

High Court E-Lelong August 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 : 04/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 1,500,000.00



DESCRIPTION : A THREE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,197.00 SQUARE FEET
ASSIGNOR(S) : MOHD RUSHDI BIN HASSAN
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO. : WA-38-118-01/2025

SHAH ALAM

NO. 15, JALAN MEMANAH 13/55K, SEKSYEN 13, 40100 SHAH ALAM, SELANGOR

02

AUCTION DATE : 13/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 985,500.00



DESCRIPTION : AN END UNIT DOUBLE STOREY TERRACE HOUSE WITH EXTRA LAND
LAND AREA : 3,591.00 SQUARE FEET
ASSIGNOR(S) : 1) STEPHEN PHUN KAH HIN
2) YAP TIAN XI
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
EXECUTION NO. : WA-38-213-01/2025

TELOK PANGLIMA GARANG

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

03

AUCTION DATE : 21/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 380,000.00



DESCRIPTION : AN EXTENDED INTERMEDIATE DOUBLE-STOREY TERRACED HOUSE
LAND AREA : 1,087.00 SQUARE FEET
ASSIGNOR(S) : RAHIMAH BINTI RAFIEY (SI BANKRAP, YANG MANA HARTA DIPEGANG OLEH KETUA PENGARAH INSOLVENS MALAYSIA CAWANGAN SELANGOR)
SOLICITOR : MESSRS NIK HISHAM, FAKIAH & CO (KL)
EXECUTION NO. : WA-38-2366-08/2024

SUNGAI BULOH

NO. 43, JALAN SERI PAGI 11, TAMAN SAUJANA UTAMA, 47000 SUNGAI BULOH, SELANGOR

04

AUCTION DATE : 26/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 280,000.00



DESCRIPTION : AN INTERMEDIATE DOUBLE-STOREY TERRACED HOUSE
LAND AREA : 803.00 SQUARE FEET
ASSIGNOR(S) : 1) SUMALATHA A/P SREE KAMLAN
2) DEVARAJ A/L KRISHNA KUMAR
3) JEYANTHY A/P SREEKAMLAN
SOLICITOR : MESSRS VAS & CO (KLG)
EXECUTION NO. : BA-38-1503-05/2025

KAJANG

NO. 24, JALAN 9, TAMAN MAJU, JALAN SEMENYIH, 43000 KAJANG, SELANGOR

05

AUCTION DATE : 14/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 226,800.00



DESCRIPTION : A MEDIUM COST APARTMENT UNIT
SITED ON THE 3RD FLOOR OF 10
STOREY BLOCK

FLOOR AREA : 893.40 SQUARE FEET

ASSIGNOR(S) : SARATHA A/P PALANIANDY

SOLICITOR : MESSRS VAS & CO (KLG)

EXECUTION NO. : BA-38-1436-04/2025

BATU
CAVESNO. UNIT A-3-4, BLOK ANGERIK, SRI ASTANA, JALAN SUNGAI
TUA, TAMAN SELAYANG, 68100 BATU CAVES, SELANGOR**06**

AUCTION DATE : 25/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 135,000.00



DESCRIPTION : A THREE-BEDROOM LOW-COST
APARTMENT UNIT

FLOOR AREA : 592.00 SQUARE FEET

ASSIGNOR(S) : AMIRUL NIZAM BIN ALI MAHMUD

SOLICITOR : MESSRS AZHAR & WONG (KL)

EXECUTION NO. : WA-38-537-03/2025

AMPANG

UNIT NO. A-T14-04, BLOK A, JALAN MEWAH 6, TAMAN AMPANG
MEWAH, 68000 AMPANG, SELANGOR**07**

AUCTION DATE : 28/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 291,600.00



DESCRIPTION : A SINGLE STOREY SEMI-
DETACHED HOUSE

LAND AREA : 2,852.00 SQUARE FEET

ASSIGNOR(S) : MOHD RADZI BIN AMBAK

SOLICITOR : MESSRS HAMIDAH ROSMAWATI &
ASSOCIATES (KUANTAN)

EXECUTION NO. : CA-38-272-05/2025

KUANTAN

NO. 21, LORONG BALOK PERDANA 4/13, TAMAN BALOK
PERDANA, 26100 KUANTAN, PAHANG**08**

AUCTION DATE : 14/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 230,000.00



DESCRIPTION : AN INTERMEDIATE UNIT SINGLE-
STOREY TERRACE HOUSE

LAND AREA : 1,539.00 SQUARE FEET

ASSIGNOR(S) : 1) MUHAMMAD FIRDAUS ROBERT
BIN ABDULLAH
2) NORASIAH BINTI MUHAMMAD
NOR

SOLICITOR : MESSRS MANJIT SINGH SACHDEV,
MOHAMMAD RADZI & PARTNERS

EXECUTION NO. : WA-38-17-01/2025

SUNGAI
UDANGNO. 38, JALAN TP9, TAMAN TERENDAK PERMAI, 76300 SUNGAI
UDANG, MELAKA**09**

AUCTION DATE : 28/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 200,000.00



DESCRIPTION : AN INTERMEDIATE SINGLE-
STOREY TERRACE HOUSE

LAND AREA : 1,496.00 SQUARE FEET

ASSIGNOR(S) : SHAFIE BIN ALIAS

SOLICITOR : MESSRS HAMIDAH ROSMAWATI &
ASSOCIATES (KUANTAN)

EXECUTION NO. : CB-38-118-05/2025

MENTAKAB

NO. 23, JALAN TUALANG INDAH 1/5, TAMAN TUALANG INDAH,
28400 MENTAKAB, PAHANG**10**

AUCTION DATE : 25/08/2025

RESERVE PRICE

TIME : 9.00 AM

RM 174,960.00



DESCRIPTION : A ONE AND A QUARTER STOREY
MID TERRACED HOUSE

LAND AREA : 1,496.00 SQUARE FEET

ASSIGNOR(S) : 1) MOHD HANAFIAH BIN OMAR
2) NURAZLINA FITRIAH BINTI DAUD

SOLICITOR : MESSRS HAMIDAH ROSMAWATI &
ASSOCIATES (KUANTAN)

EXECUTION NO. : CA-38-280-05/2025

KUANTAN

NO. 66, LORONG SUNGAI KARANG DAMAI 18, TAMAN PSJ, 26100
KUANTAN, PAHANG**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://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.

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

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WEBSITE : arenaauctioneers.com

High Court E-Lelong August 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 AUGUST 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 700,000.00 KOTA TINGGI Auction Date : 06/8/2025 / 11:00 a.m Type : A Double Storey Corner Unit Terrace House Assignor : Ahmad Firdaus Bin Hasbi Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No 30, Jalan SS 4/4, Taman Sri Saujana 81900 Kota Tinggi Johor  AMBT308	LOT 2 RESERVE PRICE: RM 660,000.00 MASAI Auction Date : 11/8/2025 / 11:00 a.m Type : Single Storey Corner Terrace House Assignor : Yeo Chin Wee Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 1, Jalan Permai 6/15, Bandar Baru Permas Jaya, 81750 Masai, Johor. Kaveat : AmBANK (M) BERHAD No. Pers: 18710/2022 Bertarikh: 30/5/2022  AMBT430
LOT 3 RESERVE PRICE: RM 560,000.00 SKUDAI Auction Date : 05/8/2025 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Senuvasan A/L Paramanathan Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 12, Jalan Pulai 60, Taman Pulai Utama, 81300 Skudai, Johor Darul Takzim  AMBT355	LOT 4 RESERVE PRICE: RM 470,000.00 KULAI Auction Date : 06/8/2025 / 11:00 a.m Type : An Extended Single Storey End-lot (Fire Break) Terrace House With Extra Land Assignor : Abdul Aziz Bin Ahmad Solicitor : A Rahim & Co (JB) Address : No. 13211, Jalan Rajawali 5, Bandar Putra, 81000 Kulai, Johor  AMBT334
LOT 5 RESERVE PRICE: RM 468,000.00 JOHOR BAHRU Auction Date : 20/8/2025 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Ananthraj A/L Vijayan Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No.60, Jalan Pulai Mutiara 1/2, Taman Pulai Mutiara, 81300 Johor Bahru, Johor Kaveat : No.perserahan: 35606/2023 Bertarikh 16/08/2023 Oleh Ambank (M) Berhad  AMBT337	LOT 6 RESERVE PRICE: RM 445,500.00 KLUANG DISTRICT Auction Date : 20/8/2025 / 11:00 a.m Type : Double Storey Terrace Hse Assignor : Naz Zakrie Afifi Bin Abdul Hadi Solicitor : A Rahim & Co (JB) Address : No. 105, Jalan Impian Damai 1/6, Bandar Seri Impian, 86000 Kluang, Johor  AMBT313
LOT 7 RESERVE PRICE: RM 441,000.00 JOHOR BAHRU Auction Date : 04/8/2025 / 11.00 a.m Type : Double Storey Terrace House, End Lot Assignor : Mohamad Zamri Bin Abdullah Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 143, Jalan Kemboja 1, Taman Bestari Perdana, Pasir Gudang 81700 Johor Bahru, Johor Kaveat : AmBANK ISLAMIC BERHAD No. Pers: 11060/2023 Bertarikh: 14/3/2023  AMBT169(2)	LOT 8 RESERVE PRICE: RM 348,300.00 KLUANG DISTRICT Auction Date : 5/8/2025 / 11:00 a.m Type : A Double Storey Terrace House Assignor : Lau Ghun Hoe Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 47, Jalan 1/2, Taman Sri Kluang 86000 Kluang, Johor Kaveat : No.Perserahan: 21012/2020 bertarikh 14/07/2020 oleh AMBANK (M) BERHAD  AMBT044(2)

LOT 9 RESERVE PRICE: RM 340,200.00 JOHOR BAHRU

Auction Date : 04/8/2025 / 11:00 a.m
 Type : A Unit Of Service Apartment
 Assignor : Yong Jia Pao
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
 Address : No. #05-03, Blok D, Apartment Suriamas, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor Darul Takzim.
 Kaveat : No.perserahan: 16917/2023 Bertarikh 25/04/2023 Oleh Ambank (M) Berhad



AMBT303

LOT 10 RESERVE PRICE: RM 320,000.00 JOHOR BAHRU

Auction Date : 18/8/2025 / 11:00 a.m
 Type : Medium Cost Apartment Unit
 Assignor : Mohamad Al-Siddiq Bin Mohd Razman
 Solicitor : A Rahim & Co (JB)
 Address : No. 13-05, Tkt 13, Blok E, Dwi Mahkota, Jalan Persiaran Tanjung Susur 1/1, Taman Bukit Alif, Johor Bahru, Johor 81200 Johor
 Kaveat : No. Perserahan 21875/2023 Kaveat Persendirian Atas Tanah oleh Ambank Islamic Berhad



AMBT348

LOT 11 RESERVE PRICE: RM 320,000.00 SKUDAI

Auction Date : 18/8/2025 / 11:00 a.m
 Type : Double Storey Low-Medium-Cost Terrace House
 Assignor : Goh Tiam Twee
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
 Address : No. 59, Jalan Seri Orkid 43, Taman Seri Orkid, 81300 Skudai, Johor
 Kaveat : No.Perserahan: 42744/2020 bertarikh 20/12/2020 oleh Ambank (M) Berhad



AMBT377

LOT 12 RESERVE PRICE: RM 299,700.00 PASIR GUDANG

Auction Date : 05/8/2025 / 11:00 a.m
 Type : Double Storey Terrace House
 Assignor : Lim Yook Yoong
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
 Address : No. 6, Jalan Helang, Taman Scientex, 81700 Pasir Gudang, Johor Darul Takzim.



AMBT183(2)

LOT 13 RESERVE PRICE: RM 298,890.00 MASAI

Auction Date : 11/8/2025 / 11:00 a.m
 Type : Condominium
 Assignor : Noor Aziela Binti Maezuki
 Solicitor : A Rahim & Co (JB)
 Address : No.22-02, Blok A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor.
 Kaveat : Nombor Perserahan : 5442/2022 Kaveat Persendirian Atas Tanah Oleh Ambank Islamic Berhad No Sykt : 199401009897(295576-u) Didaftarkan Pada 16 Februari 2022



AMBT234(2)

LOT 14 RESERVE PRICE: RM 291,600.00 JOHOR BAHRU

Auction Date : 05/8/2025 / 11:00 a.m
 Type : 3 Bedroom Service Apartment
 Assignor : Tiagarajan A/L V Anbalagan
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
 Address : 09-02 Blok A Pangsapuri Larkin Idaman Jln Idaman 1 Tmn Larkin Idaman 80350 Johor Bahru, Johor.
 Kaveat : No.perserahan:45206/2022 Bertarikh 16/11/2022 Oleh Ambank (M) Berhad



AMBT330

LOT 15 RESERVE PRICE: RM 260,000.00 PASIR GUDANG

Auction Date : 20/8/2025 / 11:00 a.m
 Type : Double Storey Low Medium Cost Terrace House
 Assignor : Hariraj A/L Krishnan
 Solicitor : A Rahim & Co (JB)
 Address : No. 6, Jalan Pulasan 9, Taman Kota Masai, 81700 Pasir Gudang, Johor



AMBT346

LOT 16 RESERVE PRICE: RM 255,150.00 PASIR GUDANG

Auction Date : 19/8/2025 / 11:00 a.m
 Type : Double Storey Terrace House
 Assignor : Mohd Zaki Zamani Bin Ibrahim
 Solicitor : Nor Ding & Co (Johor Bahru)
 Address : No. 55, Jln Pulasan 23, Taman Kota Masai, 81700 Pasir Gudang, Johor



AMBT436

LOT 17 RESERVE PRICE: RM 167,670.00 JOHOR BAHRU

Auction Date : 11/8/2025 / 11:00 a.m
 Type : Apartment Unit
 Assignor : Tay Wee Hoon
 Solicitor : A Rahim & Co (JB)
 Address : No. M-4-04, Blok M, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah 81200 Johor Bahru, Johor
 Kaveat : Nombor Perserahan : 14560/2023 Kaveatpersendirian Atas Tanah Oleh Ambank (M) Berhad, No Sykt : 196901000166 (8515-D) didaftarkan pada 6 April 2023



AMBT230(2)

CENTRAL

LOT 18 RESERVE PRICE: RM 2,268,000.00 SHAH ALAM

Auction Date : 25/8/2025 / 9:00 a.m
 Type : Double Storey Detached House
 Assignor : Lim Chwe Kok
 Solicitor : Goh & Partners (KL)
 Address : No 6 Jalan Sungai Beranang 32/56A, Bkt Rimau Seksyen 32, 40460 Shah Alam, Selangor Darul Ehsan



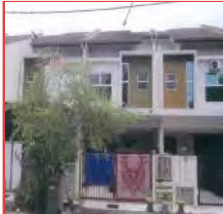
AMBT281

LOT 19 RESERVE PRICE: RM 1,450,000.00 KUALA LUMPUR

Auction Date : 14/8/2025 / 9:00 a.m
 Type : A 2 Storey Intermediate Terrace House
 Assignor : Mazlin Erawati Binti Ab Manan
 Solicitor : Zain Mega & Mural (KL)
 Address : No 6, Lorong Rahim Kajai 7, Taman Tun Dr Ismail 60000 Kuala Lumpur



AMBT151

LOT 20	RESERVE PRICE: RM 470,000.00	BERANANG
Auction Date : 26/8/2025 / 9:00 a.m Type : 2-Storey Intermediate Terrace House Assignor : Nurhaya Binti Ab.aziz Solicitor : Nik Hisham, Fakhiah & Co (KL) Address : No. 68, Jalan Kesuma 8/3d, Seksyen 8, Bandar Tasik Kesuma, 43700 Beranang, Selangor. Kaveat : No. Perserahan 001B2440/2018 Kaveat Persendirian atas tanah oleh Ambank Islamic Berhad (295576-U) didaftarkan pada 16 Januari 2018 jam 13:47:29 No. Suratkuasa Wakil: 001SW193/2017		AMBT277

LOT 21	RESERVE PRICE: RM 400,950.00	BANGI
Auction Date : 27/8/2025 / 9:00 a.m Type : Double Storey Terrace Hse Assignor : Syed Nazim Bin Syed Faisal Solicitor : Vas & Co (KLG) Address : No. 16, Jalan 3/75, Seksyen 3 Tambahan, Bandar Baru Bangi, 43650 Bandar Baru Bangi, Selangor Darul Ehsan.		AMBT344

LOT 22	RESERVE PRICE: RM 400,000.00	KLANG
Auction Date : 21/8/2025 / 9:00 a.m Type : 2-Storey End Terrace House Assignor : Muhamad Hazim Farhan Bin Abu Bakar Solicitor : B H Gan, Nor & Kim (KL) Address : No. 46, Jalan Sama Gagah 18, Taman Teluk Gedung Indah, Pelabuhan Klang, 42000 Klang Selangor.		AMBT237

LOT 23	RESERVE PRICE: RM 364,500.00	PETALING JAYA
Auction Date : 05/8/2025 / 9:00 a.m Type : Office Unit Assignor : Salient Equity Sdn Bhd Solicitor : Messrs Ana Shahrana Annuar & Co Address : No 626, Blok A, Kompleks Kelana Centre Point, No 3, Jalan SS 7/19, Kelana Jaya, 47301 Petaling Jaya, Selangor.		AMBT305

LOT 24	RESERVE PRICE: RM 360,000.00	KLANG
Auction Date : 28/8/2025 / 9:00 a.m Type : A Single-Storey Intermediate Terrace House Assignor : Ratnadevi A/P Sukumar Solicitor : Nik Hisham, Fakhiah & Co (KL) Address : No. 54, Jalan Dato Abdul Hamid 9, Taman Sentosa, 41200 Klang, Selangor.		AMBT300

LOT 25	RESERVE PRICE: RM 267,300.00	KAJANG
Auction Date : 04/8/2025 / 9:00 a.m Type : A 3 Bedroom Condominium Assignor : Tang Kin Yin Solicitor : B H Gan, Nor & Kim (KL) Address : No A8-3-3A Block A8 Green Acre Park Condominium, Jalan Sungai Long Bandar Sungai Long, Kajang		AMBT296

LOT 26	RESERVE PRICE: RM 252,000.00	SHAH ALAM
Auction Date : 25/8/2025 / 9:00 a.m Type : Medium Cost Apartment Assignor : Fadzlin Binti Sukeri Solicitor : Goh & Partners (KL) Address : 10-G-08 Tingkat Bawah Blok 10, Pangsapuri Flora 1, Jalan Asteroid U5/30A, Seksyen U5, 40150 Shah Alam, Selangor Kaveat : Kaveat Persendirian Atas Kepentingan telah didaftarkan oleh AmBank Islamic Berhad pada 8/8/2018 melalui perserahan no: 002B8810/2018		AMBT188

LOT 27	RESERVE PRICE: RM 80,000.00	SELANGOR
Auction Date : 27/8/2025 / 9:00 a.m Type : Low Cost Apartment Assignor : Devagran A/L S.Balakrishnan Solicitor : Azhar & Wong (KL) Address : Unit No.4-14, Block B, Taman Cheras Mas, 43200 Cheras Selangor		AMBT150

NORTHERN

LOT 28	RESERVE PRICE: RM 1,900,000.00	GEORGETOWN
Auction Date : 14/8/2025 / 11: 00 a.m Type : A 2 Storey End Terrace House With Extra Land Assignor : Kiara Karisma Sdn Bhd Solicitor : Zaid Ibrahim & Co (Penang) Address : No 20 Jalan Irawadi, 10050 Georgetown, Pulau Pinang.		AMBT265

LOT 29	RESERVE PRICE: RM 680,000.00	IPOH
Auction Date : 14/8/2025 / 11:00 a.m Type : A Three Storey Corner Terraced House Assignor : Fathahiyah Binti Mohamad Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 90, Lapangan Perdana 7, Panorama Lapangan Perdana, 31650 Ipoh, Perak Darul Ridzuan		AMBT362

LOT 30	RESERVE PRICE: RM 480,000.00	KEPALA BATAS
Auction Date : 28/8/2025 / 11:00 a.m Type : A Double Storey Intermediate Terrace House Assignor : Nadia Farida Binti Othman Solicitor : Jayadeva & Kamal (Kedah) Address : No. 11, Lorong Mekar Sari 10, Taman Mekar Sari, 13200, Kepala Batas, Pulau Pinang.		AMBT374

LOT 31	RESERVE PRICE: RM 360,000.00	SUNGAI PETANI
Auction Date : 11/8/2025 / 11:00 a.m Type : A Newly Completed Single Storey Terrace House (Intermediate Unit) Assignor : Pra Vitt Suvanmanee Solicitor : Jayadeva & Kamal (Alor Setar) Address : No 249, Jalan Yarra 8/5, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman		AMBT112(2)

LOT 32 RESERVE PRICE: RM 330,000.00 SUNGAI PETANI Auction Date : 18/8/2025 / 9:00 a.m Type : An Exrtended Double Storey Intermediate Terrace House Assignor : Thilagavathy A/P Govindaraju Solicitor : Jayadeva & Kamal (Kedah) Address : No. 22, Lorong BLM 3/10, Bandar Laguna Merbok, 08000 Sungai Petani, Kedah Darul Aman  AMBT423	LOT 33 RESERVE PRICE: RM 303,750.00 BUKIT MERTAJAM Auction Date : 12/8/2025 / 11:00 a.m Type : A Corner Unit Of Four (4) Bedrooms Apartment With Roof Terrace Assignor : Salmiah Binti Mansor Solicitor : Lalchand & Nawawi (Ipoh) Address : Unit No 6-01 Pangsapuri Seri Pelangi, Jalan Usahaniaga 1, Taman Niaga Jaya Bukit Mertajam 14000 Seberang Perai Tengah Pulau Pinang  AMBT369
LOT 34 RESERVE PRICE: RM 290,000.00 PULAU PINANG Auction Date : 25/08/2025 / 11:00 a.m Type : 3 Bedroom Apartment Assignor : Mariayee A/P Sariappan Solicitor : Jayadeva & Kamal (Kedah) Address : No. 31-09-07,, Ferringghi Delima, Persiaran Sungai Emas,, 11100, Batu Ferringghi, Pulau Pinang. Kaveat : Kaveat Persendirian Atas Petak Oleh Ambank (M) Berhad , Dengan No. Perserahan 0799B2019003983 Didaftarkan Pada 17 April 2019  AMBT176	LOT 35 RESERVE PRICE: RM 288,000.00 GELUGOR Auction Date : 26/8/2025 / 11:00 a.m Type : A Corner Unit Of Three (3) Bedrooms Apartment Assignor : Chen Chin Kok Solicitor : Azmi Rahim & Co Address : No: 3D-25-01, Jalan Batu Uban, Mukim 13, 11700, Gelugor, Pulau Pinang.  AMBT354
LOT 36 RESERVE PRICE: RM 270,000.00 IPOH Auction Date : 06/8/2025 / 11:00 a.m Type : Double Storey Terrace House Assignor : Khalijah Binti Ismail Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 71, Persiaran Pengkalan Timur 12, Bandar Pengkalan Indah, 31650 Ipoh, Perak  AMBT255	LOT 37 RESERVE PRICE: RM 260,000.00 AYER ITAM Auction Date : 12/8/2025 / 11:00 a.m Type : An Intermediate Corner Unit Of Three (3) Bedrooms Apartment Assignor : Zulkhurnain Bin Utar Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 8F-02-06, Lebuhraya Thean Tek, Tanjong Court, 11500 Ayer Itam, Penang Kaveat : Kaveat Persendirian Atas Petak (No Pers: 0799B2024001075) oleh Hong Leong Bank Berhad didaftarkan pada 29/01/2024  AMBT358
LOT 38 RESERVE PRICE: RM 260,000.00 PULAU PINANG Auction Date : 14/8/2025 / 11:00 a.m Type : A Single Storey Intermediate Terrace House Assignor : Nurul Syafiqah Binti Hasin Solicitor : Zaid Ibrahim & Co. Address : No. 3, Lorong Cempaka 3, Taman Mutiara Cempaka, Batu Kawan, 14100, Simpang Ampat, Pulau Pinang.  AMBT311	LOT 39 RESERVE PRICE: RM 236,925.00 BAYAN LEPAS Auction Date : 21/8/2025 / 11:00 a.m Type : A Three Bedroom Apartment Unit Assignor : Sein Kam Yuet Solicitor : Azmi Rahim & Co (Sg Petani) Address : 9-9-7 Desa Alor Vista Lebuhr Relau 4 Bayan Lepas, Pulau Pinang.  AMBT435
LOT 40 RESERVE PRICE: RM 225,000.00 TELUK INTAN Auction Date : 11/8/2025 / 11:00 a.m Type : An Extended Double Storey Intermediate Unit Terrace House Assignor : Devagiswary A/P Kalaiarasan Solicitor : Goh & Partners (KL) Address : No 58 Lorong Maju 2 Taman Maju Batu 12, 36020 Teluk Intan, Perak.  AMBT332	LOT 41 RESERVE PRICE: RM 200,000.00 KEDAH Auction Date : 04/8/2025 / 11:00 a.m Type : Double Storey Low Cost Intermediate Terrace House Assignor : Muhammad Mujahid Bin Md Saad Solicitor : Zain Megat & Murad (KL) Address : No 1501 Taman Bersatu Off Jalan Batas Paip, 06600 Kuala Kedah, Kedah.  AMBT103
LOT 42 RESERVE PRICE: RM 182,250.00 BAYAN LEPAS Auction Date : 18/8/2025 / 9:00 a.m Type : A Single Stroeey Intermediate Terrace House Assignor : Syairie Husni Bin Sahhir Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 39 Jalan Bandar Puteri Jaya 2/5, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman  AMBT147	LOT 43 RESERVE PRICE: RM 126,000.00 PENAGA Auction Date : 18/8/2025 / 11:00 a.m Type : 1st Flr Intermediate Town House Assignor : Mohamad Helmi Bin Juhari Solicitor : Jayadeva & Kamal (Kedah) Address : No. 7-1, Lorong Penaga Permai 20, Taman Penaga Permai, 13100 Penaga, Pulau Pinang. Kaveat : Kaveat Persendirian Atas Petak Oleh Ambank Islamic Berhad Bersama No Pers: 0799b2021004767 Telah Didaftarkan Pada 9 Julai 2021  AMBT141(2)

LOT 44	RESERVE PRICE: RM 117,000.00	TELUK KUMBAR
Auction Date : 27/8/2025 / 11:00 a.m Type : Flat Assignor : Nor Imran Bin Zulkpli Solicitor : Jayadeva & Kamal (Kedah) Address : No. 2-3-10, Taman Teluk Kumbar, Lintang Sungai Batu, 11920, Teluk Kumbar, Pulau Pinang.		
AMBT381		

LOT 45	RESERVE PRICE: RM 116,640.00	GLUGOR
Auction Date : 12/8/2025 / 11:00 a.m Type : Two (2) Bedrooms Corner Unit Assignor : Muhammad Afdhal Bin Abdul Shukor Solicitor : Lalchand & Nawawi (Ipoh) Address : No. F4-07, Lorong Helang 3, Mk. 13, 11700 Glugor, Penang		
AMBT013(3)		

LOT 46	RESERVE PRICE: RM 63,000.00	BIDOR
Auction Date : 14/8/2025 / 11:00 a.m Type : A Corner Unit Single Storey Low-cost Semi-Detached House Assignor : Vellayathan A/LVellamy Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 266, Jalan 12, Taman Sri Bidor, 35500 Bidor, Perak Darul Ridzuan		
AMBT050(2)		

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>
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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 5 : Checking Upcoming Bidding

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Step 6 : Auction Day

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

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]

Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur.

Tel : 03 - 2161 6649 / 03-2162 6649

HP No.: 016 2161 047 / 010 2161 147

www.ehsanauctioneers.com



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

High Court E-Lelong AUGUST 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

 AmBank (M) Berhad
 AmBank Islamic Berhad

PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF AUGUST 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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LOT 1 RESERVE PRICE : RM518,400.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 164 sqmt / 1,765 sqft
Assignor(s) : Lee Kok Seng, Lee Kok Meng & Lee Kok Quan
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (Tel: 03-26987533)
Auction Date : 13 August, 2025 (Wednesday)
Time : 11.00 AM

NO. 1702, JALAN HIJAYU 3/62, HIJAYU 3, 71950, BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

LOT 2 RESERVE PRICE : RM490,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 164 sqmt / 1,765 sqft
Assignor(s) : Ithaya Malar A/P Krishna Moorthy
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (Tel: 03-26987533)
Auction Date : 11 August, 2025 (Monday)
Time : 11.00 AM

NO. 1564, JALAN HIJAYU 3/59, HIJAYU 3, 71950, BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

LOT 3 RESERVE PRICE : RM450,000.00 SEREMBAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 131 sqmt / 1,410 sqft
Assignor(s) : Abdul Rahim Bin Jais & Fatin Nur Izzati Binti Abdul Rahim
Solicitor : M/S : Ibrahim Nik Junainah & Assoc. (Tel: 06-5216272)
Auction Date : 12 August, 2025 (Tuesday)
Time : 11.00 AM

ISLAMIC

NO. 479, LORONG IRINGAN BAYU 41/5 PRECINT 8, TAMAN IRINGAN BAYU, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 4 RESERVE PRICE : RM20,000.00 ROMPIN



Type : Single Storey Low Cost Terrace House (Corner Unit)
Area : Approx 102 sqmt / 1,098 sqft
Assignor(s) : Saraswathi A/P Krishnasamy & Veeran A/L Valoo
Solicitor : M/S Zain Megat & Murad (Tel: 03-62079331)
Auction Date : 13 August, 2025 (Wednesday)
Time : 11.00 AM

NO. 177, JALAN UTAMA, TAMAN SRI ROMPIN, 73500, ROMPIN, NEGERI SEMBILAN.

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,
NEGERI SEMBILAN DARUL KHUSUS

☎ 06-7629786 / 016-6639786 / 018-6639786

✉ 06-7616986

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STEP 3: CHOOSE PROPERTY

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STEP 6: AUCTION DAY

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

ESZAM AUCTIONEER SDN. BHD.
(200701002409 / 760902-H)

**NO. 14, 1ST FLOOR,
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High Court E-Lelong AUGUST 2025

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SELANGOR

Lot 1  CYBERJAYA	RESERVE PRICE RM1,900,000.00 Auction Date: 13/08/2025 / 9.00AM Type : A Stratified 2-storey Semi-detached House Area: 468 sq. metres (5,038 sq. ft) Assignor(s): Wong Kok Meng & Lim Pei Pei Solicitors: Goh & Partners (Kl) Execution No: WA-38-201-01/2025 No. 10, Jalan Beethoven 2A, Symphony Hills, Cyber 9, 63000 Cyberjaya, Selangor	Lot 2  KLANG	RESERVE PRICE RM747,000.00 Auction Date: 26/08/2025 / 9.00AM Type : An Intermediate 2½ Storey Terrace House Area: 153 sq. metres (1,647 sq. ft) Assignor(s): Ng Weng Choon & Yincil Lim Solicitors: Azhar & Wong Execution No: WA-38-538-03/2025 No. 50, Lorong Batu Nilam 13I, Bandar Bukit Tinggi, 41200 Klang, Selangor.
Lot 3  SUBANG JAYA	RESERVE PRICE RM550,000.00 Auction Date: 18/08/2025 / 9.00AM Type : An Intermediate Unit Double-Storey Terrace House Area: 130 sq. metres (1,399 sq. ft) Assignor(s): Zuraida Binti Jolkopli Solicitors: Vas & Co. Execution No: WA-38-396-02/2025 No. 11A, Jalan TP 7D, Taman Perindustrian UEP, 47620 Subang Jaya, Selangor. AMBANK ISLAMIC BERHAD	Lot 4  BANTING	RESERVE PRICE RM450,000.00 Auction Date: 11/08/2025 / 9.00AM Type : An Extended Corner Unit Double-Storey Terrace House Area: 252 sq. metres (2,713 sq. ft) Assignor(s): Jivan Bahva A/L Sankaran Madhavan Solicitors: A Rahim & Co. Execution No: BA-38-1121-03/2025 No. 1, Jalan Semilang 9, Taman Seri Putera, 42700 Banting, Selangor.
Lot 5  PETALING JAYA	RESERVE PRICE RM186,300.00 Auction Date: 5/08/2025 / 9.00AM Type : An Apartment Unit Area: 79 sq. metres (850 sq. ft) Assignor(s): Wan Muhammad Afiq Ariffin Bin Wan Zainudin Solicitors: Vas & Co. Execution No: BA-38-1054-03/2025 No. B-316, Block B, Apartment Saujana, No. 1, Jalan PJU 10/1C, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor. AMBANK ISLAMIC BERHAD	Lot 6  PETALING JAYA	RESERVE PRICE RM150,000.00 Auction Date: 26/08/2025 / 9.00AM Type : A Three Bedroom Low Cost Walk Up Flat Unit Area: 61 sq. metres (657 sq. ft) Assignor(s): Khairul Bin Othman Solicitors: Vas & Co. Execution No: BA-38-171-01/2025 Unit No. O-02-12, 2nd Floor, Block O, Pangsapuri Petaling Perdana, Jalan Pantai PJS 1/21, Taman Petaling Utama, 46150 Petaling Jaya, Selangor. AMBANK ISLAMIC BERHAD

KUALA LUMPUR

Lot 7

RESERVE
PRICE

RM364,500.00



KUALA LUMPUR

Auction Date: 13/08/2025 / 9.00AM
Type : An Intermediate 3-Bedroom Serviced Apartment
Area: 89 sq. metres (958 sq. ft)
Assignor(s): Peh Kai Suan
Solicitors: Goh & Partners
Execution No: WA-38-322-02/2025

No. 6-9, The Annex, Medan Connaught,
No. 1, Jalan 3/144A, 56000 Kuala Lumpur,
Wilayah Persekutuan Kuala Lumpur.

Lot 8

RESERVE
PRICE

RM310,000.00



KUALA LUMPUR

Auction Date: 4/08/2025 / 9.00AM
Type : A 3-Bedroom Apartment
Area: 88 sq. metres (947 sq. ft)
Assignor(s): Shaazlee Bin Shaarani
Solicitors: B H Gan Nor & Kim
Execution No: BA-38-1131-04/2025

No. CT-E-14, Grandeur Tower, Jalan
Pandan Indah 1/16, Pandan Indah, 55100
Kuala Lumpur, Wilayah Persekutuan
Kuala Lumpur.

PUTRAJAYA

Lot 9

RESERVE
PRICE

RM283,500.00



PUTRAJAYA

Auction Date: 14/08/2025 / 9.00AM
Type : A Condominium Unit
Area: 80 sq. metres (861 sq. ft)
Assignor(s): Siti Zubaidah Binti Abu Hassan
Solicitors: Nik Hisham Fakhiah & Co.
Execution No: WA-38-350-02/2025

Unit No. A-6-1, Block A, Saujana Aster,
Jalan P11 H/1, Presint 11, 62300 Putrajaya,
Wilayah Persekutuan Putrajaya.

MELAKA

Lot 10

RESERVE
PRICE

RM9,713,000.00



MELAKA

Auction Date: 6/08/2025 / 11.00AM
Type : A Plot Of Commercial Land Held Under "Malacca Customary Land" Restriction
Area: 9.6 acre (3.885 hectares)
Assignor(s): Cakara Maritime Sdn. Bhd.
Solicitors: Ibrahim Nik Junainah & Associates
Execution No: MA-38-188-04/2025

Lot 2727 (Serama Camp Melaka), Off
Jalan Durian Tunggal, 76100 Alor Gajah,
Melaka.

Lot 11

RESERVE
PRICE

RM723,000.00



MELAKA

Auction Date: 6/08/2025 / 11.00AM
Type : A Piece Of Converted Vacant Commercial Development Land
Area: 0.7149 acre (0.2893 hectares)
Assignor(s): Cakara Maritime Sdn. Bhd.
Solicitors: Ibrahim Nik Junainah & Associates
Execution No: MA-38-187-04/2025

Lot 2729, Kampung Padang Keladi, Durian
Tunggal, 76100 Hang Tuah Jaya,
Melaka.

PAHANG

Lot 12

RESERVE
PRICE

RM245,053.00



PUALAU TIOMAN

Auction Date: 5/08/2025 / 9.00AM
Type : An Agriculture Land
Area: 2.05 acre (0.8296 hectares)
Assignor(s): Hashim Bin Ariffin
Solicitors: Hamidah, Rosmawati & Associates
Execution No: CA-38-190-03/2025

Kampung Tanjong Mesoh, Pulau Tioman,
26800 Rompin, Pahang.

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](https://www.facebook.com/heritageauctioneersMY)



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NOTE : _____

High Court E-Lelong August 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



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LOT 1  SELANGOR	Reserve Price RM 1,620,000 Type: 3 Storey Terrace Shop Office Area: 5,760 square feet Address: No. 28, Jalan MR 1/3, M-Residensi Galleria, 48020 Rawang, Selangor Auction Date : 13th August 2025 Time : 9.00am
LOT 2  SELANGOR	Reserve Price RM 450,000 Type: 1 Storey Terrace House Area: 1,399 square feet Address: No. 33, Jalan Serunai 4, Taman Desa Utama, 41200 Klang, Selangor Auction Date : 6th August 2025 Time : 9.00am
LOT 3  SELANGOR	Reserve Price RM 429,300 Type: Town House Area: 1,765 square feet Address: No. 9-2 (Premises No. 9), Jalan Sierra 1/5, Odora Parkhomes, Bandar 16 Sierra, 47110 Puchong, Selangor Auction Date : 13th August 2025 Time : 9.00am
LOT 4  SELANGOR	Reserve Price RM 372,600 Type: 2 Storey Terrace House Area: 825 square feet Address: No. 7, Jalan Merbuk 7, Bandar Puchong Jaya, 47100 Puchong, Selangor Auction Date : 20th August 2025 Time : 9.00am
LOT 5  SELANGOR	Reserve Price RM 350,000 Type: Apartment Area: 1,076 square feet Address: Unit No. 1-08, Pangsapuri Mahkota Residence, Persiaran Mahkota Residence, Bandar Mahkota Cheras, 43200 Cheras, Selangor Auction Date : 11th August 2025 Time : 9.00am
LOT 6  SELANGOR	Reserve Price RM 333,000 Type: Terrace House Area: 1,399 square feet Address: No. 16, Jalan Vista 1/10, Desa Vista, 43900 Sepang, Selangor Auction Date : 6th August 2025 Time : 9.00am
LOT 7  SELANGOR	Reserve Price RM 290,000 Type: Town House Area: 980 square feet Address: Unit No. 22A-1, Residen Mutiara, Jalan DM 5, Taman Desa Mutiara, Bandar Country Homes, 48000 Rawang, Selangor Auction Date : 19th August 2025 Time : 9.00am
LOT 8  SELANGOR	Reserve Price RM 220,000 Type: 3 Bedrooms Apartment Area: 700 square feet Address: Unit No. F-410, Block F, Apartment Saujana, No. 1, Jalan PJU 10/1C, Damansara Damai, 47830 Petaling Jaya, Selangor Auction Date : 7th August 2025 Time : 9.00am
LOT 9  SELANGOR	Reserve Price RM 216,000 Type: 3 Bedrooms Apartment Area: 786 square feet Address: Unit No. B-5-15, Pangsapuri Sri Anggerik, Jalan Bandar Puchong Jaya, 47170 Puchong, Selangor Auction Date : 7th August 2025 Time : 9.00am

LOT 10 Reserve Price **RM 180,000**



Type: 3 Bedrooms Apartment, low cost
Area: 657 square feet
Address: Unit No. 11-03-50, Block 11, Desa Mentari 3, Jalan PJS 2D/1, 46000 Petaling Jaya, Selangor
Auction Date : 21st August 2025
Time : 9.00am

SELANGOR

LOT 11 Reserve Price **RM 177,147**



Type: 3 Bedrooms Apartment
Area: 840 square feet
Address: Unit No. B-13A-03, Tingkat 14, Block B, Pangsapuri Suria Permai, Persiaran Permai Sentosa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Auction Date : 7th August 2025
Time : 9.00am

SELANGOR

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



Type: 1 Storey Semi Detached House
Area: 4,000 square feet
Address: No. 15, Jalan SW 27, Taman Sutera Wangi, Batu Berendam, 75350 Hang Tuah Jaya, Melaka
Auction Date : 20th August 2025
Time : 11.00am

MELAKA

LOT 13 Reserve Price **RM 513,000**



Type: 1 Bedroom Service Apartment
Area: 614 square feet
Address: Unit No. B-26-10, Block B, Cormar Suites (Formerly known as Fraser Place), Lot No. 163, No. 10, Jalan Perak, 50250, Kuala Lumpur
Auction Date : 25th August 2025
Time : 9.00am

KUALA LUMPUR

LOT 14 Reserve Price **RM 43,740**



Type: Vacant Detached Plot
Area: 5,651 square feet
Address: Lot 2996 (PT. 1858), Kampung Selimbar, Ulu Sat, 18500 Machang, Kelantan
Auction Date : 21st August 2025
Time : 9.00am

KELANTAN

LOT 15 Reserve Price **RM 619,650**



Type: 2 Storey Semi Detached House
Area: 4,004 square feet
Address: No. 22, Jalan Jati 9, Taman Desaru Utama, 81930 Bandar Penawar, Johor
Auction Date : 6th August 2025
Time : 11.00am

JOHOR

LOT 16 Reserve Price **RM 400,000**



Type: Apartment
Area: 1,206 square feet
Address: Unit No. 03-06, Block A, Pangsapuri Perling, Jalan Undan 8, Taman Perling, 81200 Johor Bahru, Johor
Auction Date : 20th August 2025
Time : 11.00am

JOHOR

LOT 17 Reserve Price **RM 375,300**



Type: Agricultural Land
Area: 149,733 square feet
Address: Lot. PT 1932 (Lot. 3504), Block 4, Kampung Sahari, 86200 Simpang Renggam, Kluang, Johor
Auction Date : 6th August 2025
Time : 11.00am

JOHOR

LOT 18 Reserve Price **RM 372,600**



Type: 2 Storey Terrace House
Area: 1,399 square feet
Address: No. 89, Jalan SS 4/3, Taman Sri Saujana, 81900 Kota Tinggi, Johor
Auction Date : 19th August 2025
Time : 11.00am

JOHOR

LOT 19 Reserve Price **RM 350,000**



Type: 2 Storey Terrace House
Area: 960 square feet
Address: No. 1085, Jalan Scientex 22, Taman Scientex, Kelapa Sawit, 81030 Kulai, Johor
Auction Date : 4th August 2025
Time : 11.00am

JOHOR

LOT 20 Reserve Price **RM 349,920**



Type: 2 Storey Terrace House
Area: 1,540 square feet
Address: No. 35, Jalan Orkid 5, Taman Sri Penawar (Harmonia 2), 81930 Bandar Penawar, Johor
Auction Date : 13th August 2025
Time : 11.00am

JOHOR **End Lot**

LOT 21 Reserve Price **RM 340,000**



Type: 2 Storey Terrace House
Area: 1,540 square feet
Address: No. 34, Jalan Hang Tuah 1/3, Taman Muhibah, 86000 Kluang, Johor
Auction Date : 4th August 2025
Time : 11.00am

JOHOR

LOT 22 Reserve Price **RM 333,000**



Type: 2 Storey Terrace House
Area: 960 square feet
Address: No. 44, Jalan Serindit 22, Taman Scientex, 81700 Pasir Gudang, Johor
Auction Date : 13th August 2025
Time : 11.00am

JOHOR

LOT 23 Reserve Price **RM 299,700**



Type: Apartment
Area: 1,000 square feet
Address: Unit No. #06-11, Block A, Pangsapuri Mutiara Idaman, Taman Larkin Idaman, Jalan Idaman Utama, 80350 Johor Bahru, Johor
Auction Date : 4th August 2025
Time : 11.00am

JOHOR

LOT 24 Reserve Price **RM 279,000**



Type: 2 Storey Terrace House, Medium Low Cost
Area: 775 square feet
Address: No. 39, Jalan Bestari 24/3, Taman Bestari Indah 1, 81800 Ulu Tiram, Johor
Auction Date : 11th August 2025
Time : 11.00am

JOHOR

LOT 25 Reserve Price **RM 253,911**



Type: Condominium
Area: 1,399 square feet
Address: Unit No. 19-03, Block B, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor
Auction Date : 20th August 2025
Time : 11.00am

JOHOR

LOT 26 Reserve Price **RM 240,570**



Type: 3 Bedrooms Service Apartment
Area: 872 square feet
Address: Unit No. #19-05, Block C, Kip Villa Indah, Jalan Titiwangsa 1, Taman Tampoi Indah, 81200 Johor Bahru, Johor
Auction Date : 4th August 2025
Time : 11.00am

JOHOR

LOT 27 Reserve Price **RM 236,196**



Type: Condominium
Area: 1,324 square feet
Address: Unit No. 01-04, Blok H, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor
Auction Date : 13th August 2025
Time : 11.00am

JOHOR

LOT 28 Reserve Price **RM 210,600**



Type: 3 Bedrooms Apartment
Area: 850 square feet
Address: Unit No. G-01, B03, Vista Seri Alam, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor
Auction Date : 19th August 2025
Time : 11.00am

JOHOR

LOT 29 Reserve Price **RM 201,948**



Type: Apartment
Area: 1,216 square feet
Address: Unit No. B-5-12, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date : 19th August 2025
Time : 11.00am

JOHOR

LOT 30 Reserve Price **RM 196,830**



Type: 1 Storey Terrace House
Area: 1,399 square feet
Address: No. 266, Jalan Seri Impian 3/9, Taman Seri Impian, 86000 Kluang, Johor
Auction Date : 11th August 2025
Time : 11.00am

JOHOR **End Lot**

LOT 31	Reserve Price	RM 140,000
	Type: 1 Storey Terrace House Area: 1,300 square feet Address: No. 3, Jalan Bistari 1/5, Taman Yayasan, 85010 Segamat, Johor	
	Auction Date: 4th August 2025 Time: 11.00am	
JOHOR		

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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

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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.

High Court E-Lelong

August 2025

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PROPERTY AUCTION



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PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF AUGUST 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: RM468,000.00	Kuala Lumpur
	Description: Sebuah unit Pangsapuri khidmat Address: Unit No. 13-3A, The Annex @ Medan Connaught, No. 1, Jalan 3/144A, 56000, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Area: approx 1,141 square feet Defendant: Wong Leh Yen Solicitor: M/S Zain Megat & Murad Auction Date: 26/8/2025 (9.00 am)	Our Ref: PAH38134

2	RESERVE PRICE: RM243,000.00	Kuala Lumpur
	Description: Pangsapuri Kos Sederhana 3-bilik Tidur Address: No. B-2-12, Blok B, Putra Suria Residensi, Jalan Jelawat 2, Cheras, 56000, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur Area: approx 753 square feet Defendant: Siti Aminah Binti Suhaimi Solicitor: M/S Vas & Co. Auction Date: 27/8/2025 (9.00 am)	Our Ref: PAH37643 Ambank Islamic Berhad

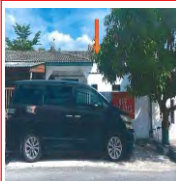
3	RESERVE PRICE: RM1,535,274.00	Selangor
	Description: An individually design two and a-half storey detached house Address: No. 33, Jalan Siantan, Templer Villas, Peransang Templer Golf, 48000, Rawang, Selangor Area: approx 5,705 square feet Defendant: Chieng Yew Hing Solicitor: M/S Goh Rafidah Tan Auction Date: 11/8/2025 (9.00 am)	Our Ref: PAH38338

4	RESERVE PRICE: RM1,500,000.00	Selangor
	Description: Kedai Pejabat Tengah Dua Tingkat Address: No. 42-00 & 42-01, Jalan Damai Perdana 6/1A, Bandar Damai Perdana, 56000, Cheras, Selangor Area: approx 1,540 square feet Defendant: Soon Lee Metal Sdn. Bhd Solicitor: M/S Azhar & Wong Auction Date: 25/8/2025 (9.00 am)	Our Ref: PAH38128

5	RESERVE PRICE: RM675,000.00	Selangor
	Description: Sebuah unit hujung kondominium Address: No. Unit B-03-06, Block B, Windows On the Park, Jalan KPB 18, 43200, Cheras, Selangor Area: approx 2,024 square feet Defendant: Liew Luy Yen Solicitor: M/S Goh & Partners Auction Date: 14/8/2025 (9.00 am)	Our Ref: PAH38066

6	RESERVE PRICE: RM567,000.00	Selangor
	Description: Rumah Teres Tepi Dua Tingkat Address: No.15,, Jalan Bestari 3/3,, Puncak Bestari, 42300, Bandar Puncak Alam, Selangor Area: approx 2,378 square feet Defendant: Nur Assyken Binti Mohd Rais Solicitor: M/S Azhar & Wong Auction Date: 26/8/2025 (9.00 am)	Our Ref: PAH37592(2) Ambank Islamic Berhad

7	RESERVE PRICE: RM500,000.00	Selangor
	Description: Sebuah rumah teres dua tingkat unit tengah Address: No. 3, Jalan TSW 1/4, Taman Semarak Warisan, 43900, Sepang, Selangor. Area: approx 1,259 square feet Defendant: Krishnan A/I Thankavelu Solicitor: M/S Sidek Teoh Wong & Dennis Auction Date: 21/8/2025 (9.00 am)	Our Ref: PAH38014

8	RESERVE PRICE: RM370,000.00	Selangor
	Description: Sebuah rumah teres tengah satu tingkat Address: No. 3, Jalan Dato Abdul Hamid 20, Taman Sentosa, 41200, Klang, Selangor Area: approx 1,200 square feet Defendant: Ng Kok Hock Solicitor: M/S Nik Hisham Fakhiah & Co. Auction Date: 21/8/2025 (9.00 am)	Our Ref: PAH38224

9	RESERVE PRICE: RM288,000.00	Selangor
	Description: Sebuah rumah teres dua tingkat unit tengah Address: No. Premis 33, Jalan Bawal Sembilan 17/3J, Seksyen 17, 40200, Shah Alam, Selangor Area: approx 840 square feet Defendant: Noor Azlinah Binti Ali Zaman Solicitor: M/S Goh & Partners Auction Date: 25/8/2025 (9.00 am)	Our Ref: PAH38157

10	RESERVE PRICE: RM280,000.00	Selangor
	Description: Unit Pangsapuri Address: No. A-12-08, Pangsapuri Suria Permai, Persiaran Permai Sentosa, Pusat Bandar Putra Permai, 43300, Seri Kembangan, Selangor. Area: approx 840 square feet Defendant: Mohd Zulkhairi Bin Yub & Nor Shahira Amira Binti Mat Sod Solicitor: M/S Sidek Teoh Wong & Dennis Auction Date: 25/8/2025 (9.00 am)	Our Ref: PAH37616 Ambank Islamic Berhad

11	RESERVE PRICE: RM196,830.00	Selangor
	Description: Satu Unit Pangsapuri Khidmat Address: No. Unit 8-16, Pangsapuri Persanda 3, Jalan Boling Padang 13/64, Seksyen 13, 40100, SHAH ALAM, Selangor Area: approx 786 square feet Defendant: Amanah Raya Berhad Solicitor: M/S VAS & CO Auction Date: 20/8/2025 (9.00 am)	Our Ref: PAH38440

12	RESERVE PRICE: RM150,000.00	Selangor
	Description: Rumah pangsapuri tiga bilik tidur Address: Unit No. Cindai 4-14, 4th Floor, Block Cindai, Jalan Astana 13/3, Astana Alam 1, Seksyen 13, 42300, Bandar Puncak Alam, Selangor Area: approx 721 square feet Defendant: Kamsani Bin Bahari Solicitor: M/S Sidek Teoh Wong & Dennis Auction Date: 28/8/2025 (9.00 am)	Our Ref: PAH37986 Ambank Islamic Berhad

13 **RESERVE PRICE:**
RM140,000.00 **Selangor**



Description: Sebuah unit pangsapuri kos rendah
Address: Unit No. A-01-14, Block A, Pangsapuri Laksamana Jaya, Jalan Laksamana 2, Kampung Laksamana, 68100, Batu Caves, Selangor
Area: approx 657 square feet
Defendant: Prabakaran A/I Mahendran & Jayanthi A/p Jagannathan
Solicitor: M/S VAS & CO
Auction Date: 5/8/2025 (9.00 am)

Our Ref: PAH38218

14 **RESERVE PRICE:**
RM137,700.00 **Selangor**



Description: Unit Pangsapuri Kos Rendah 3 bilik tidur
Address: No. Unit C-16-7, Blok C (Cempaka), Pelangi Damansara, PJU 6, Persiaran Surian, 47800, Petaling Jaya, Selangor.
Area: approx 656 square feet
Defendant: Vadivelu A/I Muthu Karuppan
Solicitor: M/S B H GAN NOR & KIM
Auction Date: 19/8/2025 (9.00 am)

Our Ref: PAH38109

15 **RESERVE PRICE:**
RM320,000.00 **Penang**



Description: Sebuah Rumah Pangsa Tiga Bilik
Address: Unit No. 4-18, Block B, Vista Perdana, Jalan Kampung Gajah, Taman Bagan Jermal, 12200, Butterworth, Pulau Pinang
Area: approx 936 square feet
Defendant: Parthiban A/L Nadeson, Kiretharaan A/L Parthiban & Valliammai A/P Sanmogom
Solicitor: M/S Lalchand & Nawawi
Auction Date: 11/8/2025 (11.00 am)

Our Ref: PAHP5843(2)

16 **RESERVE PRICE:**
RM351,000.00 **Perak**



Description: Rumah Teres Dua Tingkat Unit Tengah
Address: No. 22, Jalan Tawas Impiana 1, Anjung Tawas Impiana, 30010, Ipoh, Perak.
Area: approx 1,647 square feet
Defendant: Md Rahim Bin Mohamed
Solicitor: M/S Raja Nor & Su Lynn
Auction Date: 14/8/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5790(2)

17 **RESERVE PRICE:**
RM135,000.00 **Perak**



Description: Rumah Teres Satu Tingkat Kos Rendah - Tengah
Address: No. 15, Lebuhr Bercham Selatan 1/1, Desa Impian, 31400, Ipoh, Perak.
Area: approx 1,195 square feet
Defendant: Wong Kam Fu
Solicitor: M/S Lalchand & Nawawi
Auction Date: 14/8/2025 (11.00 am)

Our Ref: PAHP5892

18 **RESERVE PRICE:**
RM440,000.00 **Kedah**



Description: Rumah Teres Dua Tingkat Tengah
Address: No. 60, Jalan Bintang Maya 1/3, Bintang Maya, 08000, Sungai Petani, Kedah.
Area: approx 1,765 square feet
Defendant: Puvana A/P Thangamani
Solicitor: M/S Jayadeva & Kamal
Auction Date: 4/8/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5897

19 **RESERVE PRICE:**
RM300,000.00 **Kedah**



Description: Sebuah Rumah Teres Setingkat Unit Tepi Berserta Tanah Lebihan
Address: No. 59-A, Jalan Lembah Merbok 1/3, Taman Lembah Merbok, 08400, Merbok, Kedah.
Area: approx 3,218 square feet
Defendant: Mohamad Azarif Bin Abd Majid
Solicitor: M/S JAYADEVA & KAMAL
Auction Date: 27/8/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5893

20 **RESERVE PRICE:**
RM220,000.00 **Kedah**



Description: Rumah Teres Satu Tingkat Lot Tengah (Malay Reserve Land)
Address: No. 201, Jalan Zamrud 7/1a, Taman Sinar Intan, 08000, Sungai Petani, Kedah.
Area: approx 1,399 square feet
Defendant: Roslan Bin Ali
Solicitor: M/S AZMI RAHIM & CO
Auction Date: 4/8/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHP5900

21 **RESERVE PRICE:**
RM153,000.00 **Kedah**



Description: Sebuah rumah teres dua tingkat
Address: No. 705, Taman Bersatu, Off Jalan Batas Paip, 06600, Kuala Kedah, Kedah
Area: approx 700 square feet
Defendant: Rushimah Binti Saad
Solicitor: M/S JAYADEVA & KAMAL
Auction Date: 4/8/2025 (11.00 am)

Our Ref: PAHP5875

22 **RESERVE PRICE:**
RM70,000.00 **Terengganu**



Description: Pn 3078/M2/2/66, Lot 4252, No Bangunan M2, No. Tingkat 2, No Petak 66, Bandar Kuala Terengganu, Daerah Kuala Terengganu, Negeri Terengganu Darul Iman
Address: Unit No. B 1/4, Blok B., Tingkat 1/4., Rumah Pangsa Batas Baru, 20300, Kuala Terengganu, Terengganu
Area: approx 624 square feet
Defendant: Syed Muhammad Mustaqim Bin Syed Abu Bakar
Solicitor: M/S Asmadi, Azmi & Associates
Auction Date: 18/8/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAH38643

23 **RESERVE PRICE:**
RM1,575,000.00 **Bakri**



Description: Parcel of land erected upon with a 2 storey detached building
Address: No. 225, Jalan Perdana 7, Taman Perdana, Jalan Bakri, 84200, Bakri, Johor.
Area: approx 11,543 square feet
Defendant: Eden Child Development Centre Sdn. Bhd
Solicitor: M/S A. Rahim & Co
Auction Date: 4/8/2025 (11.00 am)

Our Ref: PAHJ/7458(SA)

24 **RESERVE PRICE:**
RM619,650.00 **Kluang**



Description: Single storey bungalow sited within a gated & guarded community
Address: No. 65, Jalan Seri Impian 5/1, Bandar Seri Impian, 86000 Kluang, Johor
Area: approx 6,017 square feet
Defendant: Nor Enamurni Binti Jailani @ Gelani
Solicitor: M/S Nor Ding & Co
Auction Date: 11/8/2025 (11.00 am)

Our Ref: PAHJ/7469(SA)

25 **RESERVE PRICE:**
RM453,600.00 **Bandar Penawar**



Description: Double storey corner terrace house
Address: No. 1, Jalan Seroja 6, Taman Sri Penawar, 81930, Bandar Penawar, Johor
Area: approx 2,691 square feet
Defendant: Zaidi Bin Abu Bakar
Solicitor: M/S A. Rahim & Co
Auction Date: 4/8/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHJ/7444(SA)

26 **RESERVE PRICE:**
RM440,000.00 **Masai**



Description: Condominium
Address: 05-08, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor.
Area: approx 1,668 square feet
Defendant: Tan Kooi Ling
Solicitor: M/S A. Rahim & Co
Auction Date: 13/8/2025 (11.00 am)

Our Ref: PAHJ/7448(SA)

27 **RESERVE PRICE:**
RM423,000.00 **Kulai**



Description: Double storey terrace house intermediate lot
Address: No 7057, Jalan Sri Putri 14, Taman Putri Kulai, 81000 Kulai, Johor
Area: approx 1,540 square feet
Defendant: Mohamad Hasrul Bin Mohd Silan
Solicitor: M/S A. Rahim & Co
Auction Date: 18/8/2025 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHJ/7354(SA)

28 **RESERVE PRICE:**
RM420,000.00 **Masai**



Description: High cost apartment
Address: No. 17-06, Block B, Pangsapuri Seri Mutiara, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor
Area: approx 1,227 square feet
Defendant: Lee Ai Ling
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 18/8/2025 (11.00 am)

Our Ref: PAHJ/7467(SA)

29 **RESERVE PRICE:**
RM405,000.00 **Pasir Gudang**



Description: Double storey terrace house
Address: No. 41, Jalan Jambu 8, Taman Kota Masai, 81700, Pasir Gudang Johor.
Area: approx 1,539 square feet
Defendant: Tharnaprasath A/L Muniandy
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 5/8/2025 (11.00 am)

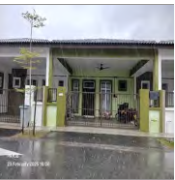
Our Ref: PAHJ/7323(SA)

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



Description: 3 bedroom apartment unit
Address: Unit No. 01-02, Block C, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor
Area: approx 1,324 square feet
Defendant: Tan Wei Shan
Solicitor: M/S Nor Ding & Co
Auction Date: 13/8/2025 (11.00 am)

Our Ref: PAHJ/7461(SA)

31  RESERVE PRICE: RM400,000.00 Ulu Tiram Description: Double storey terrace house intermediate lot Address: No. 4, Jalan Banang 9, Taman Bukit Tiram, 81800 Ulu Tiram, Johor. Area: approx 1,080 square feet Defendant: Kawri A/P Vagadasalam & Kalaiselvi A/P Raju Solicitor: M/S Nor Ding & Co Auction Date: 19/8/2025 (11.00 am) Our Ref: PAHJ/7464(SA)	32  RESERVE PRICE: RM360,000.00 Kulai Description: Single storey terrace house intermediate lot Address: No. 2394, Jalan Sri Putri 6/4, Taman Putri Kulai, 81000 Kulai, Johor Area: approx 1,540 square feet Defendant: Mohd Zulhafizal Bin Zulhaini & Shazrina Binti Abu Solicitor: M/S A. Rahim & Co Auction Date: 20/8/2025 (11.00 am) Our Ref: PAHJ/7463(SA)	33  RESERVE PRICE: RM330,000.00 Batu Pahat Description: Single storey terrace house, intermediate lot Address: No. 12, Jalan Putera Indah 9/17, Taman Putera Indah, 83000 Batu Pahat, Johor Area: approx 1,650 square feet Defendant: Abdul Rahim Bin Ali & Hasnah Bin Suhut Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 18/8/2025 (11.00 am) AmBank Islamic Berhad Our Ref: PAHJ/7466(SA)
34  RESERVE PRICE: RM328,050.00 Bandar Penawar Description: Double storey end terrace house Address: No. 25, Jalan Melati 5, Taman Sri Penawar, 81930 Bandar Penawar, Johor. Area: approx 1,539 square feet Defendant: Tan Ji Yao Solicitor: M/S Nor Ding & Co Auction Date: 19/8/2025 (11.00 am) Our Ref: PAHJ/7356(SA)	35  RESERVE PRICE: RM324,000.00 Johor Bahru Description: 2 bedroom service apartment Address: Unit No. 27-08, Block B, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor Area: approx 958 square feet Defendant: Khor Kim Hong Solicitor: M/S A. Rahim & Co Auction Date: 19/8/2025 (11.00 am) Our Ref: PAHJ/7235(SA)	36  RESERVE PRICE: RM277,020.00 Skudai Description: Apartment Address: Unit No. H-3-7, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300, Skudai, Johor Area: approx 1,216 square feet Defendant: Muhamad Faiz Hafizuddin Bin Mohd Zaidi Solicitor: M/S A. Rahim & Co Auction Date: 4/8/2025 (11.00 am) Our Ref: PAHJ/7445(SA)
37  RESERVE PRICE: RM275,562.00 Masai Description: 3 bedroom low rise apartment (walk-up block) Address: Unit No. E03-3A, Seri Mutiara Apartment, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor Area: approx 1,324 square feet Defendant: Chan Kian Young Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 18/8/2025 (11.00 am) Our Ref: PAHJ/7228(SA)	38  RESERVE PRICE: RM270,000.00 Kluang Description: Single storey terrace house intermediate lot Address: No. 21, Jalan Impiana Indah 2, Bandar Seri Impian, 86000 Kluang, Johor. Area: approx 1,400 square feet Defendant: Abdul Halim Bin Sohoh Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 18/8/2025 (11.00 am) Our Ref: PAHJ/7468(SA)	39  RESERVE PRICE: RM240,000.00 Pasir Gudang Description: Double storey low cost terrace house intermediate lot Address: No. 37, Jalan Ciku 29, Taman Kota Masai, 81700 Pasir Gudang, Johor. Area: approx 770 square feet Defendant: Mohamad Khairul Izzat Bin Mohd Lazim Solicitor: M/S Nor Ding & Co Auction Date: 6/8/2025 (11.00 am) Our Ref: PAHJ/7463(SA)
40  RESERVE PRICE: RM212,576.00 Skudai Description: Apartment Address: No. B-05-02, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor. Area: approx 1,109 square feet Defendant: Vivian Yew Hui Ling Solicitor: M/S Nor Ding & Co Auction Date: 19/8/2025 (11.00 am) Our Ref: PAHJ/7251(SA)	GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS Step 1 : User Registration - Go to https://elelong.kehakiman.gov.my/BidderWeb - Click on the "Login" tab. - Then click "Register" link at the bottom of the login box & fill up the form. - Once registered, check your email INBOX or SPAM to click "Activate your Account" button. 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 : Checking 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 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. 44-01, Jalan Kebun Teh 1,
Pusat Perdagangan Kebun Teh,
80250 Johor Bahru, Johor
Tel: 07-3336226
Email: johor@auctions.com.my

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



High Court E-lelong

August 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>

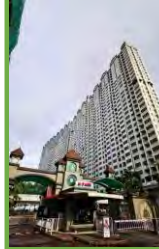
Bidder are required to register on the website <https://elelong.kehakiman.gov.my/BidderWeb/Home/Index> and submit the payment of ten per cent (10%) of the reserve price as deposit in the form of Bank Draft in the name of the Plaintiff at the latest by (1) working day before the auction date. Kindly refer 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 August 2025

LOT 1 Butterworth RM 610,000  Apartment Unit 1,755 sq.ft., Unit No. 3-06, Pangsapuri Kamelia, Jalan Kampung Paya, 12200 Butterworth, Pulau Pinang. Assignor / Borrower : Logiswari A/P Shamugam Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 12 August, 2025 (11:00 AM) Pulau Pinang	LOT 2 Kepala Batas RM 301,500  Town House Unit 1,012 sq.ft. Unit No. F-G-31, Lorong Indera Putera 10, Kondo Villa Putera, 13200 Kepala Batas, Pulau Pinang. Assignor / Borrower : Farizah Binti Zainol Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 21 August, 2025 (11:00 AM) Pulau Pinang	LOT 3 Gelugor RM 297,000  Apartment Unit 700 sq.ft. Unit No. 3C-28-08, Jalan Batu Uban, Mukim 13, 11700 Gelugor, Pulau Pinang. Assignor / Borrower : Khor Chee Tat Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 26 August, 2025 (11:00 AM) Pulau Pinang
LOT 4 Jelutong RM 275,000  Flat Unit 700 sq.ft. Unit No. 1-12-10, Lorong Gangsa, Greenlane Heights - Blok E1, 11600 Jelutong, Pulau Pinang. Assignor / Borrower : Chan Kok Loon Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 20 August, 2025 (11:00 AM) Pulau Pinang	LOT 5 Ayer Itam RM 233,280  Apartment Unit 764 sq.ft. Unit No. 1-4-2, Jalan Sempadan, Boundary Court, 11400 Ayer Itam, Pulau Pinang. Assignor / Borrower : Bok Lian Beng Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 20 August, 2025 (11:00 AM) Pulau Pinang	LOT 6 Tanjung Tokong RM 202,500  Apartment Unit 657 sq.ft. Unit No. 7B-11-12, Pangsapuri Palm Court, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang. Assignor / Borrower : Lai Chin Kin Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 25 August, 2025 (11:00 AM) Pulau Pinang
LOT 7 Paya Terubong RM 200,000  Flat Unit 689 sq.ft. Unit No. 20-11-11, Bukit Saujana, Lorong Bukit Kukus, 11060 Paya Terubong, Pulau Pinang. Assignor / Borrower : Nanthini A/P Supramaniam Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 20 August, 2025 (11:00 AM) Pulau Pinang	LOT 8 Bayan Lepas RM 180,000  Flat Unit 700 sq.ft. Unit No. 3-7-4, Mutiara Perdana 2, Lorong Kelicap, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Ahmad Bin Abdul Rahman Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 14 August, 2025 (11:00 AM) Pulau Pinang	LOT 9 Balik Pulau RM 150,000  Flat Unit 495 sq.ft. Unit No. 2B-2-19, Taman Desa Genting, Jalan Pulau Betong, 11000 Balik Pulau, Pulau Pinang. Assignor / Borrower : Muhamad Amirul Asyraf Bin Zulkarnain Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 13 August, 2025 (11:00 AM) Pulau Pinang

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LOT 10 Paya Terubong RM 121,500  Pulau Pinang Flat Unit 1,528 sq.ft. Unit No. 3-13-6, Taman Terubong Indah, Tingkat Paya Terubong 5, 11060 Paya Terubong, Pulau Pinang. Assignor / Borrower : Lee Kean Huat Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 13 August, 2025 (11:00 AM)	LOT 11 Bayan Lepas RM 108,000  Pulau Pinang Flat Unit 495 sq.ft. Unit No. A-4-3, Taman Gertak Sanggul, Jalan Gertak Sanggul, 11920 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Nor Amirah Binti Basiron Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 21 August, 2025 (11:00 AM)	LOT 12 Pondang RM 1,771,470  Kedah Factory Unit 6.4123846 ekar. Northern Brick Sdn. Bhd., Cerkam Jaya, Kampung Bukit Mat Insun, Jalan Bukit Tegor, 06700 Pendang, Kedah Darul Aman. Assignor / Borrower : Northern Brick Sdn Bhd Solicitor : Lee Yuen Syakira & Ng (Tel: 04-2263823) Auction Date & Time : 5 August, 2025 (11:00 AM)
LOT 13 Kulim RM 390,000  Kedah 2 Storey Terrace House Unit 1,195 sq.ft. Unit No. 48, Lorong KTC 3/11, Kulim Techno-city, Kulim HI-tech Park, 09090 Kulim, Kedah Darul Aman. Assignor / Borrower : Puspa A/P Raman Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 27 August, 2025 (9:00 AM)	LOT 14 Sungai Petani RM 378,000  Kedah 2 Storey Cluster Semi Detached House Unit 3,044 sq.ft. Unit No. 568, Jalan Melor 5/1A, Bandar Amanjaya, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Mohamad Jazman Bin Mohamad Jan Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 20 August, 2025 (9:00 AM)	LOT 15 Sungai Petani RM 360,000  Kedah 2 Storey Terrace House Unit 3,703 sq.ft. Unit No. 310, Jalan Batik 1/1, Taman Batik, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Muhammad Taufiq Navakumar Bin Abdullah Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 11 August, 2025 (11:00 AM)
LOT 16 Sungai Petani RM 320,000  Kedah 2 Storey Terrace House Unit 1,399 sq.ft. Unit No. 1427, Jalan Bandar Puteri Jaya 2/26, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Kalidason A/L Permesewan Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 18 August, 2025 (9:00 AM)	LOT 17 Sungai Petani RM 288,000  Kedah 1 Storey Terrace House Unit 1,539 sq.ft. Unit No. 92, Jalan Yarra 5/6, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Norshafina Binti Abdullah Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 18 August, 2025 (11:00 AM)	LOT 18 Sungai Petani RM 230,000  Kedah 1 Storey Terrace House Unit 1,098 sq.ft. Unit No. 276, Jalan Bandar Puteri Jaya 1/3, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Ruswati Binti Zakaria Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 6 August, 2025 (11:00 AM)
LOT 19 Bedong RM 218,700  Kedah 1 Storey Terrace House Unit 2562 sq.ft. Unit No. B-12, Lorong 2A, Taman Bedong, 08100 Bedong, Kedah Darul Aman. Assignor / Borrower : S Rathalechmi A/P K Saminathan Solicitor : Hoe & Moira (Tel: 04-2266220) Auction Date & Time : 4 August, 2025 (11:00 AM)	LOT 20 Padang Serai RM 202,500  Kedah 1 Storey Terrace House Unit 1399 sq.ft. Unit No. 2170, Lorong Serai Wangi 14/4, Taman Serai Wangi, 09400 Padang Serai, Kedah Darul Aman. Assignor / Borrower : Suhaina Binti Mohd Azzemany Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 12 August, 2025 (9:00 AM)	LOT 21 Gurun RM 200,000  Kedah 1 Storey Terrace House Unit 1453 sq.ft. Unit No. 394, Lorong Residensi A12, Taman Residensi Mesra, 08300 Gurun, Kedah Darul Aman. Assignor / Borrower : Mohamad Harith Fitri Bin Mohamad Rudzay Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 7 August, 2025 (9:00 AM)
LOT 22 Sungai Petani RM 182,250  Kedah 1 Storey Terrace House Unit 2708 sq.ft. Unit No. 1349, Jalan Pr1ma 25, Pr1ma Residensi Utama, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Kanikka Mary A/P Ambrose Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 26 August, 2025 (11:00 AM)		

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 = 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.
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
AUCTIONEERS**
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NOTE : _____

