

High Court E-Lelong November 2025

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



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 : 19/11/2025

RESERVE PRICE

TIME : 9.00 AM

RM 313,470.00



DESCRIPTION : A SINGLE-STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,098.00 SQUARE FEET
ASSIGNOR(S) : 1) MALATHI A/P MUNIYANDY
2) KUGAN A/L GHANASEGARAN
3) KOGILA A/P SUBRAMANIAM
SOLICITOR : MESSRS VAS & CO (KLG)
EXECUTION NO. : BA-38-2466-07/2025

KLANG

NO. 11, JALAN DATO ABDUL HAMID 13, TAMAN SENTOSA, 41200 KLANG, SELANGOR

02

AUCTION DATE : 12/11/2025

RESERVE PRICE

TIME : 9.00 AM

RM 226,800.00



DESCRIPTION : A SINGLE-STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,647.00 SQUARE FEET
ASSIGNOR(S) : CHING KAH FATT
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS
EXECUTION NO. : WA-38-1717-07/2025

SEMENYIH

NO. 24, JALAN 3, TAMAN SAHABAT, 43500 SEMENYIH, SELANGOR

03

AUCTION DATE : 20/11/2025

RESERVE PRICE

TIME : 9.00 AM

RM 110,010.00



DESCRIPTION : A 3-BEDROOM APARTMENT SITED ON THE FOURTH FLOOR OF A 5-STOREY WALK-UP BLOCK
FLOOR AREA : 828.82 SQUARE FEET
ASSIGNOR(S) : MOHD FAIZAL BIN JAMALUDIN
SOLICITOR : MESSRS VAS & CO (KLG)
EXECUTION NO. : BA-38-2437-07/2025

AMPANG

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

04

AUCTION DATE : 11/11/2025

RESERVE PRICE

TIME : 9.00 AM

RM 105,300.00



DESCRIPTION : A THREE-BEDROOM MEDIUM-COST FLAT UNIT
FLOOR AREA : 807.00 SQUARE FEET
ASSIGNOR(S) : PEVINDERJIT KAUR A/P HARCHARANJIT SINGH
SOLICITOR : MESSRS AZHAR & WONG (KL)
EXECUTION NO. : WA-38-1535-06/2025

RAWANG

UNIT NO. 05-06, 5TH FLOOR, BLOCK MAWAR, NO. 1, JALAN TUN TEJA 3, TAMAN TUN TEJA, 48000 RAWANG, SELANGOR

05

AUCTION DATE : 11/11/2025

RESERVE PRICE

TIME : 9.00 AM

RM 630,000.00



DESCRIPTION : AN END CONDOMINIUM UNIT
TOGETHER WITH TWO CAR PARK
BAYS AS ACCESSORY PARCELS.

FLOOR AREA : 1,399.00 SQUARE FEET

ASSIGNOR(S) : 1) HIEW YEE SIN
2) HIEW LI LI

SOLICITOR : MESSRS ZAIN MEGAT & MURAD
(KL)

EXECUTION NO. : WA-38-1586-06/2025

KUALA
LUMPUR

UNIT NO. A-22-11, BLOCK A, RESIDENSI RIVERVILLE, JALAN
TAMAN SERI SENTOSA, TAMAN SERI SENTOSA, 58000 KUALA
LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

06

AUCTION DATE : 25/11/2025

RESERVE PRICE

TIME : 11.00 AM

RM 5,000,000.00



DESCRIPTION : AN INTERMEDIATE PARCEL OF
AGRICULTURAL LAND ERECTED
UPON WITH A 3 STOREY
INDIVIDUALLY DESIGNED
DETACHED HOUSE

LAND AREA : 57,934.80 SQUARE FEET

ASSIGNOR(S) : 1) SUHAIMI BIN AHMAD
2) ZAITON BINTI ALIAS

SOLICITOR : MESSRS AZHAR & WONG (KL)

EXECUTION NO. : NA-38-833-06/2024

NILAI

NO. 28, PERSIARAN ALAMANDA, PLANTERS' HAVEN, 71900 NILAI,
NEGERI SEMBILAN

07

AUCTION DATE : 18/11/2025

RESERVE PRICE

TIME : 9.00 AM

RM 262,440.00



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-38-473-09/2025

KUANTAN

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

08

AUCTION DATE : 19/11/2025

RESERVE PRICE

TIME : 9.00 AM

RM 206,672.00



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
BARU)

EXECUTION NO. : DA-38-997-09/2025

NOTE : **REZAB MELAYU**

PASIR
PUTEH

PT 1274, KAMPUNG JERUS, BUKIT JAWA, 16810 PASIR PUTEH,
KELANTAN

RESERVE PRICE:

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

ORGANISED BY:

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

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

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

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com



GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



USER REGISTRATION

1. Go to <https://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:

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High Court E-Lelong November 2025

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

For more information, please call:
03-7452 1764

Ambank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

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

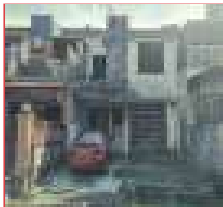
**WILL SELL BY PUBLIC AUCTION
VIA ELECTRONIC AT E-LELONG WEBSITE, PUSAT OPERASI E-LELONG,
KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR**

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 418,500.00 ULU TIRAM Auction Date : 26/11/2025 / 11:00 a.m Type : Double Storey Terrace House , Intermediate Lot Assignor : Fong Ming Tuck Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No.38, Jalan Badik 9, Taman Puteri Wangsa, 81800 Ulu Tiram , Johor Darul Takzim  AMBT499	LOT 2 RESERVE PRICE: RM 400,950.00 KLUANG Auction Date : 10/11/2025 / 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(2)
LOT 3 RESERVE PRICE: RM 396,900.00 JOHOR BAHRU Auction Date : 04/11/2025 / 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(3)	LOT 4 RESERVE PRICE: RM 370,000.00 KULAI Auction Date : 19/11/2025 / 11:00 a.m Type : A Double Storey Terrace House Assignor : Tey Bee Fong Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 273 Jalan Scientex Maju 10 Taman Scientex Kulai 2 81000 Kulai Johor  AMBT507
LOT 5 RESERVE PRICE: RM 364,500.00 PASIR GUDANG Auction Date : 04/11/2025 / 11:00 a.m Type : Double Storey Terrace House Assignor : Tharmaprasath A/L Muniandy Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 41, Jalan Jambu 8, Taman Kota Masai, 81700 Pasir Gudang, Johor Darul Takzim  AMBT462	LOT 6 RESERVE PRICE: RM 360,000.00 ULU TIRAM Auction Date : 25/11/2025 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Kawri A/P Vagadasalam Solicitor : Nor Ding & Co (Johor Bahru) Address : No.4, Jalan Banang 9, Taman Bukit Tiram, 81800 Ulu Tiram, Johor  AMBT486
LOT 7 RESERVE PRICE: RM 342,000.00 JOHOR BAHRU Auction Date : 10/11/2025 / 11:00 a.m Type : A Serviced Apartment Assignor : Leow Yee Ni Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : Unit No. #09-15, Blok B, Jalan Austin Perdana 1, Taman Austin Perdana, 81100 Johor Bahru, Johor Darul Takzim Kaveat : 1) No.Perserahan: 18568/2013 bertarikh 05/06/2013 oleh PUBLIC BANK BERHAD 2) No.Perserahan: 12914/2020 bertarikh 14/05/2020 oleh AMBANK (M) BERHAD  AMBT557	LOT 8 RESERVE PRICE: RM 320,000.00 KLUANG Auction Date : 12/11/2025 / 11:00 a.m Type : A Single Storey Intermediate Terrace House Assignor : Sarawanan A/L Pelameny Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 132, Jalan Seri Impian 7/47, Bandar Seri Impian, 86000 Kluang, Johor  AMBT438

LOT 9	RESERVE PRICE: RM 280,000.00	JOHOR BAHRU
Auction Date : 18/11/2025 / 11:00 a.m Type : An Apartment Unit Assignor : Satiyamority A/L Murgan Solicitor : A Rahim & Co (JB) Address : K-4-02, Blok K, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, Johor Bahru, Johor 81200 Johor		
AMBT479		

LOT 10	RESERVE PRICE: RM 269,001.00	MASAI
Auction Date : 04/11/2025 / 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. Syarikat 199401009897 (295576-U) didaftarkan pada 16 Februari 2022		
AMBT234(3)		

LOT 11	RESERVE PRICE: RM 252,000.00	MASAI
Auction Date : 24/11/2025 / 11:00 a.m Type : A Walk-Up Apartment Unit Assignor : Rinasafina Binti Che Omar Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : Unit 04-04, Tingkat 4, Blok G, Jalan Permas 6/18, Bandar Baru Permas Jaya, 81750 Masai, Johor		
AMBT500		

LOT 12	RESERVE PRICE: RM 248,006.00	MASAI
Auction Date : 17/11/2025 / 11:00 a.m Type : 3 Bedroom Apartment Assignor : Chan Kian Young Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : E03-3A, Seri Mutiara Apartment, Persiaran Seri Alam, Bandar Seri Alam, 817580 Masai, Johor Darul Takzim Kaveat : No. Perserahan: 35510/2021 bertarikh 05/12/2021 oleh AMBANK (M) BERHAD		
AMBT235(2)		

LOT 13	RESERVE PRICE: RM 170,000.00	JOHOR BAHRU
Auction Date : 11/11/2025 / 11:00 a.m Type : Low Cost Apartment /Flat Assignor : Nur Atiqah Binti Abdul Manan Manee Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : #01-02, Blok 3, Jalan Setia 4, Taman Setia Indah, 81100 Johor Bahru, Johor Kaveat : No.Perserahan: 43453/2022 bertarikh 07/11/2022 oleh AMBANK ISLAMIC BERHAD		
AMBT262(2)		

LOT 14	RESERVE PRICE: RM 140,000.00	JOHOR BAHRU
Auction Date : 18/11/2025 / 11:00 a.m Type : A Low-Cost Flat Unit Assignor : Mohamad Zikri Bin Pazli @ Mohd Pazli Solicitor : Nor Ding & Co (Johor Bahru) Address : Unit No. 04-05, Blok V, Jalan Tasek 64, Bandar Seri Alam, Masai 81750 Johor Bahru Johor		
AMBT474		

CENTRAL

LOT 15	RESERVE PRICE: RM 729,000.00	KAJANG
Auction Date : 17/11/2025 / 9:00 a.m Type : Double Storey Semi Detached House Assignor : Mohd Suhaimi Bin Umar Solicitor : Vas & Co (KLG) Address : No. 35, Jalan Seri Putra 9/4, Anjung Suasana, Bandar Seri Putra, 43000 Kajang, Selangor Darul Ehsan.		
AMBT409		

LOT 16	RESERVE PRICE: RM 630,000.00	SERI KEMBANGAN
Auction Date : 18/11/2025 / 9:00 a.m Type : A Double Storey Intermediate Terrace House Assignor : Daniel Low Thiam Soon Solicitor : Vas & Co (KLG) Address : No. 5, Jalan Lep 6/17, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor		
AMBT429		

NORTHERN

LOT 17	RESERVE PRICE: RM 1,350,000.00	TANJONG TOKONG
Auction Date : 12/11/2025 / 11:00 a.m Type : A Double Storey Corner Terrace House Assignor : Perasath A/L Mani Solicitor : Zaid Ibrahim & Co (Penang) Address : No 42 Persiaran Halia 1 10470 Tanjung Tokong Penang. Kaveat : i) Kaveat persendirian dimasukkan oleh Ambank (M) Berhad ii) Digadaikan kepada AmBank (M) Berhad		
AMBT496		

LOT 18	RESERVE PRICE: RM 730,000.00	BAYAN LEPAS
Auction Date : 06/11/2025 / 11:00 a.m Type : 3 Bedroom Condominium Assignor : Chong Sin Ee Solicitor : Azmi Rahim & Co (Sg Petani) Address : No 26B-18-3A, Zan Pavillion Lintang Sungai Ara 6, 11900 Bayan Lepas, Pulau Pinang		
AMBT559		

LOT 19 RESERVE PRICE: **RM 405,000.00** **SEBERANG PERAI**

Auction Date : 04/11/2025 / 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(2)

LOT 20 RESERVE PRICE: **RM 324,000.00** **SUNGAI PETANI**

Auction Date : 10/11/2025 / 9:00 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(3)

LOT 21 RESERVE PRICE: **RM 304,000.00** **IPOH**

Auction Date : 20/11/2025 / 11:00 a.m
 Type : An Intermediate Unit Double Storey Terraced House
 Assignor : Choong Yee Ling
 Solicitor : A Rahim & Co (KL)
 Address : No 39 Jalan Tawas Impiana 2 Anjung Tawas Impiana 30010 Ipoh, Perak Darul Ridzuan



AMBT456

LOT 22 RESERVE PRICE: **RM 290,000.00** **KEPALA BATAS**

Auction Date : 04/11/2025 / 11:00 a.m
 Type : An Intermediate Upper Level Townhouse Unit
 Assignor : Mohamad Fadzili Bin Ahmad
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. B-1-09, Lorong Indera Putera 4, Kondo Villa Putera, 13200 Kepala Batas, Penang



AMBT441

LOT 23 RESERVE PRICE: **RM 283,500.00** **IPOH**

Auction Date : 27/11/2025 / 11:00 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(2)

LOT 24 RESERVE PRICE: **RM 267,300.00** **GELUGOR**

Auction Date : 13/11/2025 / 11:00 a.m
 Type : A Renovated Corner Unit Of Three (3) Bedrooms Apartment
 Assignor : Khor Chee Tat
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 3C-28-08, Jalan Batu Uban, Mukim 13, 11700 Gelugor, Penang



AMBT278(2)

LOT 25 RESERVE PRICE: **RM 261,000.00** **BATU FERINGGI**

Auction Date : 17/11/2025 / 11:00 a.m
 Type : A Three Bedroom Condominium Unit
 Assignor : Mariayee A/P Sariappan
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : Unit No. 31-09-07, Persiaran Sungai Emas, Ferringhi Delima Condominium, 11100 Batu Ferringhi, Pulau Pinang
 Kaveat : KAVEAT PERSENDIRIAN ATAS PETAK OLEH AMBANK (M) BERHAD BERSAMA NO PERS: 0799B2019003983 TELAH DIDAFTARKAN PADA 17 APRIL 2019.



AMBT176(2)

LOT 26 RESERVE PRICE: **RM 247,500.00** **JELUTONG**

Auction Date : 10/11/2025 / 11:00 a.m
 Type : An Intermediate Corner Unit Of Three (3) Bedrooms Flat
 Assignor : Chan Kok Loon
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 1-12-10, Lorong Gangsa, Greenlane Heights - Blok E1, 11600 Jelutong, Penang



AMBT487

LOT 27 RESERVE PRICE: **RM 243,000.00** **PADANG SERAI**

Auction Date : 20/11/2025 / 11:00 a.m
 Type : An Extended Single Storey End Terrace House
 Assignor : Mohamad Hasmadi Bin Mat Hassan
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 983, Jalan Lagenda 3/2, Taman Lagenda, 09400 Padang Serai, Kedah Darul Aman
 Kaveat : AMBANK ISLAMIC BERHAD DIDAFTARKAN PADA 26.06.2022



AMBT007(2)

LOT 28 RESERVE PRICE: **RM 207,000.00** **SUNGAI PETANI**

Auction Date : 20/11/2025 / 11:00 a.m
 Type : A Single Storey Intermediate Terrace House
 Assignor : Ruswati Binti Zakaria
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 276, Jln Bdr Puteri Jaya 1/3, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman
 Kaveat : Kaveat persendirian didaftarkan oleh Ambank Islamic Berhad



AMBT464

LOT 29 RESERVE PRICE: **RM 170,000.00** **BATU FERINGGI**

Auction Date : 10/11/2025 / 11:00 a.m
 Type : An Intermediate Unit Of Three (3) Bedrooms Flat
 Assignor : Heng Gee Chuan
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 10-12-13, Jalan Sungai Satu, Taman Pinang Emas, 11100 Batu Ferringgi, Penang



AMBT446

LOT 30 RESERVE PRICE: **RM 164,025.00** **SUNGAI PETANI**

Auction Date : 12/11/2025 / 11:00 a.m
 Type : A Single Storey 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(3)

LOT 31	RESERVE PRICE: RM 162,000.00	BAYAN LEPAS	LOT 32	RESERVE PRICE: RM 137,700.00	KUALA KEDAH
Auction Date : 04/11/2025 / 11:00 a.m Type : A 3-Bedroom Low-Cost Flat Assignor : Ahmad Bin Abdul Rahman Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 3-7-4, Mutiara Perdana 2, Lorong Kelicap, 11900 Bayan Lepas, Pulau Pinang			Auction Date : 24/11/2025 / 11:00 a.m Type : An Extended Double Storey Intermediate Terrace House Assignor : Rushimah Binti Saad Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 705 Taman Bersatu, Off Jalan Batas Paip, 06600 Kuala Kedah, Kedah Darul Aman Kaveat : Kaveat persendirian atas tanah oleh Arab - Malaysian Bank Berhad beserta no pers: 8816/2001 telah didaftarkan pada 21 oktober 2001.		
					
AMBT501			AMBT461		

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

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

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

Step 2 : Login

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

Step 3 : Choose Property

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

Step 4 : Bidding Registration

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Step 6 : Auction Day

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50450 Kuala Lumpur.
Tel : 03 - 2161 6649 / 03-2162 6649
HP No.: 016 2161 047 / 010 2161 147
www.ehsanauctioneers.com 



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

High Court E-lelong

NOVEMBER 2025

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



PROPERTY AUCTION



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

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

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

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SELANGOR

Lot 1	RESERVE PRICE RM1,500,000.00
	Auction Date: 06/11/2025 / 9.00AM Type : A 2-Storey Developer-Designed Detached House Area: 503 sq. metres (5,414 sq. ft) Assignor(s): Mohammed Fuad Bin Azman Solicitors: B H Gan Nor & Kim Execution No: WA-38-1386-05/2025 No. 36, Jalan Pulau Angsa U10/2A, Seksyen U10, 40170 Shah Alam, Selangor.
SHAH ALAM	AMBANK ISLAMIC BERHAD

Lot 2	RESERVE PRICE RM801,900.00
	Auction Date: 13/11/2025 / 9.00AM Type : A Double Storey Mid Terraced Shop/Office Area: 164 sq. metres (1,765 sq. ft) Assignor(s): Wong Foot Wai Solicitors: M. Menon & Partners Execution No: BA-38-2468-07/2025 No. 5094, Jalan 18/62, Taman Sri Serdang, 43300 Seri Kembangan, Selangor.
SERI KEMBANGAN	AMBANK ISLAMIC BERHAD

Lot 3	RESERVE PRICE RM450,000.00
	Auction Date: 13/11/2025 / 9.00AM Type : A Double Storey Mid Terraced House Area: 143 sq. metres (1,539 sq. ft) Assignor(s): Syed Nasir Bin Syed Mohamed & Syed Mahathir Bin Syed Mohamed Solicitors: Zain Megat & Murad Execution No: WA-38-1726-07/2025 Premises No 6, Jalan Kesuma 8/2A, Seksyen 8, Bandar Tasik Kesuma, 43700 Beranang, Selangor.
BERANANG	AMBANK ISLAMIC BERHAD

Lot 4	RESERVE PRICE RM450,000.00
	Auction Date: 13/11/2025 / 9.00AM Type : A Single-Storey Intermediate Terrace House Area: 133 sq. metres (1,432 sq. ft) Assignor(s): Wakil Diri Bagi Harta Pusaka Simati Zul'Aini Binti Zulkifli Solicitors: B H Gan Nor & Kim Execution No: WA-38-1738-07/2025 No. 7, Jalan 52, Taman Desa Jaya, 52100 Kepong, Selangor.
KEPONG	AMBANK ISLAMIC BERHAD

Lot 5	RESERVE PRICE RM210,000.00
	Auction Date: 12/11/2025 / 9.00AM Type : An Apartment Unit Area: 82 sq. metres (882.64 sq. ft) Assignor(s): Sam Choon Hong Solicitors: Nik Hisham Fakhiah & Co. Execution No: WA-38-1684-07/2025 P2-B-01-15, Parcel P2, Sri Camellia Apartment, Taman Sepakat Indah, Sg Chua (R/P), 43000 Kajang, Selangor.
KAJANG	AMBANK ISLAMIC BERHAD

KUALA LUMPUR

Lot 6

RESERVE PRICE RM388,800.00



KUALA LUMPUR

Auction Date: 10/11/2025 / 9.00AM
Type : A Three Bedrooms Serviced Apartment Unit
Area: 75 sq. metres (807.29 sq. ft)
Assignor(s): Yap Jun Ho
Solicitors: Azhar & Wong
Execution No: WA-38-1498-06/2025

Unit No. C-28-09, 28th Floor, Regalia Service Apartment, Block C, Jalan Anjung Putra Off Jalan Sultan Ismail, 50250 Kuala Lumpur.

MELAKA

Lot 7

RESERVE PRICE RM324,000.00



ALOR GAJAH

Auction Date: 26/11/2025 / 11.00AM
Type : A Double Storey Cluster House
Area: 251 sq. metres (2,702 sq. ft)
Assignor(s): Nur Syamimi Binti Tajudin & Muhammad Adi Bin Tajudin
Solicitors: Manjit Singh Sachdev Mohammad Radzi & Partners
Execution No: MA-38-401-07/2025

No. KM 45, Jalan Kasa Height 13, Taman Kasa Height, 78000 Alor Gajah, Melaka.
AMBANK ISLAMIC BERHAD

Lot 8

RESERVE PRICE RM207,000.00



JASIN

Auction Date: 26/11/2025 / 11.00AM
Type : An Intermediate Unit Single Storey Terrace House
Area: 130 sq. metres (1,399 sq. ft)
Assignor(s): Nooramizan Bin Amin
Solicitors: Ibrahim Nik Junainah & Associates
Execution No: MA-38-399-07/2025

No. JD 1345, Jalan Mayang Lestari 17, Taman Mayang Lestari Fasa 3, 77000 Jasin, Melaka.
AMBANK ISLAMIC BERHAD

KELANTAN

Lot 9

RESERVE PRICE RM688,905.00



KOTA BHARU

Auction Date: 19/11/2025 / 9.00AM
Type : An Uncompleted Abandoned Three (3) Storey Detached House
Area: 1,041 sq. metres (11,205.32 sq. ft)
Assignor(s): Nur Fazzlin Sulastri Binti Ismail @ Othman
Solicitors: H. S. Lim & Malik
Execution No: DA-38-995-09/2025

Lots 10435 & 10436, Lorong Puteri Saadong, Kampung Kota, 15100 Kota Bharu, Kelantan.
AMBANK ISLAMIC BERHAD

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)

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

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 40505 Shah Alam, Selangor Darul Ehsan.

Tel: 03-7890 0501

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 November 2025

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LOT 1

Reserve Price

RM 680,000



Type: 2 Storey Terrace House
Area: 1,259 square feet
Address: No. 12, Jalan F3, Taman Melawati, 53100, Kuala Lumpur
Auction Date : 20th November 2025
Time : 9.00am

KUALA LUMPUR

End Lot

LOT 2

Reserve Price

RM 177,147



Type: Apartment, 3 Bedrooms
Area: 829 square feet
Address: Unit No. 51-6-13, Block 51, Abadi Indah Apartment, Jalan 3/109C, Taman Abadi Indah, 58100, Kuala Lumpur
Auction Date : 11th November 2025
Time : 9.00am

KUALA LUMPUR

LOT 3

Reserve Price

RM 2,475,000



Type: 3.5 Storey Detached House
Area: 4,316 square feet
Address: No. 10, Jalan SP 5A/1, Taman Saujana Puchong, Bandar Putra Permai, 47110 Puchong, Selangor
Auction Date : 5th November 2025
Time : 9.00am

SELANGOR

LOT 4

Reserve Price

RM 1,350,000



Type: 2 Storey Semi Detached House
Area: 4,101 square feet
Address: No. 5, Jalan Anggerik Oncidium 31/78D, Oncidium Heights, 40460 Shah Alam, Selangor
Auction Date : 11th November 2025
Time : 9.00am

SELANGOR

LOT 5

Reserve Price

RM 780,000



Type: 2 Storey Terrace House
Area: 1,800 square feet
Address: No. 29, Jalan Flora 3E/16, Bandar Rimbayu (Flora), 42500 Telok Panglima Garang, Selangor
Auction Date : 10th November 2025
Time : 9.00am

SELANGOR

LOT 6

Reserve Price

RM 675,000



Type: 2 Storey Terrace House
Area: 3,261 square feet
Address: No. 76, Jalan Saujana KLIA 3/4, Saujana KLIA, 43900 Sepang, Selangor
Auction Date : 11th November 2025
Time : 9.00am

SELANGOR

Corner Lot

LOT 7

Reserve Price

RM 495,720



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

SELANGOR

LOT 8

Reserve Price

RM 234,900



Type: 1 Storey Terrace House
Area: 1,539 square feet
Address: No. 10, Jalan Impian 2, Taman Seri Impian, 43500 Semenyih, Selangor
Auction Date : 12th November 2025
Time : 9.00am

SELANGOR

LOT 9

Reserve Price

RM 670,000



Type: 2 Storey Terrace House
Area: 1,400 square feet
Address: No. 51, Jalan Indah 19/4, Taman Bukit Indah, 79100 Iskandar Puteri, Johor
Auction Date : 11th November 2025
Time : 11.00am

JOHOR

LOT 10 Reserve Price **RM 504,000**



Type: 2 Storey Terrace House
Area: 1,540 square feet
Address: No. 8, Jalan Badik 32, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor

Auction Date : 26th November 2025
Time : 11.00am

JOHOR

LOT 11 Reserve Price **RM 420,000**



Type: 2 Storey Terrace House
Area: 1,076 square feet
Address: No. 35, Jalan Nusantara 4/16, Taman Nusantara, 79200 Iskandar Puteri, Johor

Auction Date : 19th November 2025
Time : 11.00am

JOHOR

LOT 12 Reserve Price **RM 420,000**



Type: Service Apartment
Area: 1,076 square feet
Address: Unit No. #22-08, Residensi Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor

Auction Date : 12th November 2025
Time : 11.00am

JOHOR

LOT 13 Reserve Price **RM 396,000**



Type: Condominium
Area: 1,668 square feet
Address: Unit No. 05-08, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 5th November 2025
Time : 11.00am

JOHOR

LOT 14 Reserve Price **RM 380,700**



Type: 2 Storey Terrace House
Area: 1,540 square feet
Address: No. 7057, Jalan Sri Putri 14, Taman Putri Kulai, 81000 Kulai, Johor

Auction Date : 5th November 2025
Time : 11.00am

JOHOR

LOT 15 Reserve Price **RM 380,000**



Type: 2 Storey Terrace House
Area: 958 square feet
Address: No. 55, Jalan Serindit 26, Taman Scientex, 81700 Pasir Gudang, Johor

Auction Date : 3rd November 2025
Time : 11.00am

JOHOR

LOT 16 Reserve Price **RM 342,000**



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 : 10th November 2025
Time : 11.00am

JOHOR

LOT 17 Reserve Price **RM 328,050**



Type: Service Apartment
Area: 1,324 square feet
Address: Unit No. #16-07, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 26th November 2025
Time : 11.00am

JOHOR

LOT 18 Reserve Price **RM 306,000**



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 November 2025
Time : 11.00am

JOHOR

LOT 19 Reserve Price **RM 306,000**



Type: 1 Storey Terrace House
Area: 1,679 square feet
Address: No. 7, Jalan Putera Indah 3/25, Taman Putera Indah, 83000 Batu Pahat, Johor

Auction Date : 3rd November 2025
Time : 11.00am

JOHOR

LOT 20 Reserve Price **RM 280,000**



Type: 2 Storey Terrace House
Area: 775 square feet
Address: No. 11203, Jalan Ara 11, Bandar Putra, 81000 Kulai, Johor

Auction Date : 18th November 2025
Time : 11.00am

JOHOR

LOT 21 Reserve Price **RM 280,000**



Type: Apartment
Area: 958 square feet
Address: Unit No. J-02-01, Pangsapuri Sri Awana, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor

Auction Date : 17th November 2025
Time : 11.00am

JOHOR

LOT 22 Reserve Price **RM 269,730**



Type: 2 Storey Terrace House
Area: 958 square feet
Address: No. 6, Jalan Helang, Taman Scientex, 81700 Pasir Gudang, Johor

Auction Date : 3rd November 2025
Time : 11.00am

JOHOR

LOT 23 Reserve Price **RM 251,100**



Type: 2 Storey Terrace House
Area: 775 square feet
Address: No. 39, Jalan Bestari 24/3, Taman Bestari Indah 1, 81800 Ulu Tiram, Johor

Auction Date : 4th November 2025
Time : 11.00am

JOHOR

LOT 24 Reserve Price **RM 243,000**



Type: 1 Storey Terrace House
Area: 1,400 square feet
Address: No. 21, Jalan Impiana Indah 2, Bandar Seri Impian, 86000 Kluang, Johor

Auction Date : 17th November 2025
Time : 11.00am

JOHOR

LOT 25 Reserve Price **RM 242,757**



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 : 11th November 2025
Time : 11.00am

JOHOR

LOT 26 Reserve Price **RM 218,700**



Type: 1.5 Storey Terrace House
Area: 1,539 square feet
Address: No. 12, Jalan Sahabat 11, Taman Emas 2, 86000 Kluang, Johor

Auction Date : 17th November 2025
Time : 11.00am

JOHOR

LOT 27 Reserve Price **RM 450,000**



Type: 2 Storey Terrace House
Area: 1,647 square feet
Address: No. 24, Jalan ST 3, Taman Saujana Tehel, Ayer Panas, 77200 Hang Tuah Jaya, Melaka

Auction Date : 5th November 2025
Time : 11.00am

MELAKA

LOT 28 Reserve Price **RM 291,600**



Type: 2 Storey Semi Detached House
Area: 2,625 square feet
Address: No. JC 1751, Jalan Mempari JH, Taman Jasin Height, 77000 Jasin, Melaka

Auction Date : 26th November 2025
Time : 11.00am

MELAKA

LOT 29 Reserve Price **RM 89,100**



Type: Flat, 3 bedrooms
Area: 710 square feet
Address: Unit No. G-4-4, Block G (Melor), Jalan TU 61, Rumah Pangsa Taman Tasik Utama, Taman Tasik Utama, Ayer Keroh, 75450 Hang Tuah Jaya, Melaka

Auction Date : 5th November 2025
Time : 11.00am

MELAKA

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Kuala Lumpur

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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



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NOTE :

High Court E-Lelong November 2025

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1	RESERVE PRICE: RM1,900,000.00	Kuala Lumpur
	Description: Pangsapuri Kos Mewah (A Penthouse unit) Address: Unit No. 21-05, The Treez-Jalil Residensi @ Bukit Jalil, No. 5, Jalan 13/155C, 57000, Bandar Bukit Jalil, Wilayah Persekutuan Kuala Lumpur Area: approx 323 square metres Defendant: LIM TAU FONG Solicitor: M/S B H GAN NOR & KIM Auction Date: 18/11/2025 (9.00 am)	
Our Ref: PAH38064		

2	RESERVE PRICE: RM600,000.00	Kuala Lumpur
	Description: Sebuah unit kondominium Address: Unit No. A-15-09, Block A, Residensi Riverville, Jalan Taman Sri Sentosa, Taman Seri Sentosa, 58000, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Area: approx 121 square metre Defendant: SIAH ENG HUAT & WONG LEE LEE Solicitor: M/S B H GAN NOR & KIM Auction Date: 10/11/2025 (9.00 am)	
Our Ref: PAH38642		

3	RESERVE PRICE: RM570,000.00	Kuala Lumpur
	Description: sebuah unit tepi kondominium Address: Unit No. A-25-01, Blok A, Residensi Riverville, Jalan Taman Sri Sentosa, Taman Seri Sentosa, 58000, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Area: approx 113 square metre Defendant: WONG WAI SHIN & WONG YI WIN Solicitor: M/S GOH & PARTNERS Auction Date: 11/11/2025 (9.00 am)	
Our Ref: PAH38511		

4	RESERVE PRICE: RM567,000.00	Kuala Lumpur
	Description: Kondominium 4 Bilik tidur Address: No. D-19-1, Residensi Vyne, Jalan 1/108D, Sungai Besi, 57100, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Area: Approx 133 Square Feet Defendant: LEE SZE YUN & TIONG SIE FONG Solicitor: M/s SIDEK TEOH WONG & DENNIS Auction Date: 4/11/2025 (9.00 am)	
Our Ref: PAH38103		

5	RESERVE PRICE: RM855,000.00	Selangor
	Description: Rumah Teres tengah dua tingkat Address: No.10, Jalan PP 6/5, Taman Putra Prima, 47130, Puchong, Selangor. Area: Approx 149 Square Metres Defendant: HARI KRISHNAN A/L PERUMAL & S VALAR MATHI A/P SINNIAN Solicitor: M/S B H GAN NOR & KIM Auction Date: 11/11/2025 (9.00 am)	
Our Ref: PAH38644		

6	RESERVE PRICE: RM720,000.00	Selangor
	Description: sebuah rumah teres tengah dua setengah tingkat Address: No. 31, Jalan Minang Ria 3, Taman Minang Ria, 43200, Cheras, Selangor. Area: Approx 127 Square Metres Defendant: SUBERI BIN ISHAK Solicitor: M/S GOH & PARTNERS Auction Date: 17/11/2025 (9.00 am)	
Our Ref: PAH/38808		

7	RESERVE PRICE: RM100,000.00	Selangor
	Description: satu unit pangsapuri kos rendah 3 bilik air tiada lif Address: No. B-3-10, Block B, Apartment Seri Permai, Jalan 15, Kampung Baru Semenyih, 43500, Semenyih, Selangor Area: Approx 657 Square Feet Defendant: ZAMRY BIN SAKERIA Solicitor: M/S GOH & PARTNERS Auction Date: 11/11/2025 (9.00 am)	
Our Ref: PAH/38506 AmBank Islamic Berhad		

8	RESERVE PRICE: RM800,000.00	Kulai
	Description: Double storey terrace house corner lot Address: No. 2909, Jalan Cempaka 36/23, Bandar Indahpura, 81000 Kulai, Johor. Area: Approx 262 Square Metres Defendant: Nisanthinii A/P Subramaniam & Chin Cun Lek Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 26/11/2025 (11.00 am)	
Our Ref: PAHJ/7564(SA)		

9	RESERVE PRICE: RM780,000.00	Iskandar Puteri
	Description: double storey cluster house Address: No. 18, Jalan Prima 5/12, Taman Nusantara Prima, 79200 Iskandar Puteri, Johor. Area: Approx 208 Square Metres Defendant: Logenthiran Naidu A/L Janaki Ramudu Solicitor: M/S Nor Ding & Co Auction Date: 26/10/2025 (11.00 am)	
Our Ref: PAHJ/7563(SA)		

10	RESERVE PRICE: RM720,000.00	Ulu Tiram
	Description: double storey semi-detached house Address: No. 44, Jalan Samping 2, Taman Bukit Jaya, 81800 Ulu Tiram, Johor. Area: Approx 2,949 Square Feet Defendant: Lew Zi Xian & Ooi Geik Hsia Solicitor: M/S Nor Ding & Co Auction Date: 26/11/2025 (11.00 am)	
Our Ref: PAHJ/7562(SA)		

11	RESERVE PRICE: RM600,000.00	Iskandar Puteri
	Description: extended single storey end lot terrace house Address: No. 54, Jalan Idaman 4/6, Taman Nusa Idaman, 79100 Iskandar Puteri, Johor. Area: Approx 232 Square Metres Defendant: Mohammad Ronnie Bin Abdullah Solicitor: M/S A. Rahim & Co Auction Date: 26/11/2025 (11.00 am)	
Our Ref: PAHJ/7555(SA)		

12	RESERVE PRICE: RM557,685.00	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 559 Square Metres Defendant: Nor Ernarnurmi Binti Jailani @ Gelani Solicitor: M/S Nor Ding & Co Auction Date: 3/11/2025 (11.00 am)	
Our Ref: PAHJ/7469(SA)		

13 **RESERVE PRICE:**
RM520,000.00 **Pasir Gudang**

Description: Strata double storey terrace house
Address: No. 10, Jalan Eko Tropika 2/17, Taman Kota Masai, 81700 Pasir Gudang, Johor.
Area: approx 1,399 square feet
Defendant: Chai Ngen Fu
Solicitor: M/S Nor Ding & Co
Auction Date: 3/11/2025 (11.00 am)



Our Ref: PAHJ/7539(SA)

14 **RESERVE PRICE:**
RM500,000.00 **Skudai**

Description: extended single storey semi-detached house
Address: No. 67, Jalan Tembaga, Taman Sri Skudai, 81300 Skudai, Johor
Area: approx 3,035 square feet
Defendant: Pallavi A/P Subrau
Solicitor: M/S Nor Ding & Co.
Auction Date: 11/11/2025 (11.00 am)



Our Ref: PAHJ/7553(SA)

15 **RESERVE PRICE:**
RM441,000.00 **Johor Bahru**

Description: service apartment
Address: No. #12-03A, Blok D, Apartment Suriamas, Jalan Serantau, Taman Dato Onn, Johor Bahru, 80350 Johor Bahru Johor
Area: approx 1,668 square feet
Defendant: Soo Toh Siang
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 26/11/2025 (11.00 am)



Our Ref: PAHJ/7565(SA)

16 **RESERVE PRICE:**
RM405,000.00 **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: 12/11/2025 (11.00 am)



Our Ref: PAHJ/7427(SA)

17 **RESERVE PRICE:**
RM380,000.00 **Johor Bahru**

Description: apartment
Address: Unit No. 05-15, Block A, Perumahan Aman Larkin, Jalan Tani, Kampung Aman, 80350 Johor Bahru, Johor
Area: approx 1,119 square feet
Defendant: Chong Siew Chin
Solicitor: M/S A. Rahim & Co
Auction Date: 19/11/2025 (11.00 am)



Our Ref: PAHJ/7546(SA)

18 **RESERVE PRICE:**
RM378,000.00 **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: 10/11/2025 (11.00 am)
AmBank Islamic Berhad



Our Ref: PAHJ/7467(SA)

19 **RESERVE PRICE:**
RM369,000.00 **Iskandar Puteri**

Description: service apartment
Address: No. B-17-2, Inspira Bestari, Jalan Bestari 15/2, Taman Nusa Bestari, 79150 Iskandar Puteri, Johor.
Area: approx 980 square feet
Defendant: Prem A/L Ramas & Gayathri Devi A/P Rajendran
Solicitor: M/S Nor Ding & Co
Auction Date: 19/11/2025 (11.00 am)



Our Ref: PAHJ/7560(SA)

20 **RESERVE PRICE:**
RM360,000.00 **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: 19/11/2025 (11.00 am)



Our Ref: PAHJ/7461(SA)

21 **RESERVE PRICE:**
RM350,000.00 **Johor Bahru**

Description: Medium cost apartment
Address: Unit No. 02-01, Block D, Bistari Impian Apartment, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor
Area: approx 1,109 square feet
Defendant: Parimala A/P Kandiah & Sashikala A/P Kandiah
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 25/11/2025 (11.00 am)



Our Ref: PAHJ/7352(SA)

22 **RESERVE PRICE:**
RM340,000.00 **Johor Bahru**

Description: medium cost apartment
Address: No. #02-03, Block A, Bistari Impian Apartment, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor.
Area: approx 1,109 square feet
Defendant: Kaantan A/L Maruthai
Solicitor: M/S Nor Ding & Co
Auction Date: 11/11/2025 (11.00 am)



Our Ref: PAHJ/7554(SA)

23 **RESERVE PRICE:**
RM337,770.00 **Simpang Renggam**

Description: agricultural land
Address: PT 1932, Block 4, Kampung Sahari, 86200 Simpang Renggam, Johor (MALAY RESERVE)
Area: approx 1,3911 hectares
Defendant: Saat Bin Talib
Solicitor: M/S Nor Ding & Co
Auction Date: 24/11/2025 (11.00 am)



Our Ref: PAHJ/7559(SA)

24 **RESERVE PRICE:**
RM335,340.00 **Kota Tinggi**

Description: double storey terrace house
Address: No. 89, Jalan SS 4/3, Taman Sri Saujana, 81900 Kota Tinggi, Johor
Area: approx 1,399 square feet
Defendant: Zaidi Bin Yusof
Solicitor: M/S Nor Ding & Co
Auction Date: 19/11/2025 (11.00 am)



Our Ref: PAHJ/7561(SA)

25 **RESERVE PRICE:**
RM291,600.00 **Masai**

Description: Condominium
Address: Unit No. 04-01, Block H, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor
Area: approx 123 square metres
Defendant: Ong Teck Wah
Solicitor: M/S A. Rahim & Co
Auction Date: 25/11/2025 (11.00 am)



Our Ref: PAHJ/7279(SA)

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

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



Step 2 : Login

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



Step 3 : Choose Property

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



Step 4 : Bidding Registration

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



Step 5 : Checking Upcoming Bidding

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



Step 6 : Auction Day

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

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

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

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Kuala Lumpur (HQ)
Ground Floor, No. 1, Jalan Ampang,
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 November 2025

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

AmBank Financing Please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder
Brian Choi: 019-384 6608



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 NOVEMBER 2025

LOT 01 Balik Pulau Reserve Price RM 693,000 3 Storey Terrace House Unit 1,668 sq.ft. Unit No. 6, Tingkat Sungai Rusa 6, Rena Park, 11010 Balik Pulau, Pulau Pinang. Assignor / Borrower : Mohamad Zulfadzli Bin Abdul Malik Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 18 November, 2025 (11:00 AM) Pulau Pinang	LOT 02 Tanjung Tokong Reserve Price RM 370,000 Apartment Unit 904 sq.ft. Unit No. 76-3-04, Kayangan Puri Mutiara, Medan Fettes, 10470 Tanjung Tokong, Pulau Pinang. Assignor / Borrower : Mary Loh Siew Ling Solicitor : Zaid Ibrahim & Co (Tel: 04-375100) Auction Date & Time : 10 November, 2025 (11:00 AM) Pulau Pinang	LOT 03 Gelugor Reserve Price RM 320,000 Apartment Unit 700 sq.ft. Unit No. 3B-16-05, N-Park, Jalan Batu Uban, 11700 Gelugor, Pulau Pinang. Assignor / Borrower : Albert Ding Min-Chien Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 10 November, 2025 (11:00 AM) Pulau Pinang
LOT 04 Bukit Mertajam Reserve Price RM 300,000 Apartment Unit 1,216 sq.ft. Unit No. 6-01, Pangsapuri Seri Pelangi, Jalan Usahaniaga 1, Taman Niaga Jaya, Seberang Perai Tengah, 14000 Bukit Mertajam, Pulau Pinang. Assignor / Borrower : Salmiah Binti Mansor Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 05 November, 2025 (11:00 AM) Pulau Pinang	LOT 05 Kepala Batas Reserve Price RM 275,400 1 Storey Terrace House Unit 1,292 sq.ft. Unit No. 37, Persiaran Seksyen 3/1, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang. Assignor / Borrower : Mohd Shafizan Bin Mat Saad Solicitor : Azmi Rahim & Co (Tel: 04-4265092) Auction Date & Time : 13 November, 2025 (11:00 AM) Pulau Pinang	LOT 06 Kepala Batas Reserve Price RM 271,350 Town House Unit 1,012 sq.ft. Unit No. G-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 : 10 November, 2025 (11:00 AM) Pulau Pinang
LOT 07 Ayer Itam Reserve Price RM 209,960 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 : 11 November, 2025 (11:00 AM) Pulau Pinang	LOT 08 Tanjung Tokong Reserve Price RM 182,250 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: 04-4265092) Auction Date & Time : 06 November, 2025 (11:00 AM) Pulau Pinang	LOT 09 Paya Terubong Reserve Price RM 153,900 Flat Unit 689 sq.ft. Unit No. 16-13-6, Lorong Bukit Kukus, 11060 Paya Terubong, Pulau Pinang. Assignor / Borrower : Koay Lai Hock Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 04 November, 2025 (11:00 AM) Pulau Pinang

LOT 10

Bayan Lepas

Reserve Price

RM 148,500



Flat Unit
506 sq.ft.

Unit No. 5C-6-16, Tingkat Kenari, Sri Merpati Flat Desaria, Sungai Ara, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Muhammad Sobri Bin Kasmaruddin

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

Auction Date & Time :
20 November, 2025 (11:00 AM)

Pulau Pinang

LOT 11

Gelugor

Reserve Price

RM 128,000



Flat Unit
570 sq.ft.

Unit No. F4-07, Lorong Helang 3, Mk. 13, 11700 Gelugor, Pulau Pinang.

Assignor / Borrower :
Muhammad Afdhal Bin Abdul Shukor

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

Auction Date & Time :
05 November, 2025 (11:00 AM)

Pulau Pinang

LOT 12

Paya Terubong

Reserve Price

RM 109,350



Flat Unit
700 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 :
03 November, 2025 (11:00 AM)

Pulau Pinang

LOT 13

Teluk Kumbang

Reserve Price

RM 105,300



Flat Unit
463 sq.ft.

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

Assignor / Borrower :
Nor Imran Bin Zulkpli

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

Auction Date & Time :
06 November, 2025 (11:00 AM)

Pulau Pinang

LOT 14

Bayan Lepas

Reserve Price

RM 97,200



Flat Unit
495 sq.ft.

Unit No. A-4-3, Taman Gertak Sanggul, Jalan Gertak Sanggul, 11920 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Nor Amirahbinti Basiron

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

Auction Date & Time :
06 November, 2025 (11:00 AM)

Pulau Pinang

LOT 15

Pendang

Reserve Price

RM 1,594,323



Land Unit
279,323 sq.ft.

Northern Brick Sdn. Bhd., Cerkam Jaya, Kampung Bukit Mat Insun, Jalan Bukit Tegur, 06700 Pendang, Kedah Darul Aman.

Assignor / Borrower :
Northern Brick Sdn Bhd

Solicitor :
Lee Yuen Syakira & Ng (Tel: 04-2263823)

Auction Date & Time :
24 November, 2025 (11:00 AM)

Kedah

LOT 16

Sungai Petani

Reserve Price

RM 400,000



1 Storey Terrace House Unit
1,959 sq.ft.

Unit No. 275, Jalan Yarra 8/3, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Gunasilan A/L Suppermaniam

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

Auction Date & Time :
20 November, 2025 (11:00 AM)

Kedah

LOT 17

Sungai Petani

Reserve Price

RM 350,000



2 Storey Terrace House
1,540 sq.ft.

Unit No. 97, Lorong 23, Taman Petani Jaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Azbullah Bin Azmi

Solicitor :
Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :
12 November, 2025 (11:00 AM)

Kedah

LOT 18

Sungai Petani

Reserve Price

RM 324,000



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 :
10 November, 2025 (11:00 AM)

Kedah

LOT 19

Padang Serai

Reserve Price

RM 300,000



1 Storey Terrace House Unit
1,431.65 sq.ft.

Unit No. 4137, Lorong Serai Wangi 6/12, Taman Serai Wangi, 09400 Padang Serai, Kedah.

Assignor / Borrower :
Zahirun Bin Khalid

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

Auction Date & Time :
24 November, 2025 (11:00 AM)

Kedah

LOT 20

Kulim

Reserve Price

RM 260,000



1 Storey Terrace House Unit
1,399.35 sq.ft.

Unit No. 2973, Jalan Mutiara 9/5, Taman ...

Assignor / Borrower :
Noor Syakirah Binti Abdul Hameed

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

Auction Date & Time :
24 November, 2025 (11:00 AM)

Kedah

LOT 21

Sungai Petani

Reserve Price

RM 259,200



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 :
12 November, 2025 (11:00 AM)

Kedah

LOT 22

Kulim

Reserve Price

RM 234,000



1 Storey Terrace House
1,399 sq.ft.

Unit No. 73, Lorong Jati 1F/1, Taman Jati, 09000 Kulim, Kedah Darul Aman.

Assignor / Borrower :
Munianydy A/L Maniam

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

Auction Date & Time :
8 November, 2025 (11:00 AM)

Kedah

LOT 23

Sungai Petani

Reserve Price

RM 198,000



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

Unit No. 201, Jalan Zamrud 7/1A, Taman Sinar Intan, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Roslan Bin Ali

Solicitor :
Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :
19 November, 2025 (11:00 AM)

Kedah

LOT 24

Sungai Petani

Reserve Price

RM 196,830



1 Storey Semi Detached House Unit
2,562 sq.ft.

Unit No. B-12, Lorong 2A, Taman Bedong, 08100 Bedong, Kedah Darul Aman.

Assignor / Borrower :
S Rathaletchmi A/P K Saminathan

Solicitor :
Hoe & Moira (Tel: 04-2266220)

Auction Date & Time :
19 November, 2025 (11:00 AM)

Kedah

LOT 25

Gurun

Reserve Price

RM 180,000



1 Storey Terrace House Unit
1,453 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: 04-4265092)

Auction Date & Time :
24 November, 2025 (11:00 AM)

Kedah

LOT 26

Sungai Petani

Reserve Price

RM 170,000



1 Storey Terrace House Unit
1,200 sq.ft.

Unit No. 1635, Lorong Teja 33, Taman Keladi II, 08000 Sungai Petani, Kedah.

Assignor / Borrower :
Mohd Ridzuan Bin Othman

Solicitor :
Zaid Ibrahim & Co (Tel: 04-375100)

Auction Date & Time :
25 November, 2025 (11:00 AM)

Kedah

LOT 27

Kuala Kedah

Reserve Price

RM 145,800



1 Storey Terrace House Unit
1,206 sq.ft.

Unit No. 413, Jalan Dedap 3, Taman Sri Abadi Fasa 2, Batu 3 1/2, Jalan Kuala Kedah, 06600 Kuala Kedah, Kedah Darul Aman.

Assignor / Borrower :
Muhammad Shafiq Bin Badruddin

Solicitor :
Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :
19 November, 2025 (11:00 AM)

Kedah

LOT

28

Sungai Lalang

Reserve Price

RM 121,500

1 Storey Terrace House Unit

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

Solicitor :

Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :

20 November, 2025 (11:00 AM)

Kedah

LOT

29

Ipoh

Reserve Price

RM 526,500

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 :

17 November, 2025 (11:00 AM)

Perak

LOT

30

Tapah

Reserve Price

RM 370,000

2 Storey Terrace House Unit

3,175 sq.ft.

Unit No. 21, Jalan 2 (On The Site As Jalan 1), Taman Melati, 35000 Tapah, Perak Darul Ridzuan.

Assignor / Borrower :

Lechiaraj A/L Thanigasalam

Solicitor :

Nor Ding & Co (Tel: 05-6882627)

Auction Date & Time :

20 November, 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://e1elong.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



NOTE : _____

LOT
01

Bayan Lepas

Reserve Price

RM 328,000



Condominium Unit
850 sq.ft.

Unit No. B2-27-07, Havana Beach Residences,
Halaman Sungai Tiram, 11900 Bayan Lepas,
Pulau Pinang.

Assignor / Borrower :
Wee Kien Song

Solicitor :
Lim ah guy

Auction Date & Time :
24 September, 2025 (11:00 AM)

Pulau Pinang

LOT
01

Bayan Lepas

Reserve Price

RM 328,000



Condominium Unit
850 sq.ft.

Unit No. B2-27-07, Havana Beach Residences,
Halaman Sungai Tiram, 11900 Bayan Lepas,
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Auction Date & Time :
24 September, 2025 (11:00 AM)

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