszamauctioneer.com**

# GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

## STEP 1: USER REGISTRATION

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## STEP 2: LOGIN

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

## STEP 3: CHOOSE PROPERTY

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- Then, click "I am interested".
- Scroll to the bottom and click "Download" POS and "Proceed".

## STEP 4: BIDDING REGISTRATION

- Click "Download" bidding form and prepare bank draft.
- 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. Process takes one (1) working days.
- (Please check e-Lelong website refers the next step)

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

## STEP 6: AUCTION DAY

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- Open homepage e-Lelong.
- Select "My bids", then "Upcoming".
- Click "Bid Now".
- Click (+) to increase bid price.
- Click (-) to lower bid price.

NOTE :

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For further particulars, please contact the respective Solicitor for the Assignee/Bank or the undermentioned Auctioneer:-



MOHD NIZAM BIN MOHD SHARIF (P.J.K)  
LICENSED AUCTIONEER

**ESZAM AUCTIONEER SDN. BHD.**  
(200701002409 / 760902-H)  
**NO. 14, 1ST FLOOR,**  
**JALAN DATO' LEE FONG YEE,**  
**70000 SEREMBAN,**  
**NEGERI SEMBILAN DARUL KHUSUS**

☎ **06-7629786 / 016-6639786 / 018-6639786**  
✉ **06-7616986**  
✉ **eszamauctioneer@yahoo.com**  
🌐 **www.eszamauctioneer.com**

# High Court E-Lelong June 2025

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**AmBank Financing Please contact :**  
**For Individual bidder(s)**  
**Yuan Chik Chong : 012-223 2498**  
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## PROPERTY AUCTION



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





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

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

|                                                                                                                     |                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOT 1</b><br><br>SELANGOR      | <b>Reserve Price</b><br><b>RM 510,000</b><br>Type: 2 Storey Terrace House<br>Area: 1,647 square feet<br>Address: No. 10, Jalan KP 2/19, Taman Kajang Prima, 43000 Kajang, Selangor<br>Auction Date : 11th June 2025<br>Time : 9.00am                                        |
| <b>LOT 2</b><br><br>SELANGOR     | <b>Reserve Price</b><br><b>RM 430,000</b><br>Type: 2 Storey Terrace House<br>Area: 770 square feet<br>Address: No. 117, Jalan SG 9/8, Taman Sri Gombak, 68100 Batu Caves, Selangor<br>Auction Date : 11th June 2025<br>Time : 9.00am                                        |
| <b>LOT 3</b><br><br>SELANGOR   | <b>Reserve Price</b><br><b>RM 360,000</b><br>Type: 3 Bedrooms Apartment<br>Area: 1,012 square feet<br>Address: Unit No. G1-00-03, Subang Perdana Goodyear Court 6, Persiaran Kewajipan, USJ 8, 47610 Subang Jaya, Selangor<br>Auction Date : 3rd June 2025<br>Time : 9.00am |
| <b>LOT 4</b><br><br>SELANGOR      | <b>Reserve Price</b><br><b>RM 261,000</b><br>Type: 1 Storey Terrace House<br>Area: 1,539 square feet<br>Address: No. 10, Jalan Impian 2, Taman Seri Impian, 43500 Semenyih, Selangor<br>Auction Date : 26th June 2025<br>Time : 9.00am                                      |
| <b>LOT 5</b><br><br>SELANGOR     | <b>Reserve Price</b><br><b>RM 247,860</b><br>Type: 2 Storey Terrace House<br>Area: 1,080 square feet<br>Address: No. 3, Lorong Cakera Purnama 12/29, Seksyen 12, 42300 Bandar Puncak Alam, Selangor<br>Auction Date : 5th June 2025<br>Time : 9.00am                        |
| <b>LOT 6</b><br><br>SELANGOR   | <b>Reserve Price</b><br><b>RM 230,000</b><br>Type: 3 Bedrooms Flat<br>Area: 882 square feet<br>Address: Unit No. B-4-04, 4th Floor, Rumah Pangsa Sri Kayangan, Taman Ukay Perdana, 68000 Ampang, Selangor<br>Auction Date : 5th June 2025<br>Time : 9.00am                  |
| <b>LOT 7</b><br><br>SELANGOR      | <b>Reserve Price</b><br><b>RM 150,000</b><br>Type: Vacant Residential Terrace Plot<br>Area: 1,076 square feet<br>Address: No. 34, Jalan Angkasa 1D/6, Bandar Mahkota Banting, 42700 Banting, Selangor<br>Auction Date : 10th June 2025<br>Time : 9.00am                     |
| <b>LOT 8</b><br><br>KUALA LUMPUR | <b>Reserve Price</b><br><b>RM 324,000</b><br>Type: 3 Bedrooms Apartment<br>Area: 904 square feet<br>Address: Unit No. 285-1-2, Casa Ria Apartment, Jalan Jejaka, Taman Maluri, 55100, Kuala Lumpur<br>Auction Date : 30th June 2025<br>Time : 9.00am                        |
| <b>LOT 9</b><br><br>JOHOR      | <b>Reserve Price</b><br><b>RM 660,000</b><br>Type: 2 Storey Terrace House<br>Area: 1,496 square feet<br>Address: No. 16, Jalan Setia Tropika 5/13, Taman Setia Tropika, 81200 Johor Bahru, Johor<br>Auction Date : 17th June 2025<br>Time : 11.00am                         |

**LOT 10** Reserve Price **RM 420,000**

Type: 1 Storey Terrace House  
Area: 1,400 square feet  
Address: No. 13176, Jalan Rajawali 4, Bandar Putra, 81000 Kulai, Johor

Auction Date : 12th June 2025  
Time : 11.00am

**JOHOR** **End Lot**

**LOT 11** Reserve Price **RM 405,000**

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 : 25th June 2025  
Time : 11.00am

**JOHOR**

**LOT 12** Reserve Price **RM 390,000**

Type: Apartment  
Area: 947 square feet  
Address: Unit No. #16-09, Pangsapuri Kebun Teh (Zennith Suites), Jalan Kebun Teh 2, Pusat Perdagangan Kebun Teh, 80250 Johor Bahru, Johor

Auction Date : 24th June 2025  
Time : 11.00am

**JOHOR**

**LOT 13** Reserve Price **RM 390,000**

Type: 1 Storey Terrace House  
Area: 1,302 square feet  
Address: No. 21, Jalan Perubatan 8, Taman Universiti, Skudai, 81300 Johor Bahru, Johor

Auction Date : 17th June 2025  
Time : 11.00am

**JOHOR**

**LOT 14** Reserve Price **RM 360,000**

Type: Condominium  
Area: 1,324 square feet  
Address: Unit No. 04-01, Block H, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 12th June 2025  
Time : 11.00am

**JOHOR**

**LOT 15** Reserve Price **RM 342,000**

Type: 1 Storey Terrace House  
Area: 1,540 square feet  
Address: No. 8606, Jalan Merak 6, Bandar Putra, 81000 Kulai, Johor

Auction Date : 24th June 2025  
Time : 11.00am

**JOHOR**

**LOT 16** Reserve Price **RM 324,000**

Type: Condominium  
Area: 1,324 square feet  
Address: Unit No. 04-02, Block E, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 24th June 2025  
Time : 11.00am

**JOHOR**

**LOT 17** Reserve Price **RM 320,000**

Type: 1 Storey Terrace House  
Area: 1,539 square feet  
Address: No. 3, Jalan Putera Indah 13/7, Taman Putera Indah, 83010 Tongkang Pechah, Batu Pahat, Johor

Auction Date : 30th June 2025  
Time : 11.00am

**JOHOR**

**LOT 18** Reserve Price **RM 260,000**

Type: 1 Storey Terrace House  
Area: 1,540 square feet  
Address: No. 37, Jalan Intan 4/3, Taman Intan, 86000 Kluang, Johor

Auction Date : 25th June 2025  
Time : 11.00am

**JOHOR**

**LOT 19** Reserve Price **RM 234,000**

Type: 2 Storey Terrace House  
Area: 775 square feet  
Address: No. 98, Jalan Delima 15, Taman Kota Masai, 81700 Pasir Gudang, Johor

Auction Date : 24th June 2025  
Time : 11.00am

**JOHOR**

**LOT 20** Reserve Price **RM 226,800**

Type: 2 Storey Terrace House  
Area: 775 square feet  
Address: No. 11, Jalan Pulasan 16, Taman Kota Masai, 81700 Pasir Gudang, Johor

Auction Date : 12th June 2025  
Time : 11.00am

**JOHOR**

**LOT 21** Reserve Price **RM 207,000**

Type: 1 Storey Terrace House, Low cost  
Area: 1,065 square feet  
Address: No. 12, Jalan Malinja 9, Perumahan Awam Lima Kedai, 81300 Skudai, Johor

Auction Date : 24th June 2025  
Time : 11.00am

**JOHOR**

**Freshly Shortlisted**

**Below**

**Market Price**

**Auction Listings**

[www.ngchanmau.com](http://www.ngchanmau.com)

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

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

**NCM Co<sup>TM</sup>**

**NG CHAN MAU & CO. SDN. BHD.** [ 200601018098 (737850-T) ]

**Kuala Lumpur**  
No. 6 & 7, Level 1, Block B, Megan Avenue II, No. 12,  
Jalan Yap Kwan Seng, 50450 Kuala Lumpur.  
**Johor**  
Unit 19-04B, Level 19, Menara Zurich, Johor.

**Contact Us (Mon - Fri)**  
E-mail : [info@ngchanmau.com](mailto:info@ngchanmau.com)  
Website : [www.ngchanmau.com](http://www.ngchanmau.com)

**SCAN TO VIEW ALL LOTS**

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NOTE :



# High Court E-Lelong

## June 2025

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                        |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------|
| <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>RESERVE PRICE:<br/>RM197,000.00</b> | <b>Kuala Lumpur</b> |
|  <p><b>Description:</b> Kondominium<br/><b>Address:</b> Unit No. 10-09-03a, Petaling Indah Condo Blok 10, Jalan 1c/149, Petaling Indah, Off Jalan Sungai Besi, 57100, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur<br/><b>Area:</b> approx 893.4 square feet<br/><b>Defendant:</b> Azmi Shafiq Bin Abd Rahman<br/><b>Solicitor:</b> M/S Manjit Singh Sachdev Mohammad Radzi &amp; Partners<br/><b>Auction Date:</b> 16/6/2025 (9.00 am)<br/><b>Ambank Islamic Berhad</b></p> <p>Our Ref: PAH37867</p> |                                        |                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                        |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------|
| <b>2</b>                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>RESERVE PRICE:<br/>RM900,000.00</b> | <b>Selangor</b> |
|  <p><b>Description:</b> Rumah teres dua tingkat<br/><b>Address:</b> No 22, Jalan LEP 1/14, Taman Lestari Putra, 43300, Seri Kembangan, Selangor<br/><b>Area:</b> approx 2,100 square feet<br/><b>Defendant:</b> Kwa Kok Keong<br/><b>Solicitor:</b> M/S Goh &amp; Partners<br/><b>Auction Date:</b> 25/6/2025 (9.00 am)</p> <p>Our Ref: PAH37675</p> |                                        |                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------|
| <b>3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>RESERVE PRICE:<br/>RM230,000.00</b> | <b>Selangor</b> |
|  <p><b>Description:</b> Pangsapuri<br/><b>Address:</b> 1-3-28, Pangsapuri Resak, Persiaran Pulau Carey Seksyen U10, 40170, Shah Alam, Selangor<br/><b>Area:</b> approx 850.34 square feet<br/><b>Defendant:</b> Nor Rodhiah Binti Abdul Rahim &amp; Hafizuddin Bin Sulaiman<br/><b>Solicitor:</b> M/S Azhar &amp; Wong<br/><b>Auction Date:</b> 18/6/2025 (9.00 am)<br/><b>Ambank Islamic Berhad</b></p> <p>Our Ref: PAH37695</p> |                                        |                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------|
| <b>4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>RESERVE PRICE:<br/>RM137,700.00</b> | <b>Perak</b> |
|  <p><b>Description:</b> Rumah teres dua tingkat<br/><b>Address:</b> No. M33, Fasa 1E2, 32040, Seri Manjung, Perak.<br/><b>Area:</b> approx 1,119 square feet<br/><b>Defendant:</b> Siti Faizatul Natrah Binti Ahmad Termizi<br/><b>Solicitor:</b> M/S Nor Ding &amp; Co<br/><b>Auction Date:</b> 30/6/2025 (11.00 am)<br/><b>Ambank Islamic Berhad</b></p> <p>Our Ref: PAHP5871</p> |                                        |              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                        |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------|
| <b>5</b>                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>RESERVE PRICE:<br/>RM137,700.00</b> | <b>Perak</b> |
|  <p><b>Description:</b> Rumah Teres Satu Tingkat<br/><b>Address:</b> No. 108, Lorong 3, Taman Marisa, 34000, Taiping, Perak.<br/><b>Area:</b> approx 1,399 square feet<br/><b>Defendant:</b> Ramani Dewi A/p Shammugam<br/><b>Solicitor:</b> M/S Jayadeva &amp; Kamal<br/><b>Auction Date:</b> 18/6/2025 (11.00 am)</p> <p>Our Ref: PAHP5821(2)</p> |                                        |              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                        |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------|
| <b>6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>RESERVE PRICE:<br/>RM480,000.00</b> | <b>Penang</b> |
|  <p><b>Description:</b> Kondominium tiga bilik<br/><b>Address:</b> No. 108-02-05, Villa Emas Condo, Persiaran Bayan Indah, 11900, Bayan Lepas, Pulau Pinang.<br/><b>Area:</b> approx 818 square feet<br/><b>Defendant:</b> Muhammad Ariff Hoon Bin Abdullah<br/><b>Solicitor:</b> M/S Zaid Ibrahim &amp; Co.<br/><b>Auction Date:</b> 16/6/2025 (11.00 am)</p> <p>Our Ref: PAHP5885</p> |                                        |               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                        |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------|
| <b>7</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>RESERVE PRICE:<br/>RM450,000.00</b> | <b>Penang</b> |
|  <p><b>Description:</b> Rumah teres dua tingkat (tengah)<br/><b>Address:</b> No. 12, Lorong Seri Penaga 4, Taman Seri Penaga, 13100, Penaga, Pulau Pinang.<br/><b>Area:</b> approx 1,259 square feet<br/><b>Defendant:</b> Muhammad Ferdaus Bin Shahul Hamid<br/><b>Solicitor:</b> M/S Zaid Ibrahim &amp; Co.<br/><b>Auction Date:</b> 16/6/2025 (11.00 am)</p> <p>Our Ref: PAHP5866</p> |                                        |               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------|
| <b>8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>RESERVE PRICE:<br/>RM429,300.00</b> | <b>Penang</b> |
|  <p><b>Description:</b> Rumah teres dua tingkat<br/><b>Address:</b> No. 42A, Lorong Seri Impian 9, Taman Seri Impian, 14000, Bukit Mertajam, Pulau Pinang.<br/><b>Area:</b> approx 1,195 square feet<br/><b>Defendant:</b> Tang Yong Sheng<br/><b>Solicitor:</b> M/S Azmi Rahim &amp; Co<br/><b>Auction Date:</b> 4/6/2025 (11.00 am)</p> <p>Our Ref: PAHP5883</p> |                                        |               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                        |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------|
| <b>9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>RESERVE PRICE:<br/>RM335,000.00</b> | <b>Penang</b> |
|  <p><b>Description:</b> Rumah Bandar 3 Bilik Hujung<br/><b>Address:</b> No. F-G-31, Lorong Indera Putera 10, Kondo Villa Putera, 13200, Kepala Batas, Pulau Pinang<br/><b>Area:</b> approx 1,012 square feet<br/><b>Defendant:</b> Farizah Binti Zainol<br/><b>Solicitor:</b> M/S Jayadeva &amp; Kamal<br/><b>Auction Date:</b> 3/6/2025 (11.00 am)<br/><b>Ambank Islamic Berhad</b></p> <p>Our Ref: PAHP5870</p> |                                        |               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                        |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------|
| <b>10</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>RESERVE PRICE:<br/>RM320,000.00</b> | <b>Penang</b> |
|  <p><b>Description:</b> Rumah Pangsa - 3 Bilik Tidur Unit Tepi<br/><b>Address:</b> No. 3D-25-01, Jalan Batu Uban, Mukim 13, 11700, Gelugor, Pulau Pinang.<br/><b>Area:</b> approx 700 square feet<br/><b>Defendant:</b> Chen Chin Kok<br/><b>Solicitor:</b> M/S Azmi Rahim &amp; Co<br/><b>Auction Date:</b> 4/6/2025 (11.00 am)</p> <p>Our Ref: PAHP5882</p> |                                        |               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                        |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------|
| <b>11</b>                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>RESERVE PRICE:<br/>RM259,200.00</b> | <b>Penang</b> |
|  <p><b>Description:</b> Pangsapuri<br/><b>Address:</b> Unit No. 1- 4-2, Jalan Sempadan, Boundary Court, 11400, Ayer Itam, Pulau Pinang.<br/><b>Area:</b> approx 764 square feet<br/><b>Defendant:</b> Bok Lian Beng<br/><b>Solicitor:</b> M/S Jayadeva &amp; Kamal<br/><b>Auction Date:</b> 4/6/2025 (11.00 am)</p> <p>Our Ref: PAHP5878</p> |                                        |               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------|
| <b>12</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>RESERVE PRICE:<br/>RM252,000.00</b> | <b>Penang</b> |
|  <p><b>Description:</b> Rumah pangsa bersama tiga (3) bilik tidur<br/><b>Address:</b> No. 3-09-19, Jalan Gangsa, Green Lane Heights- Blok C, 11600, Jelutong, Pulau Pinang<br/><b>Area:</b> approx 700 square feet<br/><b>Defendant:</b> Yeong Kah Man<br/><b>Solicitor:</b> M/S Jayadeva &amp; Kamal<br/><b>Auction Date:</b> 23/6/2025 (11.00 am)</p> <p>Our Ref: PAHP5881</p> |                                        |               |



**13** **RESERVE PRICE:**  
**RM190,000.00** **Penang**



**Description:** Rumah teres kos rendah satu tingkat  
**Address:** No. 4, Lorong Penaga 9, Taman Penaga, 13100, Penaga, Pulau Pinang  
**Area:** approx 1,023 square feet  
**Defendant:** Fazeli Bin Abdul Manaf  
**Solicitor:** M/S Jayadeva & Kamal  
**Auction Date:** 24/6/2025 (11.00 am)  
**AmBank Islamic Berhad**

Our Ref: PAHP5884

**14** **RESERVE PRICE:**  
**RM180,000.00** **Penang**



**Description:** Rumah pangsa bersama dua bilik tidur  
**Address:** No Block Asoka 11-12, Lengkok Kelicap, Mukim 12, 11900, Bayan Lepas, Pulau Pinang  
**Area:** approx 538 square feet  
**Defendant:** Nor Aniza Binti Che Senawi  
**Solicitor:** M/S Jayadeva & Kamal  
**Auction Date:** 25/6/2025 (11.00 am)

Our Ref: PAHP5886

**15** **RESERVE PRICE:**  
**RM270,000.00** **Kedah**



**Description:** Rumah Teres Setingkat (Tepi)  
**Address:** No. 34, Taman Sagu, 09000, Kulim, Kedah.  
**Area:** approx 1,200 square feet  
**Defendant:** Chew Zhuan Yin  
**Solicitor:** M/S Zaid Ibrahim & Co.  
**Auction Date:** 19/6/2025 (9.00 am)

Our Ref: PAHP5830

**16** **RESERVE PRICE:**  
**RM190,000.00** **Kedah**



**Description:** Double Storey Intermediate Terrace House  
**Address:** No. 951, Jalan Pr1ma 22, Pr1ma Residensi Puteri Jaya, 08000, Sungai Petani, Kedah  
**Area:** approx 1,539 square feet  
**Defendant:** Sharifah Maizura Binti Syed Salim  
**Solicitor:** M/S Azmi Rahim & Co  
**Auction Date:** 17/6/2025 (9.00 am)  
**AmBank Islamic Berhad**

Our Ref: PAH38016

**17** **RESERVE PRICE:**  
**RM166,500.00** **Kedah**



**Description:** Rumah teres setingkat  
**Address:** No 121, Jalan Seroja, Taman Seroja, 08000, sungai petani, Kedah.  
**Area:** approx 1,270 square feet  
**Defendant:** Rosly Bin Mat Zain & Rusita Binti Ja'afar  
**Solicitor:** M/S Azmi Rahim & Co  
**Auction Date:** 12/6/2025 (9.00 am)

Our Ref: PAHP5847

**18** **RESERVE PRICE:**  
**RM162,000.00** **Kedah**



**Description:** Rumah teres satu tingkat  
**Address:** No. 413, Jalan Dedap 3, Taman Sri Abadi Fasa 2, Bt 3 1/2 Jalan Kuala Kedah, 06600, Kuala Kedah, Kedah  
**Area:** approx 1,206 square feet  
**Defendant:** Muhammad Shafiq Bin Badruddin  
**Solicitor:** M/S Azmi Rahim & Co  
**Auction Date:** 19/6/2025 (11.00 am)  
**AmBank Islamic Berhad**

Our Ref: PAHP5817

**19** **RESERVE PRICE:**  
**RM780,000.00** **Bandar Penawar**



**Description:** Double storey semi-detached house  
**Address:** No 51 Jln Jati 10, Taman Desaru Utama, 81930 Bandar Penawar Johor  
**Area:** approx 4,499 square feet  
**Defendant:** Wong Wah Chai & Wong Zhen Yao  
**Solicitor:** : M/S Ibrahim Nik Junainah & Associates  
**Auction Date:** 24/6/2025 (11.00 am)

Our Ref: PAHJ/7394(SA)

**20** **RESERVE PRICE:**  
**RM576,000.00** **Masai**



**Description:** Double storey intermediate terrace house  
**Address:** No. 57, Jalan Alam 16, Bandar Alam Masai, 81750 Masai, Johor  
**Area:** approx 1,650 square feet  
**Defendant:** Gurubaran A/L Chinapen  
**Solicitor:** M/S Nor Ding & Co  
**Auction Date:** 25/6/2025 (11.00 am)

Our Ref: PAHJ/7395(SA)

**21** **RESERVE PRICE:**  
**RM480,000.00** **Kluang**



**Description:** Double storey semi detached house  
**Address:** No. 10-6, Jalan Kurnia 1, Taman Kurnia, 86000 Kluang, Johor  
**Area:** approx 4,000 square feet  
**Defendant:** Tan King Guan  
**Solicitor:** : M/S A. Rahim & Co (Kluang)  
**Auction Date:** 11/6/2025 (11.00 am)

Our Ref: PAHJ/7396(SA)

**22** **RESERVE PRICE:**  
**RM480,000.00** **Kota Tinggi**



**Description:** Extended single storey corner terrace house  
**Address:** No 38 Jln Berlian 4, Taman Daiman Jaya, 81900 Kota Tinggi, Johor.  
**Area:** approx 3,358 square feet  
**Defendant:** Kathiresan A/L Kanapathy  
**Solicitor:** M/S Nor Ding & Co  
**Auction Date:** 12/6/2025 (11.00 am)

Our Ref: PAHJ/7389(SA)

**23** **RESERVE PRICE:**  
**RM340,000.00** **Senai**



**Description:** Single storey terrace house intermediate lot  
**Address:** No 846, Jalan Senai Utama 4/3, Taman Senai Utama, 81400 Senai, Johor. **(BUMIPUTERA)**  
**Area:** approx 1,540 square feet  
**Defendant:** Entan Sary Binti Mohd Noer  
**Solicitor:** : M/S Ibrahim Nik Junainah & Associates  
**Auction Date:** 18/6/2025 (11.00 am)  
**AmBank Islamic Berhad**

Our Ref: PAHJ/7398(SA)

**24** **RESERVE PRICE:**  
**RM328,050.00** **Masai**



**Description:** Condominium  
**Address:** Unit 03-08, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor.  
**Area:** approx 1,668 square feet  
**Defendant:** Shakhivel A/L Batumalay  
**Solicitor:** : M/S Ibrahim Nik Junainah & Associates  
**Auction Date:** 24/6/2025 (11.00 am)

Our Ref: PAHJ/7397(SA)

**25** **RESERVE PRICE:**  
**RM320,000.00** **Kulai**



**Description:** Extended & renovated double storey intermediate medium low-cost terrace house  
**Address:** No. 4226, Jalan Jati 9, Bandar Putra, 81000 Kulai, Johor  
**Area:** approx 775 square feet  
**Defendant:** Mohd Daniel Azraai Bin Mohamed & Nurul Atiqah Edryani Binti Abdullah  
**Solicitor:** : M/S Ibrahim Nik Junainah & Associates  
**Auction Date:** 17/6/2025 (11.00 am)  
**AmBank Islamic Berhad**

Our Ref: PAHJ/7399(SA)

**26** **RESERVE PRICE:**  
**RM300,000.00** **Johor Bahru**



**Description:** Medium cost apartment  
**Address:** No #13-15, Block A, Pangsa Puteri, Jalan Bayu Puteri 1/2, Taman Bayu Puteri, 80050 Johor Bahru, Johor  
**Area:** approx 904 square feet  
**Defendant:** Ganabathi A/L Sivamani  
**Solicitor:** M/S A. Rahim & Co  
**Auction Date:** 25/6/2025 (11.00 am)

Our Ref: PAHJ/7400(SA)

**27** **RESERVE PRICE:**  
**RM297,000.00** **Segamat**



**Description:** Double storey terrace house intermediate lot  
**Address:** No. 37, Jalan Putra 1/43, Bandar Putra, 85000 Segamat, Johor  
**Area:** approx 1,540 square feet  
**Defendant:** Shakhivel A/L Batumalay  
**Solicitor:** M/S Nor Ding & Co  
**Auction Date:** 12/6/2025 (11.00 am)

Our Ref: PAHJ/7388(SA)

**28** **RESERVE PRICE:**  
**RM280,000.00** **Johor Bahru**



**Description:** Double storey intermediate unit low cost terrace house  
**Address:** No 53, Jalan Rumbia 12, Taman Daya, 81100 Johor Bahru, Johor.  
**Area:** approx 770 square feet  
**Defendant:** Muhamad Akma Izzuan Bin Azmi  
**Solicitor:** M/S A. Rahim & Co  
**Auction Date:** 24/6/2025 (11.00 am)  
**AmBank Islamic Berhad**

Our Ref: PAHJ/7387(SA)

**29** **RESERVE PRICE:**  
**RM253,911.00** **Masai**



**Description:** Condominium  
**Address:** 19-01, Blok C, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
**Area:** approx 1,324 square feet  
**Defendant:** Pang Siaw Kong  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Auction Date:** 25/6/2025 (11.00 am)

Our Ref: PAHJ/7286(SA)-02

**30** **RESERVE PRICE:**  
**RM200,000.00** **Ulu Tiram**



**Description:** Single storey terrace lock-up shop intermediate lot  
**Address:** No 3 Jalan Beladau 13, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor  
**Area:** approx 904 square feet  
**Defendant:** Jaya A/P Muthiah  
**Solicitor:** M/S A. Rahim & Co (Kluang)  
**Auction Date:** 11/6/2025 (11.00 am)

Our Ref: PAHJ/7401(SA)





**Description:** Flat  
**Address:** Unit No. 04-51, Tingkat 3,  
 Block Cempaka 2, Taman Cempaka,  
 81100 Johor Bahru, Johor  
**Area:** approx 499 square feet  
**Defendant:** Justin Linster Anak Joseph  
**Solicitor:** M/S A. Rahim & Co  
**Auction Date:** 24/6/2025 (11.00 am)  
**Ambank Islamic Berhad**

Our Ref: PAHJ/7390(SA)

## 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,  
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# High Court E-Lelong JUNE 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 JUNE 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><br><br><b>SHAH ALAM</b> | <b>RESERVE PRICE RM1,000,000.00</b><br><b>Auction Date:</b> 11/06/2025 / 9.00AM<br><b>Type :</b> A Three Storey Terrace House<br><b>Area:</b> 222.97 sq. metres (2,400 sq. ft)<br><b>Assignor(s):</b> Muhammad Fadhli Bin Abdul Malek<br><b>Solicitors:</b> Vas & Co.<br><b>Execution No:</b> BA-38-410-02/2025<br><b>NO. 18, Jalan Elektronik U16/66B, Denai Alam, 40160 Shah Alam, Selangor.</b>                                                                 | <b>Lot 2</b><br><br><b>BATU CAVES</b>     | <b>RESERVE PRICE RM360,000.00</b><br><b>Auction Date:</b> 10/06/2025 / 9.00AM<br><b>Type :</b> An Intermediate Single Storey Terrace House<br><b>Area:</b> 121 sq. metres (1,302.48 sq. ft)<br><b>Assignor(s):</b> Chan Chee Yan<br><b>Solicitors:</b> Sidek Teoh Wong & Dennis<br><b>Execution No:</b> WA-38-3226-11/2024<br><b>No. 7, Jalan TIB 2/6, Taman Industrial Bolton, 68100 Batu Caves, Selangor.</b>                                            |
| <b>Lot 3</b><br><br><b>KLANG</b>    | <b>RESERVE PRICE RM360,000.00</b><br><b>Auction Date:</b> 26/06/2025 / 9.00AM<br><b>Type :</b> An Extended Intermediate Unit Single-Storey Terrace House<br><b>Area:</b> 143.066 sq. metres (1,540 sq. ft)<br><b>Assignor(s):</b> P. Arul Prakash A/L K. Punadi & Maria Teresa Gomez A/P Romanus @ Romans<br><b>Solicitors:</b> Vas & Co.<br><b>Execution No:</b> BA-38-3548-11/2024<br><b>No. 59, Jalan Selar, Di Jalan Sungai Bertek, 41100 Klang, Selangor.</b> | <b>Lot 4</b><br><br><b>PETALING JAYA</b> | <b>RESERVE PRICE RM198,000.00</b><br><b>Auction Date:</b> 12/06/2025 / 9.00AM<br><b>Type :</b> A 3-Bedroom Low-Cost Apartment<br><b>Area:</b> 61 sq. metres (657 sq. ft)<br><b>Assignor(s):</b> Noorin Binti Kamarudin & Amran Bin Abdul Manap<br><b>Solicitors:</b> Vas & Co.<br><b>Execution No:</b> BA-38-440-02/2025<br><b>No. B-06-1, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor.</b>                  |
| <b>Lot 5</b><br><br><b>AMPANG</b>   | <b>RESERVE PRICE RM160,000.00</b><br><b>Auction Date:</b> 24/06/2025 / 9.00AM<br><b>Type :</b> A 3 Bedroom Low Cost Flat Unit<br><b>Area:</b> 61 sq. metres (657 sq. ft)<br><b>Assignor(s):</b> P M Malliga A/P Muniandy<br><b>Solicitors:</b> Vas & Co.<br><b>Execution No:</b> WA-38-3290-11/2024<br><b>Unit No. B2-3-16, 3rd Floor, Block 2, Pangsapuri Desa Lembah Permai, Jalan Permai 10, Desa Lembah Permai, 68000 Ampang, Selangor.</b>                    | <b>Lot 6</b><br><br><b>KUALA LUMPUR</b>  | <b>RESERVE PRICE RM280,000.00</b><br><b>Auction Date:</b> 05/06/2025 / 9.00AM<br><b>Type :</b> An Apartment Unit<br><b>Area:</b> 87 sq. metres (936.46 sq. ft)<br><b>Assignor(s):</b> Siti Azlinda Binti Baharudin<br><b>Solicitors:</b> B. H. Gan, Nor & Kim<br><b>Execution No:</b> WA-38-3176-11/2024<br><b>Unit No. 15-02-06, Block 15, Pinang 1A, Jalan Seri Sentosa 9, Taman Seri Sentosa, 58200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.</b> |



Lot 7



KUALA BERANG

**RESERVE PRICE RM229,635.00**

**Auction Date:** 16/06/2025 / 11.00AM  
**Type :** A Single-Storey Semi-Detached House

**Area:** 368 sq. metres (3,961 sq. ft)  
**Assignor(s):** Norazman Bin Sulaiman  
**Solicitors:** Asmadi, Azmi & Associates  
**Execution No:** TA-38-138-04/2025  
**Note:** Malay Reserve

**No. PT 767, Kuala Berang, Taman Baiduri, 21700 Hulu Terengganu, Terengganu.**

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[formerly known as Heritage Auction House Enterprise (001269594-A)]  
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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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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.

# High Court E-lelong

## June 2025

**FOR ENQUIRY 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 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 JUNE 2025

**LOT 01** **Gelugor** **RM 320,000**



**Apartment Unit**  
700 sq.ft.

Unit No. 3B-16-05, N-Park, Jalan Batu Uban, 11700 Gelugor, Pulau Pinang.

**Assignor / Borrower :**  
Albert Ding Min-Chien

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

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

**Pulau Pinang**

**LOT 02** **Tanjong Bungah** **RM 300,000**



**Condominium Unit**  
689 sq.ft.

Unit No. 16-13-3, Azuria  
Condominium, Jalan Lembah  
Permai, 11200 Tanjong  
Pulau Pinang.

**Assignor / Borrower :**  
Thin Joo Lian

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

**Auction Date & Time :**  
16 June, 2025 (11:00 AM)

**Pulau Pinang**

**LOT 03** **Teluk Kumbang** **RM 130,000**



**Flat Unit**  
463 sq.ft.

Unit No. 2-3-10, Taman Teluk Kumbang, Lintang Sungai Batu, 11920 Teluk Kumbang, Pulau Pinang.

**Assignor / Borrower :**  
Nor Imran Bin Zulkpli

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

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

**Pulau Pinang**

**LOT 04** **Padang Serai** **RM 420,000**



**1 Storey Bungalow House**  
1,250 sq.ft.

Unit No. 226, Jalan MBI Desaku 13/1, Taman MBI Desaku, 09400 Padang Serai, Kedah.

**Assignor / Borrower :**  
Siti Khalipah Binti Md Idris

**Solicitor :**  
Azmi Rahim & Co (Tel No: 04 4235092)

**Auction Date & Time :**  
26 June, 2025 (9:00 AM)

**Kedah**

**LOT 05** **Sitiawan** **RM 148,000**



**1 Storey Terrace House**  
1,399 sq.ft.

Unit No. 19, Taman Cantik II, Pasir Panjang Laut, 32040 Sitiawan, Perak.

**Assignor / Borrower :**  
Fadzil Bin Alias

**Solicitor :**  
Lalchand & Nawawi (Tel No: 05-7820009)

**Auction Date & Time :**  
4 June, 2025 (11:00 AM)

**Perak**

= AmBank (M) Berhad

= AmBank Islamic 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.
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## Step 6: Auction Day

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### PALMA AUCTIONEERS SDN BHD

- Suite 5.02 (Parcel D), MBF Tower, No.53, Jalan Sultan Ahmad Shah, 10050 Penang.
- 04-229 9777
- [palma.bidnow.my](http://palma.bidnow.my)
- [elelong.palma@gmail.com](mailto:elelong.palma@gmail.com)



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

NOTE : \_\_\_\_\_

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