

High Court E-Lelong

JULY 2025

FOR ENQUIRIES, PLEASE E-MAIL TO
auctionsale@ambankgroup.com

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

WILL SELL THE PROPERTY DESCRIBED BELOW BY

ELECTRONICALLY ON THE e-LELONG WEBSITE

e-LELONG OPERATION CENTER

KUANTAN COURT COMPLEX, PAHANG DARUL MAKMUR

Please visit

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

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

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

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

Please refer to the Proclamation Of Sale for submission method.

 **AMBANK (M) BERHAD**  **AMBANK ISLAMIC BERHAD**

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

ARENA AUCTIONEERS SDN BHD (1092337-X)

TEL : 03-7845 5890 / 03-7842 5660

EMAIL : aasb@arenaauctioneers.com

H/P : 012-327 5047

WEBSITE : arenaauctioneers.com

01

AUCTION DATE : 09/07/2025

RESERVE PRICE

TIME : 9.00 AM

RM 1,320,000.00



DESCRIPTION : A CORNER GROUND FLOOR SHOP LOT WITHIN A SHOP / OFFICE BUILDING
FLOOR AREA : 2,034.00 SQUARE FEET
ASSIGNOR(S) : HIGAIN VENTURES SDN BHD
SOLICITOR : MESSRS VAS & CO (KLG)
EXECUTION NO. : BA-38-411-02/2025

PETALING JAYA

NO. E-G-01, BLOCK E, OASIS ARA DAMANSARA, NO.2, JALAN PJU 1A/7A, ARA DAMANSARA, PJU 1A, 47301 PETALING JAYA, SELANGOR

02

AUCTION DATE : 16/07/2025

RESERVE PRICE

TIME : 9.00 AM

RM 664,200.00



DESCRIPTION : A CORNER DOUBLE-STOREY SEMI-DETACHED HOUSE WITHIN A GATED AND GUARDED SCHEME (MALAY RESERVED)
LAND AREA : 2,400.00 SQUARE FEET
ASSIGNOR(S) : SYED FAISAL BIN SYED ALWI
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
EXECUTION NO. : WA-38-3581-12/2024
NOTE : **MALAY RESERVE**

PUCHONG

NO. 1, JALAN DB2, TAMAN DESIRAN BAYU, 47120 PUCHONG, SELANGOR

03

AUCTION DATE : 14/07/2025

RESERVE PRICE

TIME : 9.00 AM

RM 550,800.00



DESCRIPTION : A TWO AND A HALF STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,760.00 SQUARE FEET
ASSIGNOR(S) : 1) NORHASHIMAH BINTI ARIFIN
2) MOHD AN NUR ALLIF BIN ABDUL RAHIM
SOLICITOR : MESSRS B H GAN NOR & KIM
EXECUTION NO. : BA-38-601-02/2025

RAWANG

NO. 25, JALAN MR 1/29, TAMAN M-RESIDENSI, 48020 RAWANG, SELANGOR

04

AUCTION DATE : 29/07/2025

RESERVE PRICE

TIME : 9.00 AM

RM 520,000.00



DESCRIPTION : AN EXTENDED END-UNIT DOUBLE-STOREY CLUSTER SEMI-DETACHED HOUSE
LAND AREA : 2,400.00 SQUARE FEET
ASSIGNOR(S) : 1) UMMI NADYIEA BINTI AHMAD AFID
2) MOHD NORHISAM BIN BIDIN
SOLICITOR : MESSRS VAS & CO (KLG)
EXECUTION NO. : BA-38-872-03/2025

BANDAR PUNCAK ALAM

NO. 22, JALAN ALAM SURIA 16/34, NUSA SURIA, SEKSYEN 16, 42300 BANDAR PUNCAK ALAM, SELANGOR

05

AUCTION DATE : 17/07/2025

TIME : 9.00 AM

RESERVE PRICE

RM 470,000.00



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
 LAND AREA : 1,302.43 SQUARE FEET
 ASSIGNOR(S) : NAGARAJAN A/L SUMARAN
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
 EXECUTION NO. : WA-38-3644-12/2024

BANDAR
PUNCAK
ALAMNO. 47, JALAN DAUNAN 1/2D, DAUNAM WORLDWIDE ALAM
PERDANA, 42300 BANDAR PUNCAK ALAM, SELANGOR

06

AUCTION DATE : 15/07/2025

TIME : 9.00 AM

RESERVE PRICE

RM 450,000.00



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
 LAND AREA : 1,417.00 SQUARE FEET
 ASSIGNOR(S) : THENMOLI A/P MOORTHY
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
 EXECUTION NO. : BA-38-971-03/2025

KLANG

NO. 6 LORONG DATO ABDUL HAMID 45C, TAMAN SENTOSA, 41200
KLANG, SELANGOR

07

AUCTION DATE : 17/07/2025

TIME : 9.00 AM

RESERVE PRICE

RM 438,000.00



DESCRIPTION : A SINGLE STOREY CORNER TERRACE HOUSE
 LAND AREA : 2,486.00 SQUARE FEET
 ASSIGNOR(S) : YAP SOON LAI, YAP SOON SENG, LAU SWEE EM @ LAU BOCK EM
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
 EXECUTION NO. : WA-38-240-01/2025

KLANG

NO. 110, JALAN DATO YUSOF SHAHBUDIN 21, TAMAN SENTOSA,
41200 KLANG, SELANGOR

08

AUCTION DATE : 02/07/2025

TIME : 9.00 AM

RESERVE PRICE

RM 350,000.00



DESCRIPTION : A DOUBLE STOREY MID TERRACED HOUSE
 LAND AREA : 1,302.00 SQUARE FEET
 ASSIGNOR(S) : SELVA KUMAR A/L MUNIANDY
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
 EXECUTION NO. : BA-38-4027-12/2024

RAWANG

PREMISES NO. 77, JALAN GU 2/8, TAMAN GARING UTAMA, 48000
RAWANG, SELANGOR

09

AUCTION DATE : 09/07/2025

TIME : 9.00 AM

RESERVE PRICE

RM 250,000.00



DESCRIPTION : A THREE-BEDROOM WALK-UP APARTMENT UNIT
 FLOOR AREA : 1,001.00 SQUARE FEET
 ASSIGNOR(S) : MUHAMAD HAFIZAN BIN ABD GHANI
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 EXECUTION NO. : WA-38-3509-12/2024

SEPANG

NO. A-101, TINGKAT 1, BLOK A, EMAS VILLA, TAMAN MAWAR,
43900 SEPANG, SELANGOR

10

AUCTION DATE : 22/07/2025

TIME : 9.00 AM

RESERVE PRICE

RM 189,000.00



DESCRIPTION : A THREE-BEDROOM MEDIUM-COST WALK-UP APARTMENT UNIT
 FLOOR AREA : 1,012.00 SQUARE FEET
 ASSIGNOR(S) : IMRAN BIN AHMAD SHA'ER
 SOLICITOR : MESSRS VAS & CO (KLG)
 EXECUTION NO. : BA-38-948-03/2025

SEPANG

UNIT NO. D-308, 3RD FLOOR, BLOK D, EMAS VILLA, TAMAN
MAWAR, 43900 SEPANG, SELANGOR

11

AUCTION DATE : 14/07/2025

TIME : 9.00 AM

RESERVE PRICE

RM 159,433.00



DESCRIPTION : AN APARTMENT UNIT SITED ON THE 1ST FLOOR OF A 20-STOREY BLOCK
 FLOOR AREA : 990.28 SQUARE FEET
 ASSIGNOR(S) : FAZILAH BINTI ZAINAL
 SOLICITOR : MESSRS AZHAR & WONG
 EXECUTION NO. : BA-38-641-02/2025

KAJANG

UNIT NO. P13-A-01-09, SRI CEMPAKA APARTMENTS, JALAN
SEPAKAT INDAH 2/2, TAMAN SEPAKAT INDAH 2, 43000 KAJANG,
SELANGOR

12

AUCTION DATE : 14/07/2025

TIME : 9.00 AM

RESERVE PRICE

RM 224,388.00



DESCRIPTION : A THREE BEDROOM APARTMENT UNIT
 FLOOR AREA : 1,152.00 SQUARE FEET
 ASSIGNOR(S) : 1) WONG CHEE KHEONG
 2) TEOH LEE CHIN
 SOLICITOR : MESSRS VAS & CO (KLANG)
 EXECUTION NO. : BA-38-527-02/2025

KUALA
LUMPURNO. UNIT D-2-1, TINGKAT 2, BLOK D, SERI PURI APARTMENT,
JALAN AMAN, DESA AMAN PURI, KEPONG, 52100 KUALA
LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

13

AUCTION DATE : 29/07/2025

TIME : 11.00 AM

RESERVE PRICE

RM 390,000.00

DESCRIPTION : AN EXTENDED SINGLE STOREY CORNER UNIT LOW-COST HOUSE

LAND AREA : 2,368.00 SQUARE FEET

ASSIGNOR(S) : SUDIN BIN ISSA

SOLICITOR : MESSRS NOR DING & CO (JOHOR BAHRU)

EXECUTION NO. : JA-38-2330-11/2024

JOHOR
BAHRUNO. 1, JALAN KEBANGSAAN 77, TAMAN UNIVERSITI, 81100 JOHOR
BAHRU, JOHOR**14**

AUCTION DATE : 08/07/2025

TIME : 9.00 AM

RESERVE PRICE

RM 255,150.00

DESCRIPTION : AN INDIVIDUAL DESIGN SINGLE-STOREY DETACHED HOUSE

LAND AREA : 6,641.00 SQUARE FEET

ASSIGNOR(S) : MOHD SABRI BIN HARUN

SOLICITOR : MESSRS H. S. LIM & MALIK (KOTA BHARU)

EXECUTION NO. : DA-38-399-04/2025

NOTE : **RIZAB MELAYU**

PASIR
PUTEHPT 1274, KAMPUNG JERUS, BUKIT JAWA, 16810 PASIR PUTEH,
KELANTAN**15**

AUCTION DATE : 09/07/2025

TIME : 11.00 AM

RESERVE PRICE

RM 450,000.00

DESCRIPTION : AN INTERMEDIATE UNIT DOUBLE-STOREY TERRACE HOUSE

LAND AREA : 1,647.00 SQUARE FEET

ASSIGNOR(S) : RISHIGEHSAN A/L KUMARAN

SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES

EXECUTION NO. : MA-38-201-04/2025

HANG
TUAH
JAYANO. 24, JALAN ST 3, TAMAN SAUJANA TEHEL, AYER PANAS,
77200 HANG TUAH JAYA, MELAKA**16**

AUCTION DATE : 16/07/2025

TIME : 11.00 AM

RESERVE PRICE

RM 229,635.00

DESCRIPTION : AN INTERMEDIATE UNIT OF DOUBLE STOREY TERRACE HOUSE

LAND AREA : 1,399.00 SQUARE FEET

ASSIGNOR(S) : ARHAM SYAFIQ BIN AZMI

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

EXECUTION NO. : MA-38-214-04/2025

HANG
TUAH
JAYANO. 17, JALAN TU 37, TAMAN TASIK UTAMA, AYER KEROH, 75450
HANG TUAH JAYA, MELAKA**17**

AUCTION DATE : 16/07/2025

TIME : 11.00 AM

RESERVE PRICE

RM 123,930.00

DESCRIPTION : AN INTERMEDIATE UNIT SINGLE-STOREY TERRACE HOUSE, WITH A RESTRICTION OF SALE TO BUMIPUTERA BUYER

LAND AREA : 1,302.00 SQUARE FEET

ASSIGNOR(S) : JAAFAR BIN ALI

SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

EXECUTION NO. : MA-38-228-04/2025

JASIN

NO. JA 6896, JALAN SEROJA 3, TAMAN MAJU, 77000 JASIN,
MELAKA**18**

AUCTION DATE : 07/07/2025

TIME : 11.00 AM

RESERVE PRICE

RM 315,000.00

DESCRIPTION : GM 3687, LOT NO 6094, MUKIM KUALA PAKA, DAERAH DUNGON, NEGERI TERENGGANU

LAND AREA : 6,135.45 SQUARE FEET

ASSIGNOR(S) : MOHD RAZIN BIN JAAFAR

SOLICITOR : MESSRS ASMADI AZMI & ASSOCIATES (KUALA TERENGGANU)

EXECUTION NO. : TA-38-137-04/2025

NOTE : **TANAH ORANG MELAYU**

DUNGUN

LOT 8931 (1), JALAN BESAR PAKA, TAMAN SURIA, KAMPUNG
GEMIA, 21300 DUNGUN, TERENGGANU**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

H/P : 012 - 327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com



GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



USER REGISTRATION

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



LOGIN

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



CHOOSE PROPERTY

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



BIDDING REGISTRATION

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



CHECKING UPCOMING BIDDING

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



AUCTION DAY

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

RESERVE PRICE:

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

ORGANISED BY:

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

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

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

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

High Court E-Lelong July 2025

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF JULY 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

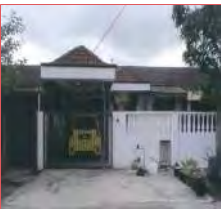
LOT 1 RESERVE PRICE: RM 500,000.00 SKUDAI Auction Date : 14/7/2025 / 11:00 a.m Type : Double Storey Medium Cost Terrace House, Intermediate Lot Assignor : Panjawarnam A/P T Sellaya Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 21, Jalan Pernyiaran 7, Taman Universiti, 81300 Skudai Johor.  AMBT347	LOT 2 RESERVE PRICE: RM 405,000.00 MASAI Auction Date : 02/07/2025 / 11:00 a.m Type : Condominium Assignor : Gam Chee Ming Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : 18-01, Blok A, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai Johor.  AMBT276
LOT 3 RESERVE PRICE: RM 400,000.00 JOHOR BAHRU Auction Date : 02/07/2025 / 11:00 a.m Type : A Medium-cost Apartment Unit Assignor : Tan Siau Chen Solicitor : Nor Ding & Co (Johor Bahru) Address : Unit No. 16-04, Blok B, Pangsapuri Mutiara Idaman, Jalan Idaman Utama, Taman Larkin Idaman, 80350 Johor Bahru, Johor. Kaveat : AmBANK (M) BERHAD No. Pers: 28490/2022 Bertarikh: 2/8/2022  AMBT204	LOT 4 RESERVE PRICE: RM 400,000.00 MASAI Auction Date : 17/07/2025 / 11:00 a.m Type : Luxurious Cost Apartment Assignor : Thevendren A/I Bosmani Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : 23A-06, Blok C, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, 81750 Masai Johor  AMBT302
LOT 5 RESERVE PRICE: RM 350,000.00 SKUDAI Auction Date : 01/07/2025 / 9:00 a.m Type : Apartment Assignor : Kalaiselvan A/I Ellumalai Solicitor : A Rahim & Co (JB) Address : No. C-4-4, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai Johor  AMBT261	LOT 6 RESERVE PRICE: RM 324,000.00 JOHOR BAHRU Auction Date : 01/07/2025 / 11:00 a.m Type : A 3 Bedroom Apartment Unit Assignor : Koh Boon Hao Solicitor : Nor Ding & Co (Johor Bahru) Address : Unit 19-02 Blok B Pangsapuri Mutiara Idaman Jln Idman Utama Tmn Larkin Idm 80350 Johor Bahru Kaveat : AmBank (M) Berhad Pres No: 20248/2021 Tarikh: 29/07/2021  AMBT257
LOT 7 RESERVE PRICE: RM 306,000.00 JOHOR Auction Date : 02/07/2025 / 11.00 a.m Type : Apartment Assignor : Subaini A/P Krishna Solicitor : A Rahim & Co (JB) Address : C-10-6, Tingkat 10, Blok C, Jalan Persiaran Nusa Perdana, Taman Nusa Perintis, 81550 Gelang Patah, Johor.  AMBT275	LOT 8 RESERVE PRICE: RM 234,000.00 KLUANG Auction Date : 02/07/2025 / 11:00 a.m Type : Single Storey Terrace House, Intermediate Lot Assignor : Chong Yit Lung Solicitor : Nor Ding & Co (Johor Bahru) Address : 27, Jalan Hang Tuah 4/7, Taman Muhibbah, 86000 Kluang, Johor.  AMBT106(2)

LOT 9	RESERVE PRICE: RM 226,800.00	MASAI
Auction Date : 02/07/2025 / 11:00 a.m		
Type : Double Storey Low Medium - Cost Terrace House		
Assignor : Sallehudin Bin Mohd Isa		
Solicitor : Nor Ding & Co (Johor Bahru)		
Address : No 11 Jalan Berlian 23 Taman Cahaya Masai 81750 Masai, Johor.		
Kaveat : Tay Aun Yen No. Pers: 38114/2022 Bertarikh: 4/10/2022		AMBT256

CENTRAL

LOT 10	RESERVE PRICE: RM 502,200.00	SHAH ALAM
Auction Date : 14/07/2025 / 9:00 a.m		
Type : Two And A Half Storey Terrace House		
Assignor : Ahmad Faizal Bin Ramli		
Solicitor : A Rahim & Co (KL)		
Address : No 14 Jalan Pesona 25/116B Pesona Kemuning Seksyen 25 40400 Shah Alam, Selangor		
		AMBT037(2)

LOT 11	RESERVE PRICE: RM 371,900.00	KUALA LUMPUR
Auction Date : 14/07/2025 / 9:00 a.m		
Type : A Serviced Apartment Unit		
Assignor : Jay Gobi A/I Marathamuthu		
Solicitor : Azhar & Wong (KL)		
Address : Unit No. 19-02, 231TR, Service Suite Jalan Tun Razak 50400 Kuala Lumpur.		
		AMBT021

LOT 12	RESERVE PRICE: RM 348,300.00	KLANG
Auction Date : 16/07/2025 / 9:00 a.m		
Type : A Single Storey Intermediate Terrace House		
Assignor : Malathi A/p Muniyandy		
Solicitor : Vas & Co (KLG)		
Address : No. 11, Jalan Dato Abdul Hamid 13, Taman Sentosa, 41200 Klang, Selangor.		
		AMBT323

LOT 13	RESERVE PRICE: RM 336,150.00	PETALING JAYA
Auction Date : 24/07/2025 / 9:00 a.m		
Type : An Office Unit		
Assignor : Majestic Hectares Sdn Bhd		
Solicitor : Ana Shahrana Annuar & Co		
Address : Unit No 748, 6th Floor Block A Kelana Centre Point No 3 Jalan SS 7/19 Kelana Jaya 47301 Petaling Jaya, Selangor.		
		AMBT331

LOT 14	RESERVE PRICE: RM 299,700.00	CYBERJAYA
Auction Date : 23/07/2025 / 9:00 a.m		
Type : A Corner Duplex Townhouse		
Assignor : Farul Fadzri Bin Mohammad Fuzi		
Solicitor : B H Gan, Nor & Kim (KL)		
Address : D-10-A Jln Cyberia 2 Townvilla 1 Cyberia Smarthomes, Persiaran Multimedia 63000 Cyberjaya, Selangor.		
		AMBT167

LOT 15	RESERVE PRICE: RM 243,000.00	PUCHONG
Auction Date : 23/07/2025 / 9:00 a.m		
Type : An End Condominium Unit		
Assignor : Mohd Anuar Bin Mohd Ali		
Solicitor : Vas & Co (KLG)		
Address : Unit No C-13A-08, Block Cassia, Vista Mellennium Condominium, Jalan Dm 1, Taman Desa Millenia, 47150 Puchong, Selangor.		
		AMBT319

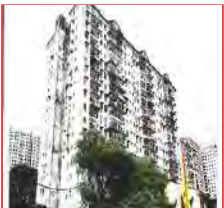
LOT 16	RESERVE PRICE: RM 207,000.00	PETALING JAYA
Auction Date : 09/07/2025 / 9:00 a.m		
Type : An End Apartment Unit		
Assignor : Nor Shakinah Nadia Sulaiman		
Solicitor : Goh & Partners (KL)		
Address : Unit No. B-4-16, Block B, Indah Condominium, Jalan Pju 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor Darul Ehsan.		
Kaveat : Kaveat Persendirian Atas Kepentingan telah didaftarkan oleh AmBank Islamic Berhad pada 16/6/2023 melalui perserahan no: 002B9555/2023		AMBT191

LOT 17	RESERVE PRICE: RM 90,000.00	PUCHONG
Auction Date : 10/07/2025 / 9:00 a.m		
Type : Low Cost Apartment Unit		
Assignor : Khirunnisa Binti Kassim		
Solicitor : Sidek Teoh Wong & Dennis (KL)		
Address : PA-04-03 Block A Apartment Wawasan Jalan Wawasan 5/3 Pusat Bandar Puchong 47100 Puchong, Selangor.		
		AMBT132

NORTHERN

LOT 18	RESERVE PRICE: RM 780,000.00	BUKIT MERTAJAM
Auction Date : 03/07/2025 / 11:00 a.m		
Type : 2 Storey Detached House		
Assignor : Lim Chiang Rong @ Lim Sin Chuan		
Solicitor : Jayadeva & Kamal (Alor Setar)		
Address : No. 14 Lorong Bukit Noning 6, Taman Bukit Noning, 14000 Bukit Mertajam, Penang.		
		AMBT249

LOT 19	RESERVE PRICE: RM 450,000.00	SEBERANG PERAI
Auction Date : 02/07/2025 / 11:00 a.m		
Type : A 2 Storey Intermediate Terrace House		
Assignor : Ooi Siang Jow		
Solicitor : Zaid Ibrahim & Co (Penang)		
Address : No. 31, Lorong Janggus 5, Taman Makok Bukit Mertajam 14000 Seberang Perai Tengah, Pulau Pinang.		
		AMBT271

LOT 20 RESERVE PRICE: RM 365,000.00 PARIT BUNTAR Auction Date : 24/07/2025 / 11:00 a.m Type : Single Storey Semi-detached House Assignor : Norazaman Bin Saad Solicitor : Lalchand & Nawawi (Ipoh) Address : No 2 Lintang Mekar 8 Taman Desa Mekar 34200 Parit Buntar, Perak Darul Ridzuan.  AMBT252	LOT 21 RESERVE PRICE: RM 364,500.00 SUNGAI PETANI Auction Date : 08/07/2025 / 9:00 a.m Type : A Double Storey Semi Detached House Assignor : Siti Maryah Binti Ismail Solicitor : Azmi Rahim & Co (Sg Petani) Address : 137 Jalan Bukit Puteri 3a/8 Bandar Puteri Jaya 08000 Sungai Petani, Kedah.  AMBT208
LOT 22 RESERVE PRICE: RM 315,000.00 IPOH Auction Date : 29/07/2025 / 9:00 a.m Type : An Intermediate Unit Double Storey Terraced House Assignor : Linda Yeo Lee Hsia Solicitor : Goh Rafidah Tan (KL) Address : No. 12, Jalan Tawas Impiana 2, Anjung Tawas Impiana, 30010 Ipoh, Perak.  AMBT244	LOT 23 RESERVE PRICE: RM 315,000.00 SUNGAI PETANI Auction Date : 28/07/2025 / 11:00 a.m Type : A Standard Single Storey Semi Detached House Assignor : Mohamad Nurhadi Bin Mohamad Suhaimi Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 58, Jalan Impiana, Taman Impiana, 08000 Sungai Petani, Kedah Darul Aman.  AMBT320
LOT 24 RESERVE PRICE: RM 279,000.00 KULIM Auction Date : 23/07/2025 / 9:00 a.m Type : An Extended And Renovated Single Storey Low-cost Terrace House (Corner Unit) Assignor : Khairudin Bin Ab. Rahman Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 87, Lorong Tiong 2/2, Taman Tiong, 09000 Kulim, Kedah.  AMBT274	LOT 25 RESERVE PRICE: RM 245,000.00 TANJUNG PINANG Auction Date : 22/07/2025 / 11:00 a.m Type : An Intermediate Unit Of Three (3) Bedrooms Medium Cost Flat Assignor : Ong Cheng Yee Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 7a-10-19, Jalan Seri Tanjung Pinang, 10470 Pulau Pinang.  AMBT366
LOT 26 RESERVE PRICE: RM 189,000.00 BAYAN LEPAS Auction Date : 14/07/2025 / 11: 00 a.m Type : A 3 Bedroom Flat Assignor : Abdul Rashid Bin Abd Razak Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 1115-2-10, Pangsapuri Sri Bayan Mas, Jalan Permatang Damar Laut, 11960 Bayan Lepas, Pulau Pinang.  AMBT345	LOT 27 RESERVE PRICE: RM 175,500.00 SUNGAI PETANI Auction Date : 09/07/2025 / 9:00 a.m Type : Single Storey Terrace House Assignor : Mohamad Shafiq Bin Shahrudin Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 130, Jalan Seroja 2/3, Bandar Amanjaya, 08000 Sungai Petani, Kedah.  AMBT259
LOT 28 RESERVE PRICE: RM 160,000.00 BAYAN LEPAS Auction Date : 16/07/2025 / 11:00 a.m Type : A 2 Bedroom Low Cost Flat Assignor : Durga Devi A/P Mumuruthi Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 10-19-02, Taman Alor Vista, Lebuh Relau, 11900 Bayan Lepas, Pulau Pinang.  AMBT340	LOT 29 RESERVE PRICE: RM 140,000.00 BAYAN LEPAS Auction Date : 15/07/2025 / 11:00 a.m Type : A 2-bedroom Low-cost Flat Assignor : Muhamad Harith Daniel Bin Muhamad Salleh Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 3-4-16, Bandar Baru Perda Teluk Kumbar, Tingkat Teluk Kumbar, Bandar Baru Teluk Kumbar, 11920 Bayan Lepas, Pulau Pinang  AMBT312
LOT 30 RESERVE PRICE: RM 135,000.00 BAYAN LEPAS Auction Date : 01/07/2025 / 11:00 a.m Type : A 2-bedroom Low-cost Walk-up Flat Assignor : Siti Hasmah Binti Abdul Samad Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 24-5-6, Persiaran Mayang Pasir 5, Bandar Bayan Baru, 11950 Bayan Lepas, Pulau Pinang.  AMBT104(2)	LOT 31 RESERVE PRICE: RM 127,546.00 AYER ITAM Auction Date : 16/07/2025 / 11:00 a.m Type : 3-bedroom Apartment Assignor : Nancy Anak Jipang Solicitor : Hoe & Moira (Penang) Address : No. 1C-2-3, Desa Delima, Lorong Semarak Api 2, Bandar Baru Air Itam, 11500 Ayer Itam, Pulau Pinang.  AMBT245

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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"**.

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Step 6 : Auction Day

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

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High Court E-Lelong JULY 2025

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



PROPERTY AUCTION



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 **AmBank Islamic**

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PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF JULY 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.
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- * Auction can be withdrawn anytime before the auction. Please contact us for the updates.

LOT 1 RESERVE PRICE : RM734,000.00 NILAI



Type : A Corner Unit Double Storey Terraced House
Area : Approx 302.8 sqmt / 3,259 sqft
Assignor(s) : Azman Bin Ibrahim
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (Tel: 03-26987533)
Auction Date : 9 July, 2025 (Wednesday)
Time : 11.00 AM
ISLAMIC

NO. 210, JALAN LAMAN AZALEA 3/2, NILAI UTAMA, 71800 NILAI, NEGERI SEMBILAN.

LOT 2 RESERVE PRICE : RM100,000.00 SEREMBAN 2



Type : 3 Bedroom Low Cost Flat
Area : Approx 59 sqmt / 635 sqft
Assignor(s) : Nabil Fikri Bin Mohd Misbah
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (Tel: 03-26987533)
Auction Date : 14 July, 2025 (Monday)
Time : 11.00 AM
ISLAMIC

DAHLIA R31-3A-04, GARDEN AVENUE, JALAN S2 G5, SEREMBAN 2, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 3 RESERVE PRICE : RM87,500.00 LABU



Type : Townhouse (Ground Floor)
Area : Approx 63 sqmt / 678 sqft
Assignor(s) : Rajoo A/L Supurayan, Theeba A/P Rajoo, Kuppu A/P V Thopelan
Solicitor : M/S Heiley Hassan Tan & Partners (No. Tel : 03-27704948)
Auction Date : 28 July, 2025 (Monday)
Time : 11.00 AM

NO. 1316A, JALAN GADONG JAYA 28/4, TAMAN GADONG JAYA, 71900 LABU, NEGERI SEMBILAN.

 AmBank (M) Berhad

 AmBank Islamic Berhad

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.
(200701002904 / 760902-H)
NO. 14, 1ST FLOOR,
JALAN DATO' LEE FONG YEE,
70000 SEREMBAN,
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GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

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STEP 2: LOGIN

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

STEP 3: CHOOSE PROPERTY

- Once login, please fill property details and click "Search" button.
- 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)

STEP 5: CHECK UPCOMING BIDDING

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

STEP 6: AUCTION DAY

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

NOTE :

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,
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High Court E-Lelong JULY 2025

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PROPERTY AUCTION



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SELANGOR

Lot 1  KAJANG	RESERVE PRICE RM810,000.00 Auction Date: 1/07/2025 / 9.00AM Type : An Intermediate Double-Storey Semi-Detached House Area: 282 sq. metres (3,035 sq. ft) Assignor(s): Mohd Suhaimi Bin Umar Solicitors: Vas & Co. Execution No: BA-38-307-01/2025 No. 35, Jalan Seri Putra 9/4, Anjung Suasana, Bandar Seri Putra, 43000 Kajang, Selangor. AMBANK ISLAMIC BERHAD	Lot 2  CHERAS	RESERVE PRICE RM800,000.00 Auction Date: 16/07/2025 / 9.00AM Type : An Intermediate Unit Two And A Half-Storey Terraced House Area: 127 sq. metres (1,367 sq. ft) Assignor(s): Suberi Bin Ishak Solicitors: Goh & Partners Execution No: BA-38-1078-03/2025 No. 31, Jalan Minang Ria 3, Taman Minang Ria, 43200 Cheras, Selangor.
Lot 3  SUNGAI BESAR	RESERVE PRICE RM350,000.00 Auction Date: 21/07/2025 / 9.00AM Type : An Extended And Renovated Double Storey Corner Terraced House Area: 185 sq. metres (1,991 sq. ft) Assignor(s): Selvaraju A/L Verppan Solicitors: Nik Hisham Fakhiah & Co. Execution No: WA-38-3523-12/2024 No. 1, Jalan BJ 11, Taman Bedena Jaya, 45300, Sungai Besar, Selangor.	Lot 4  RAWANG	RESERVE PRICE RM340,000.00 Auction Date: 8/07/2025 / 9.00AM Type : An Extended Intermediate Double Storey-Terraced House Area: 130.04 sq. metres (1,400 sq. ft) Assignor(s): Mohammad Shahrul Izwan Bin Abdul Aziz Solicitors: Azhar & Wong Execution No: WA-38-3516-12/2024 No. 11, Jalan Jenjarum 1, Seksyen BS 2, Bandar Bukit Sentosa, 48300 Rawang, Selangor. AMBANK ISLAMIC BERHAD
Lot 5  BERANANG	RESERVE PRICE RM324,000.00 Auction Date: 15/07/2025 / 9.00AM Type : An Intermediate Unit Double-Storey Terrace House Area: 121 sq. metres (1,302 sq. ft) Assignor(s): Mohd Shaifulnizam Bin Ali Solicitors: B H Gan Nor & Kim Execution No: WA-38-3558-12/2024 No. 104, Jalan Kesuma 8/3D, Seksyen 8, Bandar Tasik Kesuma, 43700 Beranang, Selangor. AMBANK ISLAMIC BERHAD	Lot 6  SHAH ALAM	RESERVE PRICE RM318,865.00 Auction Date: 15/07/2025 / 9.00AM Type : A 3-Bedroom Condominium Area: 85 sq. metres (915 sq. ft) Assignor(s): Hon Kah Tak Solicitors: Goh & Partners Execution No: BA-38-733-03/2025 Unit No. A1-06-10, Residensi Hijauan, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor.

Lot 7  PETALING JAYA	RESERVE PRICE RM180,000.00 Auction Date: 16/07/2025 / 9.00AM Type : A 3 Bedroom Low-Cost Flat Area: 61 sq. metres (657 sq. ft) Assignor(s): Tamilselvan A/L Gencatharan Solicitors: Nik Hisham Fakihah & Co. Execution No: WA-38-181-01/2025 No. B9-17-06, Blok 9, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor. AMBANK ISLAMIC BERHAD	Lot 8  PUCHONG	RESERVE PRICE RM177,147.00 Auction Date: 2/07/2025 / 9.00AM Type : A 3-Bedroom Condominium Area: 78 sq. metres (840 sq. ft) Assignor(s): Jaya Ganesan A/L Murugan Solicitors: Zain Megat & Murad Execution No: BA-38-625-02/2025 No. A-02-03A, Block Acalypha, Vista Millenium Condominiums, Jalan DM 1, 47150 Puchong, Selangor.
Lot 9  AMPANG	RESERVE PRICE RM122,231.00 Auction Date: 15/07/2025 / 9.00AM Type : A 3-Bedroom Apartment Area: 77 sq. metres (828.82 sq. ft) Assignor(s): Mohd Faizal Bin Jamaludin Solicitors: Vas & Co. Execution No: BA-38-974-03/2025 Unit No. F-4-07, Pangsapuri Sri Puteri, Taman Ukay Perdana, 68000 Ampang, Selangor.	Lot 10  SERENDAH	RESERVE PRICE RM68,000.00 Auction Date: 29/07/2025 / 9.00AM Type : An Apartment Unit Area: 79 sq. metres (850 sq. ft) Assignor(s): Mohammad Rithwan Bin Tajuddin Solicitors: A Rahim & Co. Execution No: BA-38-141-01/2025 Unit No. B-4-07, Block B, Pangsapuri Seri Cempaka, Jalan Kiambang 1, Pinggiran Tasik Kiambang, 48200 Serendah, Selangor.

KUALA LUMPUR

Lot 11  KUALA LUMPUR	RESERVE PRICE RM380,000.00 Auction Date: 1/07/2025 / 9.00AM Type : A Four-Bedroom Condominium Unit Area: 118 sq. metres (1,270 sq. ft) Assignor(s): Yusniza Binti Hajaddin & Zulaikha Binti Hajaddin Solicitors: Zain Megat & Murad Execution No: WA-38-3446-12/2024 Unit No. A-16-02, 16th Floor, Block A, PV10 Platinum Lake Condominium, No. 2, Jalan Danau Saujana 2, Taman Danau Kota, Setapak, 53300 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.	HERITAGE AUCTIONEERS SDN. BHD. (791253-V) [formerly known as Heritage Auction House Enterprise (001269594-A)] Lot 2-14, 2nd Floor, Complex PKNS, 40505 Shah Alam, Selangor Darul Ehsan. Tel: 03-5518 1442 Fax: 03-5518 1443 Whatsapp Hotline: 011 5585 1442 Email: hauctionhouse@gmail.com Website: www.heritageauctioneers.my Facebook : heritageauctioneersMY	
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NOTE : _____

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Step 2 : Login

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



Step 3 : Choose Property

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NOTE : _____

High Court E-Lelong July 2025

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



PROPERTY AUCTION



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

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LOT 1

Reserve Price

RM 891,000



Type: 2 Storey Terrace Shop Office
Area: 1,765 square feet
Address: Premises No. 5094, Jalan 18/62, Taman Sri Serdang, 43300 Seri Kembangan, Selangor
Auction Date : 16th July 2025
Time : 9.00am

SELANGOR

LOT 2

Reserve Price

RM 700,000



Type: 2 Storey Terrace House
Area: 1,400 square feet
Address: No. 5, Jalan LEP 6/17, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Auction Date : 14th July 2025
Time : 9.00am

SELANGOR

LOT 3

Reserve Price

RM 473,850



Type: 2.5 Storey Linked House
Area: 1,604 square feet
Address: No. 10B, Jalan Puncak Saujana 2/1, Seksyen 2, Taman Puncak Saujana, 43000 Kajang, Selangor
Auction Date : 1st July 2025
Time : 9.00am

SELANGOR

LOT 4

Reserve Price

RM 364,500



Type: 2 Storey Terrace House
Area: 1,636 square feet
Address: No. 50, Jalan Hamzah Alang 22/KU9, Taman Intan, 42200 Kapar, Selangor
Auction Date : 22nd July 2025
Time : 9.00am

SELANGOR

LOT 5

Reserve Price

RM 243,000



Type: 2 Storey Terrace House
Area: 1,216 square feet
Address: No. 74, Jalan Jenaris 3B, Desa Sri Jenaris, 43000 Kajang, Selangor
Auction Date : 3rd July 2025
Time : 9.00am

SELANGOR

LOT 6

Reserve Price

RM 230,000



Type: Apartment, 3 bedrooms
Area: 797 square feet
Address: Unit No. K02-12-15, Tingkat 12, Block 2, Pangsapuri Karisma, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor
Auction Date : 8th July 2025
Time : 9.00am

SELANGOR

LOT 7

Reserve Price

RM 109,350



Type: Apartment, 3 Bedrooms, Low cost
Area: 646 square feet
Address: Unit No. 03-05-01, Block 3, Pangsapuri Taman Sri Rasau, Jalan 16/25, Seksyen 16, 40200 Shah Alam, Selangor
Auction Date : 16th July 2025
Time : 9.00am

SELANGOR

LOT 8

Reserve Price

RM 66,000



Type: Flat, 3 Bedrooms
Area: 678 square feet
Address: Unit No. A-4-22, Block Palas, Pangsapuri Las Palmas, Bandar Country Homes, 48000 Rawang, Selangor
Auction Date : 21st July 2025
Time : 9.00am

SELANGOR

LOT 9

Reserve Price

RM 275,000



Type: 1 Storey Detached House
Area: 4,000 square feet
Address: Premises No. PT 8460, Kelompok 3, Sungai Lui, 27600 Raub, Pahang
Auction Date : 14th July 2025
Time : 9.00am

PAHANG

LOT 10 Reserve Price **RM 170,000**



Type: 1 Storey Terrace House
Area: 1,076 square feet
Address: No. 23, Jalan Tas 28, Perumahan Tas, 25150, Kuantan, Pahang
Auction Date: 8th July 2025
Time: 9.00am

PAHANG

LOT 11 Reserve Price **RM 324,000**



Type: 2 Storey Semi Detached House
Area: 2,626 square feet
Address: No. JC 1751, Jalan Mempari JH, Taman Jasni Height, 77000 Jasin, Melaka
Auction Date: 23rd July 2025
Time: 11.00am

MELAKA

LOT 12 Reserve Price **RM 177,147**



Type: 1 Storey Terrace House
Area: 1,302 square feet
Address: No. 15, Jalan KJ 48, Taman Krubong Jaya, 75250 Krubong, Melaka
Auction Date: 16th July 2025
Time: 11.00am

MELAKA

LOT 13 Reserve Price **RM 540,000**



Type: Condominium, 3 Bedrooms
Area: 1,561 square feet
Address: Unit No. D-23-7, 23rd Floor, Block D, PV8 Platinum Hill Condo, Jalan Melati Utama, Taman Melati Utama, 53100, Kuala Lumpur
Auction Date: 8th July 2025
Time: 9.00am

KUALA LUMPUR

LOT 14 Reserve Price **RM 230,000**



Type: Apartment, 3 Bedrooms
Area: 840 square feet
Address: Unit No. E-402, Level 4, Pandan Lake View Apartment, Jalan Perdana 5/1, Pandan Perdana, 55300, Kuala Lumpur
Auction Date: 29th July 2025
Time: 9.00am

KUALA LUMPUR

LOT 15 Reserve Price **RM 850,500**



Type: 3 Storey Detached House
Area: 11,205 square feet
Address: Lots. 10435 & 10436, Lorong Puteri Saadong, Kampung Kota, 15100 Kota Bharu, Kelantan
Auction Date: 8th July 2025
Time: 9.00am

KELANTAN

LOT 16 Reserve Price **RM 252,000**



Type: 1 Storey Semi Detached House
Area: 2,637 square feet
Address: No. 228, Persiaran SP Heights, SP Heights, 08000 Sungai Petani, Kedah
Auction Date: 21st July 2025
Time: 9.00am

KEDAH

LOT 17 Reserve Price **RM 620,000**



Type: 2 Storey Terrace House
Area: 1,399 square feet
Address: No. 42, Jalan Setia Tropika 3/9, Taman Setia Tropika, 81200 Johor Bahru, Johor
Auction Date: 2nd July 2025
Time: 11.00am

JOHOR

LOT 18 Reserve Price **RM 580,000**



Type: 1 Storey Terrace House
Area: 3,337 square feet
Address: No. 2, Jalan Bakti 18, Taman Mutiara Rini, 81300 Skudai, Johor
Auction Date: 16th July 2025
Time: 11.00am

JOHOR Corner Lot

LOT 19 Reserve Price **RM 380,000**



Type: Service Apartment
Area: 1,033 square feet
Address: Unit No. #09-15, Block B, Jalan Austin Perdana 1, Taman Austin Perdana, 81100 Johor Bahru, Johor
Auction Date: 14th July 2025
Time: 11.00am

JOHOR

LOT 20 Reserve Price **RM 380,000**



Type: Apartment
Area: 1,109 square feet
Address: Unit No. E-04-10, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date: 14th July 2025
Time: 11.00am

JOHOR

LOT 21 Reserve Price **RM 350,000**



Type: Town House (Upper Unit)
Area: 1,033 square feet
Address: No. 37, Villa Ros, Jalan Skudai Lama, Taman Tampoi Indah II, 81200 Johor Bahru, Johor
Auction Date: 14th July 2025
Time: 11.00am

JOHOR

LOT 22 Reserve Price **RM 342,630**



Type: Terrace House
Area: 1,539 square feet
Address: No. 19, Jalan Gunung Pant 9, Presint Gunung Pant, Taman Bukit Pelali, 81600 Pengerang, Johor
Auction Date: 29th July 2025

JOHOR

LOT 23 Reserve Price **RM 340,000**



Type: 1 Storey Terrace House
Area: 1,300 square feet
Address: No. 5, Jalan Selasih 29, Taman Pasir Putih, 81700 Pasir Gudang, Johor
Auction Date: 8th July 2025
Time: 11.00am

JOHOR

LOT 24 Reserve Price **RM 324,000**



Type: 1 Storey Semi Detached House
Area: 3,326 square feet
Address: No. 44, Jalan Sri Ehsan 3, Taman Sri Ehsan, 86000 Kluang, Johor
Auction Date: 1st July 2025
Time: 11.00am

JOHOR

LOT 25 Reserve Price **RM 290,000**



Type: Apartment
Area: 925 square feet
Address: Unit No. #13-09, Block E, Pangsapuri Dwi Mahkota, Susur 1/1, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor
Auction Date: 16th July 2025
Time: 11.00am

JOHOR

LOT 26 Reserve Price **RM 269,730**



Type: Apartment, 3 Bedrooms
Area: 1,109 square feet
Address: Unit No. B-5-1, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date: 17th July 2025
Time: 11.00am

JOHOR

LOT 27 Reserve Price **RM 120,000**



Type: Flat
Area: 657 square feet
Address: Unit No. S-03-03, Tingkat 3, Block S, Jalan Molek 3/19, Taman Molek, 81100 Johor Bahru, Johor
Auction Date: 8th July 2025
Time: 11.00am

JOHOR

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

Call/Whatsapp :

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

NCM CoTM

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

Website : www.ngchanmau.com



←
SCAN
TO VIEW
ALL LOTS

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

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



Step 2 : Login

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



Step 3 : Choose Property

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



Step 4 : Bidding Registration

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



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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.

NOTE :

High Court E-Lelong

July 2025

FOR ENQUIRIES, PLEASE E-MAIL TO
auctionsale@ambankgroup.com

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

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

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

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

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

1	RESERVE PRICE: RM758,160.00	Kuala Lumpur
 Description: Sebuah Unit Penthouse Address: Unit No. A16-01, Tingkat 16, Blok A, Greenpark Condominium, Jalan Awan Pintal, Taman Yari, 58200, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur Area: approx 4,402 square feet Defendant: CHAI TUCK CHON Solicitor: M/S B H GAN NOR & KIM Auction Date: 24/7/2025 (9.00 am) Our Ref: PAH37906		

2	RESERVE PRICE: RM349,920.00	Kuala Lumpur
 Description: Unit pangsapuri servis satu bilik tidur Address: No. Unit 23A-4, Tingkat 23A, Parkview Service Apartment, Changkat Perak, Off Lorong Perak, 50250, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur Area: approx 517 square feet Defendant: CHUNG YOON HEAN Solicitor: M/S B H GAN NOR & KIM Auction Date: 8/7/2025 (9.00 am) Our Ref: PAH37795		

3	RESERVE PRICE: RM500,000.00	Selangor
 Description: Rumah Teres 1 Tingkat Address: No. 7, Jalan 52, Taman Desa Jaya, 52100, Kepong, Selangor. Area: approx 1,432 square feet Defendant: Wakil Diri Bagi Harta Pusaka Simati Zul'aini Binti Zulkifli Solicitor: M/S B H GAN NOR & KIM Auction Date: 1/7/2025 (9.00 am) Ambank Islamic Berhad Our Ref: PAH37748		

4	RESERVE PRICE: RM350,000.00	Selangor
 Description: Sebuah unit pangsapuri khidmat Address: Unit B-24-3A, Blok B, Residensi Palmera, Laman Puteri 3, Bandar Puteri Bangi, 43000, KAJANG, Selangor. Area: approx 850 square feet Defendant: Muhamad Izzat Najmie Bin Azrullah & Tengku Amirah Binti Tengku Mohd Azahar Solicitor: M/S Zain Megat & Murad Auction Date: 2/7/2025 (9.00 am) Ambank Islamic Berhad Our Ref: PAH37737		

5	RESERVE PRICE: RM348,300.00	Selangor
 Description: Rumah Teres Tengah Dua Tingkat Address: No. 31, Jalan Seri Putra 4/5, Bandar Seri Putra, 43000, Kajang, Selangor Area: approx 1,194 square feet Defendant: MOHD SUHAIMI BIN UMAR Solicitor: M/S B H GAN NOR & KIM Auction Date: 9/7/2025 (9.00 am) Our Ref: PAH37765		

6	RESERVE PRICE: RM90,000.00	Selangor
 Description: Unit Flat 2 bilik tidur Address: Unit No. 05-08, Block Kenari, Rajawali Apartment, Jalan Desa 5/5, Bandar Country Homes, 48000, Rawang, Selangor. Area: approx 600 square feet Defendant: WOON CHONG WANG Solicitor: M/S B H GAN NOR & KIM Auction Date: 21/7/2025 (9.00 am) Our Ref: PAH37515		

7	RESERVE PRICE: RM300,000.00	Melaka
 Description: Rumah Teres Dua Tingkat Address: No. 66, Jalan Mj 6, Taman Merdeka Jaya, 75350, Batu Berendam, Hang Tuah Jaya, Melaka Area: approx 1,668 square feet Defendant: Low Kok Leong & Chen Pai Yin Solicitor: M/S Heiley Hassan Tan & Partners Auction Date: 22/7/2025 (9.00 am) Our Ref: PAH38034		

8	RESERVE PRICE: RM99,000.00	Melaka
 Description: Rumah Pangsa Kos Rendah Tiga Bilik Address: No. G-4-4, Block G (melor), Jalan TU 61, Rumah Pangsa Taman Tasik Utama, Ayer Keroh, 75450, Hang Tuah Jaya, Melaka Area: approx 710 square feet Defendant: Nurul Anis Izzati Binti Ismail & Mohamad Affiq Bin Mhmd Idris Solicitor: M/S Ibrahim Nik Junainah & Assoc Auction Date: 9/7/2025 (11.00 am) Ambank Islamic Berhad Our Ref: PAH38355		

9	RESERVE PRICE: RM900,000.00	Penang
 Description: A double storey corner semi-detached house Address: No. 1., Lorong Hijauan Valdor 31, Hijauan Valdor, 14200, Sungai Jawi, Pulau Pinang. Area: approx 4,736 square feet Defendant: Lake Chun Tai Solicitor: M/S Zaid Ibrahim & Co Auction Date: 31/7/2025 (11.00 am) Our Ref: PAHP5856		

10	RESERVE PRICE: RM850,000.00	Penang
 Description: Rumah Teres Tiga (3) Tingkat Address: No. 8, Lorong Seri Pauh 3, Residensi Seri Pauh, 13700, Peral, Pulau Pinang. Area: approx 1,755 square feet Defendant: Muhammad Akram Merican Bin Ahmad Merican & Nur Atiqah Binti Ahmad Merican Solicitor: M/S Lalchand & Nawawi Auction Date: 21/7/2025 (11.00 am) Our Ref: PAHP5808		

11	RESERVE PRICE: RM255,879.00	Penang
 Description: Pangsapuri 3 Bilik Address: 3B-02-06, Npark Condominium, Jalan Batu Uban, Mukim 13, 11700, Glugor, Pulau Pinang Area: approx 700 square feet Defendant: OOI KENG BENG Solicitor: M/S AZMI RAHIM & CO Auction Date: 9/7/2025 (11.00 am) Our Ref: PAHP5896		

12	RESERVE PRICE: RM155,000.00	Penang
 Description: Sebuah rumah pangsa kos rendah tiga bilik Address: Unit No. 11-12-3, Tingkat Paya Terubong 5, Taman Terubong Indah, 11060, Paya Terubong, Pulau Pinang Area: approx 700 square feet Defendant: Billy Kek Yeong Loong Solicitor: M/S Azmi Rahim & Co Auction Date: 1/7/2025 (11.00 am) Our Ref: PAHP5888		

13 **RESERVE PRICE:**
RM139,500.00 **Penang**



Description: Sebuah rumah pangsa
Address: No. 10-2-26, Lintang Sungai Batu, Taman Teluk Kumbang, 11920, Bayan Lepas, Pulau Pinang
Area: approx 463 square feet
Defendant: Noor Hayati Binti Ahmad
Solicitor: M/S JAYADEVA & KAMAL
Auction Date: 9/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5891

14 **RESERVE PRICE:**
RM135,000.00 **Penang**



Description: A Three Bedroom Low-Cost Apartment Unit
Address: Unit No. 1-3-2, Tingkat Paya Terubong 5, Taman Terubong Indah, 11060, Paya Terubong, Pulau Pinang
Area: approx 700 square feet
Defendant: Komaladevi A/p Sivalingam
Solicitor: M/S Lalchand & Nawawi
Auction Date: 2/7/2025 (11.00 am)

Our Ref: PAHP5874

15 **RESERVE PRICE:**
RM760,000.00 **Perak**



Description: Sebuah kedai pejabat tiga tingkat unit tepi
Address: No. 57, Disney Avenue, Bandar Agacia, 31910, Kampar, Perak.
Area: approx 2,701 square feet
Defendant: Wong Hoong Man
Solicitor: M/S Goh & Partners
Auction Date: 29/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5876

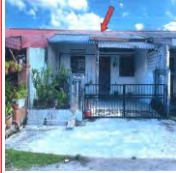
16 **RESERVE PRICE:**
RM180,000.00 **Perak**



Description: Rumah Teres Satu Tingkat - Tengah
Address: No. 8, Lorong Lagenda 47, Seksyen 3, Bandar Lagenda Teluk Intan, 36000, Teluk Intan, Perak
Area: approx 1,302 square feet
Defendant: Idros Saidi Bin Mohamed Kassim
Solicitor: M/S Lalchand & Nawawi
Auction Date: 22/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5873

17 **RESERVE PRICE:**
RM162,000.00 **Perak**



Description: Rumah teres satu tingkat-tengah
Address: No. 15, Persiaran Jati 7, Taman Meru 3C, 30020, Ipoh, Perak
Area: approx 1,302 square feet
Defendant: Maznah Binti Aminuddin
Solicitor: M/S NOR DING & CO.
Auction Date: 24/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5887

18 **RESERVE PRICE:**
RM680,000.00 **Kedah**



Description: Sebuah rumah berkembar dua tingkat
Address: No. 154, jalan presint 9/1, darulaman perdana, 08000, sungai petani, Kedah
Area: approx 4,004 square feet
Defendant: Muhamad Azahar Bin Azmi
Solicitor: M/S Jayadeva & Kamal
Auction Date: 22/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5879

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



Description: Rumah Teres Satu Tingkat
Address: No. 983, Jalan Lagenda 3/2, Taman Lagenda, 09400, Padang Serai, Kedah.
Area: approx 1,399 square feet
Defendant: Mohamad Hasmadi Bin Mat Hassan
Solicitor: M/S Azmi Rahim & Co
Auction Date: 9/7/2025 (9.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5872

20 **RESERVE PRICE:**
RM680,000.00 **Johor Bahru**



Description: Double storey terrace house
Address: No 5, Jalan Setia Tropika 4/1, Taman Setia Tropika, 81200 Johor Bahru, Johor.
Area: approx 1,765 square feet
Defendant: Mohd Shahrul Hanafi Bin Mohd Shah
Solicitor: M/S A. Rahim & Co
Auction Date: 8/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHJ/7368(SA)

21 **RESERVE PRICE:**
RM650,000.00 **Johor Bahru**



Description: Double storey intermediate terrace house
Address: No. 88, Jalan Sutera 3, Taman Sentosa, 80150 Johor Bahru, Johor
Area: approx 1,647 square feet
Defendant: Tan Chee Meng, Tan Li Hwee & Tan Li Xian
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 1/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHJ/7422(SA)

22 **RESERVE PRICE:**
RM540,000.00 **Skudai**



Description: Double storey terrace house intermediate lot
Address: No. 52, Jalan Bakti 42, Taman Mutiara Rini, 81300 Skudai, Johor
Area: approx 1,540 square feet
Defendant: Naven Kumar Pillai A/L Puspanathan & Anbarasi A/P Puspanathan
Solicitor: M/S Nor Ding & Co
Auction Date: 8/7/2025 (11.00 am)

Our Ref: PAHJ/7433(SA)

23 **RESERVE PRICE:**
RM470,000.00 **Kulai**



Description: Double storey intermediate terrace house
Address: No 628, Jalan Impiana 19, Taman Impiana, Kelapa Sawit, 81030 Kulai, Johor.
Area: approx 1,399 square feet
Defendant: Muhammad Asyraf Bin Nor Azri
Solicitor: : M/S Nor Ding & Co
Auction Date: 2/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHJ/7408(SA)

24 **RESERVE PRICE:**
RM450,000.00 **Johor Bahru**



Description: Condominium unit
Address: Unit No. 19-03, Tingkat 19, Block B, Jalan Datin Halimah, Kondominium Datin Halimah, 80350 Johor Bahru, Johor
Area: approx 1,733 square feet
Defendant: Koh Toh Yam
Solicitor: : M/S Ibrahim Nik Junainah & Associates
Auction Date: 14/7/2025 (11.00 am)

Our Ref: PAHJ/7427(SA)

25 **RESERVE PRICE:**
RM400,000.00 **Pasir Gudang**



Description: Single storey end unit terrace house with mezzanin
Address: No. 19, Jalan Pelanduk 3, Taman Scientex, 81700 Pasir Gudang, Johor
Area: approx 1,399 square feet
Defendant: Sudha A/P Krishnam
Solicitor: M/S A. Rahim & Co. & Associates
Auction Date: 28/7/2025 (11.00 am)

Our Ref: PAHJ/7432(SA)

26 **RESERVE PRICE:**
RM380,000.00 **Pasir Gudang**



Description: Single storey terrace house
Address: No. 24, Jalan Bacang 3, Taman Kota Masai, 81700 Pasir Gudang, Johor.
Area: approx 1,302 square feet
Defendant: Muhamad Izuwan Bin Zulkeflee
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 14/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHJ/7426(SA)

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



Description: Service apartment
Address: Unit No. 09-10, Bangunan Duta Impian, Jalan Dato Abdullah Tahir, 80300 Johor Bahru, Johor
Area: approx 893 square feet
Defendant: Soh Siong Soon
Solicitor: M/S A. Rahim & Co
Auction Date: 1/7/2025 (11.00 am)

Our Ref: PAHJ/7424(SA)

28 **RESERVE PRICE:**
RM356,400.00 **Skudai**



Description: Single storey terrace house
Address: No. 15, Jalan Pulau 6/1, Taman Pulau Utama, 81300 Skudai, Johor
Area: approx 1,539 square feet
Defendant: Arul Dass A/L Susay
Solicitor: M/S Nor Ding & Co
Auction Date: 2/7/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHJ/7285(SA)

29 **RESERVE PRICE:**
RM332,100.00 **Masai**



Description: Condominium unit
Address: Unit No. 12-05, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor
Area: approx 1,345 square feet
Defendant: Ong Sin Weng
Solicitor: M/S A. Rahim & Co
Auction Date: 2/7/2025 (11.00 am)

Our Ref: PAHJ/7277(SA)

30 **RESERVE PRICE:**
RM280,000.00 **Masai**



Description: Apartment
Address: #04-03, Blok 1, Idaman Senibong, Jalan Persiaran Senibong, Taman Bayu Senibong, 81750 Masai, Johor
Area: approx 872 square feet
Defendant: Nagarajan A/L Suppramaniam
Solicitor: M/S Nor Ding & Co
Auction Date: 17/7/2025 (11.00 am)

Our Ref: PAHJ/7430(SA)

31 RESERVE PRICE: RM275,400.00	Skudai	 Description: Apartment Address: No. C-4-6, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor. Area: approx 1,109 square feet Defendant: Lim Jian Wing Solicitor: M/S A. Rahim & Co Auction Date: 28/7/2025 (11.00 am) Our Ref: PAHJ/7431(SA)
32 RESERVE PRICE: RM270,000.00	Johor Bahru	 Description: Medium cost apartment unit Address: Unit No. 12-02, Block B, Pangsapuri Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor Area: approx 1,076 square feet Defendant: Hensel Herry A/L Joseph Solicitor: M/S Nor Ding & Co Auction Date: 2/7/2025 (11.00 am) Our Ref: PAHJ/7410(SA) Ambank Islamic Berhad
33 RESERVE PRICE: RM269,730.00	Skudai	 Description: Apartment Address: No. A-3-10, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300, Skudai, Johor. Area: approx 1,109 square feet Defendant: Yap Wai Loon Solicitor: M/S Nor Ding & Co Auction Date: 2/7/2025 (11.00 am) Our Ref: PAHJ/7420(SA)
34 RESERVE PRICE: RM260,000.00	Kluang	 Description: Single storey intermediate unit terrace house Address: No. 85, Jalan Saujana Desa 1, Taman Saujana, 86000 Kluang, Johor Area: approx 1,539 square feet Defendant: Jamilah Binti Mat Sidek Solicitor: M/S A. Rahim & Co Auction Date: 17/7/2025 (11.00 am) Our Ref: PAHJ/7425(SA)
35 RESERVE PRICE: RM162,000.00	Masai	 Description: Low medium-cost flat Address: No. L04-07, Block L, Pangsapuri Sri Intan, Jalan Tasek, Bandar Seri Alam, 81750 Masai, Johor Area: approx 850 square feet Defendant: Mior Ahmad Nizam Bin Zainal Abidin Solicitor: M/S A. Rahim & Co Auction Date: 2/7/2025 (11.00 am) Our Ref: PAHJ/7319(SA) Ambank Islamic Berhad
36 RESERVE PRICE: RM120,000.00	Masai	 Description: Medium low-cost apartment Address: Unit No. A-04-21, Block A, Jalan Masai Utama 2, Taman Masai Utama, 81750 Masai, Johor Area: approx 753 square feet Defendant: Braggione Tandang Anak Lembang & Menara Anak Minggu Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 16/7/2025 (11.00 am) Our Ref: PAHJ/7428(SA)

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Step 1 : User Registration

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

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

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

PROPERTY AUCTION HOUSE SDN BHD (187793X)

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

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

Sabah:
 Unit A-3-6, 3rd Floor, Block A,
 Plaza Tanjung Aru, Jalan Mat Salleh,
 88150 Kota Kinabalu, Sabah
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 Email: sabah@auctions.com.my



High Court E-lelong July 2025

FOR ENQUIRY PLEASE E-MAIL TO
auctionsale@ambankgroup.com

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

**WILL SELL 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 JULY 2025

LOT 01 Seberang Perai RM 320,000  1 Storey Terrace House Unit 1,528 sq.ft. Unit No. 10, Lorong Bentara 7, Bertam Perdana 3, Kepala Batas, 13200 Seberang Perai, Pulau Pinang. Assignor / Borrower : Munirah Binti Saidin & Zafri Azizi Bin Manshor Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 21 July, 2025 (11:00 AM)  Pulau Pinang	LOT 02 Bayan Lepas RM 144,000  Apartment Unit 495 sq.ft. Unit No. 1150E-16-12, Jalan Teluk Kumbar, Saujana Heights, 11920 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Nur Syakira Binti Ahmad Shah Budin Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 2 July, 2025 (11:00 AM)  Pulau Pinang	LOT 03 Sungai Petani RM 837,000  1 ½ Storey Bungalow Unit 11,506.93 sq.ft. Unit No. 125, Jalan 9/5, Darulaman Perdana, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Amira Binti Abdul Halim Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 24 July, 2025 (9:00 AM)  Kedah
LOT 04 Sungai Petani RM 297,000  2 Storey Terrace House Unit 1,400 sq.ft. Unit No. 332, Jalan Pr1ma 8, Residensi Pr1ma, Bandar Puteri Jaya 1, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah. Assignor / Borrower : Sivnavrin A/L Vathumalai Solicitor : Azmi Rahim & Co (Tel No: 04-4235092) Auction Date & Time : 28 July, 2025 (11:00 AM)  Kedah	LOT 05 Sungai Lalang RM 135,000  1 Storey Terrace House 1,001 sq.ft. Unit No. 1702, Jalan Seri Bayu 2/42, Taman Seri Bayu, 08000 Sungai Lalang, Kedah. Assignor / Borrower : Hazamuddin Bin Abd Halid & Rosyafiqah Idayu Binti Roslan Solicitor : Azmi Rahim & Co (Tel No: 04 4235092) Auction Date & Time : 2 July, 2025 (9:00 AM)  Kedah	LOT 06 Ipoh RM 585,000  2 Storey Semi Detached House Unit 3,444 sq.ft. Unit No. 18, Jalan Batik 12, Medan Pasir Impian, 31650 Ipoh, Perak. Assignor / Borrower : Goh Ah Teik Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 16 July, 2025 (11:00 AM)  Perak
LOT 07 Ipoh RM 307,800  2 Storey Terrace House Unit 1,647 sq.ft. Unit No. 39, Jalan Tawas Impiana 2, Anjung Tawas Impiana, 30010 Ipoh, Perak Darul Ridzuan. Assignor / Borrower : Choong Yee Ling Solicitor : A Rahim & Co (Tel : 03-22824922) Auction Date & Time : 29 July, 2025 (11:00 AM)  Perak	LOT 08 Simpang Ampat RM 176,000  1 Storey Semi Detached House Unit 2,831 sq.ft. Unit No. Lot 632, Rumah Berkembar Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol, Perak. Assignor / Borrower : Shopian Bin Jusoh Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 24 July, 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://eilelong.kehakiman.gov.my/bidderweb> and submit the sum equivalent to **10% by bank draft** in favour of the Plaintiff's name at least **one (1) working day before the auction**. Kindly refer to the Proclamation of Sale for the submission method.

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

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



Step 2 : Login

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



Step 3 : Choose Property

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



Step 4: Bidding Registration

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



Step 5: Checking Upcoming Bidding

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



Step 6: Auction Day

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

PALMA AUCTIONEERS SDN BHD

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



**PALMA
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NOTE : _____

