

High Court E-Lelong December 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 DECEMBER 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- Auction can be withdrawn anytime before the auction.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: RM314,928.00	Kuala Lumpur
	Description: Unit pangsapuri servis satu bilik tidur Address: No. Unit 23A-4, Tingkat 23A, Parkview Service Apartment, Changkat Perak, Off Lorong Perak, 50250, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Area: approx 48 square metres Defendant: CHUNG YOON HEAN Solicitor: M/S B H GAN NOR & KIM Auction Date: 4/12/2025 (9.00 am)	
Our Ref: PAH37795(2)		

2	RESERVE PRICE: RM500,000.00	Selangor
	Description: Unit rumah bandar duplex Address: Unit No. A-30, Crescent Park Townvillia, Jalan BM 9/7C, Seksyen 9, Bandar Bukit Mahkota, 43000, Kajang, Selangor. Area: approx 149 square metre Defendant: SARAVANAN A/L KRISHNAN Solicitor: M/S B H GAN NOR & KIM Auction Date: 3/12/2025 (9.00 am)	
Our Ref: PAH38796		

3	RESERVE PRICE: RM400,000.00	Selangor
	Description: PANGSAPURI KHIDMAT 4-BILIK TIDUR Address: No. AR2-22-01, Almera Residensi, Laman Puteri 3, Bandar Puteri Bangi, 43000, Kajang, Selangor Area: approx 112 square metre Defendant: MUHAMAD HAJRUL ADHA BIN JAAFAR & JAMALIAH BINTI MOHD SAHIRI Solicitor: M/S AZHAR & WONG Auction Date: 3/12/2025 (9.00 am)	
Our Ref: PAH38807		

4	RESERVE PRICE: RM320,000.00	Selangor
	Description: RUMAH TERES 2 TINGKAT Address: NO. 16, JALAN SAMUDERA 10/4B, SEKSYEN 10 PULAU INDAH, 42920, PELABUHAN KLANG, Selangor. Area: Approx 111 Square Feet Defendant: SHAIFUL AZHAM BIN SHAARI & AZYYATI BINTI AB WAHIT Solicitor: M/S ZAIN MEGAT & MURAD Auction Date: 4/12/2025 (9.00 am) Ambank Islamic Berhad	
Our Ref: PAH39095		

5	RESERVE PRICE: RM218,700.00	Selangor
	Description: Unit Kondominium Address: NO. C-13A-08, BLOCK CASSIA, VISTA MILLENNIUM CONDOMINIUM, JALAN DM 1, TAMAN DESA MILLENIA, 47150, PUCHONG, Selangor. Area: Approx 93 Square Metres Defendant: MOHD ANUAR BIN MOHD ALI Solicitor: M/S VAS & CO. Auction Date: 3/12/2025 (9.00 am) Ambank Islamic Berhad	
Our Ref: PAH38854		

6	RESERVE PRICE: RM186,300.00	Selangor
	Description: sebuah rumah pangsa unit tepi Address: No. Unit B-4-16, Block B, Kondominium Indah, Jalan PJU 10/9, Prima Damansara, 47830, Petaling Jaya, Selangor. Area: Approx 70 Square Metres Defendant: NOR SHAKINAH NADIA SULAIMAN Solicitor: M/S GOH & PARTNERS Auction Date: 2/12/2025 (9.00 am) Ambank Islamic Berhad	
Our Ref: PAH/38784		

7	RESERVE PRICE: RM1,000,000.00	Skudai
	Description: Double storey cluster house Address: No. 31, Jalan Mutiara Bestari 22, Taman Mutiara Bestari, 81300 Skudai, Johor. (Bumiputera Lot) Area: Approx 2,379 Square Feet Defendant: Wong Juin Jiet & Ng Wei Shan Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 9/12/2025 (11.00 am)	
Our Ref: PAHJ/7584(SA)		

8	RESERVE PRICE: RM631,800.00	Bandar Penawar
	Description: Double storey semi detached house Address: No. 51, Jalan Jati 10, Taman Desaru Utama, 81930 Bandar Penawar, Johor Area: Approx 418 Square Metres Defendant: Wong Zhen Yao & Wong Wah Chai Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 10/12/2025 (11.00 am)	
Our Ref: PAHJ/7394(SA)		

9	RESERVE PRICE: RM620,000.00	Johor Bharu
	Description: Double storey terrace house Address: No. 627, Jalan Pulau Jaya 31, Bandar Pulau Jaya, 81300 Johor Bahru, Johor. Area: Approx 145 Square Metres Defendant: Surendran A/L Manimaran Solicitor: M/S Nor Ding & Co Auction Date: 15/12/2025 (11.00 am) Ambank Islamic Berhad	
Our Ref: PAHJ/7575(SA)		

10	RESERVE PRICE: RM500,000.00	Johor Bahru
	Description: Double storey terrace house intermediate lot Address: No. 28, Jalan Bertam 23, Taman Daya, 81100 Johor Bahru, Johor Area: Approx 1,539 Square Feet Defendant: Rohazlin Binti Jamaludin & Azmizan Bin Ariffin Solicitor: M/S A. Rahim & Co Auction Date: 15/12/2025 (11.00 am) Ambank Islamic Berhad	
Our Ref: PAHJ/7579(SA)		

11	RESERVE PRICE: RM486,000.00	Pasir Gudang
	Description: Double storey terrace house corner lot Address: No. 2, Jalan Lili 1/3, Bandar Bestari Perdana, 81700 Pasir Gudang, Johor. (Bumiputera Lot) Area: Approx 243 Square Metres Defendant: Siti Salihah Binti Mat Yusoff Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 16/12/2025 (11.00 am)	
Our Ref: PAHJ/7581(SA)		

12	RESERVE PRICE: RM364,500.00	Senai
	Description: Double storey terrace house Address: No. 783, Jalan Scientex Jaya 15, Taman Scientex, 81400 Senai, Johor Area: Approx 100 Square Metres Defendant: Sumitra A/P Vigneswaran Solicitor: M/S Nor Ding & Co Auction Date: 2/12/2025 (11.00 am)	
Our Ref: PAHJ/7571(SA)		

13	RESERVE PRICE: RM348,300.00	Muar
 Description: Single storey semi-detached house Address: No 16 Jalan Cempaka Sari, Taman Sri Cempaka 84000 Muar Johor. (Malay Reserve) Area: approx 2,982 square feet Defendant: Mansor Bin Mohamad Solicitor: M/S Nor Ding & Co Auction Date: 8/12/2025 (11.00 am)		
Our Ref: PAHJ/7438(SA)		

14	RESERVE PRICE: RM330,000.00	Masai
 Description: Apartment Address: No. A-02-01, Blok A, Pangsapuri Pan Vista, Jalan Permas 7, Bandar Baru Permas Jaya, 81750 Masai, Johor Area: approx 1,012 square feet Defendant: Puvendran A/L Ravichandran & Kesvini A/P Saravanan Solicitor: M/S A. Rahim & Co Auction Date: 16/12/2025 (11.00 am)		
Our Ref: PAHJ/7573(SA)		

15	RESERVE PRICE: RM290,000.00	Pasir Gudang
 Description: Double storey medium low cost terrace house Address: 102, Jalan Cernai 16, Taman Kota Masai 81700, Pasir Gudang Johor Area: approx 775 square feet Defendant: Mohamad Nor Amirul Bin Norhisham & Nurazizah Binti Sapar Solicitor: M/S Nor Ding & Co Auction Date: 15/12/2025 (11.00 am) Ambank Islamic Berhad		
Our Ref: PAHJ/7578(SA)		

16	RESERVE PRICE: RM283,500.00	Skudai
 Description: Apartment Address: No. C-4-4, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai Johor Area: approx 1,109 square feet Defendant: Kalaiselvan A/L Ellumalai Solicitor: M/S A. Rahim & Co Auction Date: 10/12/2025 (11.00 am)		
Our Ref: PAHJ/7504(SA)		

17	RESERVE PRICE: RM262,440.00	Masai
 Description: Condominium Address: Unit No. 04-02, Block E, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor Area: approx 1,324 square feet Defendant: Tan Tat Kian Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 10/12/2025 (11.00 am)		
Our Ref: PAHJ/7500(SA)		

18	RESERVE PRICE: RM185,000.00	Kluang
 Description: Double storey intermediate low medium cost terrace house Address: No. 86, Jalan Sri Kluang 27, Taman Sri Kluang, 86000 Kluang, Johor Area: approx 775 square feet Defendant: Aminor Rashid Bin Shamrin & Norihan Binti Arshad Solicitor: M/S A. Rahim & Co Auction Date: 15/12/2025 (11.00 am)		
Our Ref: PAHJ/7576(SA)		

19	RESERVE PRICE: RM167,670.00	Skudai
 Description: Extended single storey intermediate unit low cost terrace house Address: No 12, Jalan Malinja 9, Perumahan Awam Lima Kedai, 81300 Skudai, Johor Area: approx 1,066 square feet Defendant: Muhammad Raihan Bin Ismail Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 10/12/2025 (11.00 am) Ambank Islamic Berhad		
Our Ref: PAHJ/7307(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 December 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



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

LOT 1 Reserve Price **RM 1,600,000**



Type: 3 Storey Terrace House
Area: 2,594 Square Feet
Address: No. 18, Jalan Desiran Bayu, Taman Desiran Bayu, 53300, Kuala Lumpur

Auction Date : 18th December 2025
Time : 9.00am

KUALA LUMPUR End Lot

LOT 2 Reserve Price **RM 342,000**



Type: Condominium, 4 bedrooms
Area: 1,270 Square Feet
Address: Unit No. A-16-02, 16th Floor, Block A, PV 10, Platinum Lake Condominium, No. 2, Jalan Danau Saujana 2, Taman Danau Kota, Setapak, 53300, Kuala Lumpur

Auction Date : 2nd December 2025
Time : 9.00am

KUALA LUMPUR

LOT 3 Reserve Price **RM 230,000**



Type: Apartment, Low cost
Area: 646 Square Feet
Address: Unit No. C-06-08, Block C, Sri Penara, Jalan Sri Permaisuri 1, Bandar Sri Permaisuri, 56000, Kuala Lumpur

Auction Date : 1st December 2025
Time : 9.00am

KUALA LUMPUR

LOT 4 Reserve Price **RM 1,080,000**



Type: 2 Storey Semi Detached House
Area: 3,999 Square Feet
Address: No. 11, Jalan Pulau Angsa U10/33F, Section U10, 40170 Shah Alam, Selangor

Auction Date : 1st December 2025
Time : 9.00am

SELANGOR

LOT 5 Reserve Price **RM 550,000**



Type: 2 Storey Terrace House
Area: 1,647 Square Feet
Address: No. 51, Jalan Saujana KLIA 2/2, Taman Saujana KLIA, 43900 Sepang, Selangor

Auction Date : 1st December 2025
Time : 9.00am

SELANGOR

LOT 6 Reserve Price **RM 394,200**



Type: 1 Storey Terrace House
Area: 2,486 Square Feet
Address: No. 110, Jalan Dato Yusof Shahbudin 21, Taman Sentosa, 41200 Klang, Selangor

Auction Date : 9th December 2025
Time : 9.00am

SELANGOR Corner Lot

LOT 7 Reserve Price **RM 360,000**



Type: 1 Storey Terrace House
Area: 1,302 Square Feet
Address: No. 14, Jalan Nipah 12, Taman Dato Hormat, 42500 Telok Panglima Garang, Selangor

Auction Date : 15th December 2025
Time : 9.00am

SELANGOR

LOT 8 Reserve Price **RM 330,000**



Type: Condominium, 3 bedrooms
Area: 1,130 Square Feet
Address: Unit No. B4-G-1, Evergreen Park Condominium, Persiaran Sungai Long 1, Bandar Sungai Long, 43000 Kajang, Selangor

Auction Date : 2nd December 2025
Time : 9.00am

SELANGOR

LOT 9 Reserve Price **RM 315,000**



Type: 2 Storey Terrace House
Area: 1,991 Square Feet
Address: No. 1, Jalan BJ 11, Taman Bedena Jaya, 45300 Sungai Besar, Selangor

Auction Date : 8th December 2025
Time : 9.00am

SELANGOR Corner Lot

LOT 10 Reserve Price **RM 315,000**



Type: Service Apartment
Area: 850 Square Feet
Address: Unit No. B-24-3A, Blok B, Residensi Palmera, Laman Puteri 3, Bandar Puteri Bangi, 43000 Kajang, Selangor

Auction Date : 3rd December 2025
Time : 9.00am

SELANGOR

LOT 11 Reserve Price **RM 302,540**



Type: Office Unit
Area: 1,485 Square Feet
Address: Unit No. 748, Block A, Kompleks Kelana Centre Point, No. 3, Jalan SS 7/19, 47301 Petaling Jaya, Selangor

Auction Date : 9th December 2025
Time : 9.00am

SELANGOR

LOT 12 Reserve Price **RM 269,730**



Type: Duplex Town House
Area: 1,916 Square Feet
Address: Unit No. No. D-10-A, Jalan Cyberia 2, Town Villa 1, Cyberia Smarthome, Persiaran Multimedia, 63000 Cyberjaya, Selangor

Auction Date : 9th December 2025
Time : 9.00am

SELANGOR

LOT 13 Reserve Price **RM 180,000****SELANGOR**

Type: Apartment, 2 Bedrooms
Area: 678 Square Feet
Address: Unit No. 16-04-410, Blok 16, Jalan Pinang Siri 18/3, Seksyen 18, 40200 Shah Alam, Selangor
Auction Date : 9th December 2025
Time : 9.00am

LOT 14 Reserve Price **RM 98,415****SELANGOR**

Type: Apartment, Low cost, 3 Bedrooms
Area: 646 Square Feet
Address: Unit No. 03-05-01, Block 3, Pangsapuri Taman Sri Rasau, Jalan 16/25, Seksyen 16, 40200 Shah Alam, Selangor
Auction Date : 1st December 2025
Time : 9.00am

LOT 15 Reserve Price **RM 81,000****SELANGOR**

Type: Apartment, Low cost, 3 Bedrooms
Area: 581 Square Feet
Address: Unit No. PA-04-03, Block A, Apartment Wawasan, Jalan Wawasan 5/3, Pusat Bandar Puchong, 47160 Puchong, Selangor
Auction Date : 4th December 2025
Time : 9.00am

LOT 16 Reserve Price **RM 2,400,000****JOHOR**

Type: 2 Storey Cluster Factory
Area: 8,999 Square Feet
Address: No. 10, Jalan Ekoperniagaan 2/6, Taman Ekoperniagaan, 81100 Johor Bahru, Johor
Auction Date : 8th December 2025
Time : 11.00am

LOT 17 Reserve Price **RM 630,000****JOHOR**

Type: 2 Storey Cluster House
Area: 2,207 Square Feet
Address: No. 12, Jalan Denai Alam 1/3, Taman Denai Alam, 81700 Pasir Gudang, Johor
Auction Date : 17th December 2025
Time : 11.00am

LOT 18 Reserve Price **RM 620,000****JOHOR**

Type: 2 Storey Terrace Shop
Area: 2,055 Square Feet
Address: No. 1, Jalan Jaya, Bandar Kota Tinggi, 81900 Kota Tinggi, Johor
Auction Date : 9th December 2025
Time : 11.00am

Corner Lot**LOT 19** Reserve Price **RM 520,000****JOHOR**

Type: 2 Storey Terrace House
Area: 1,644 Square Feet
Address: No. 529, Jalan Anggerik 10, Taman Kulai Utama, 81000 Kulai, Johor
Auction Date : 17th December 2025
Time : 11.00am

LOT 20 Reserve Price **RM 490,000****JOHOR**

Type: 1 Storey Terrace House
Area: 1,539 Square Feet
Address: No. 87, Jalan Bakti 32, Taman Mutiara Rini, 81300 Skudai, Johor
Auction Date : 17th December 2025
Time : 11.00am

LOT 21 Reserve Price **RM 460,000****JOHOR**

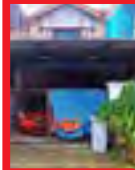
Type: 2 Storey Terrace House
Area: 1,170 Square Feet
Address: No. 8, Jalan Pulau Mutiara 1/5, Taman Pulau Mutiara, 81300 Johor Bahru, Johor
Auction Date : 2nd December 2025
Time : 11.00am

LOT 22 Reserve Price **RM 450,000****JOHOR**

Type: 2 Storey Terrace House
Area: 1,173 Square Feet
Address: No. 50, Jalan Pulau Mutiara 1/12, Taman Pulau Mutiara, 81300 Skudai, Johor
Auction Date : 17th December 2025
Time : 11.00am

LOT 23 Reserve Price **RM 430,000****JOHOR**

Type: 1 Storey Terrace House
Area: 1,302 Square Feet
Address: No. 21, Jalan Setia 12/11, Taman Setia Indah, 81100 Johor Bahru, Johor
Auction Date : 15th December 2025
Time : 11.00am

LOT 24 Reserve Price **RM 370,000****JOHOR**

Type: 2 Storey Terrace House
Area: 958 Square Feet
Address: No. 69, Jalan Merak 6, Taman Scientex, 81700 Pasir Gudang, Johor
Auction Date : 17th December 2025
Time : 11.00am

LOT 25 Reserve Price **RM 350,000****JOHOR**

Type: Service Apartment
Area: 807 Square Feet
Address: Unit No. #11-16, Block A, Lake View Suites, Jalan Austin Perdana 1, Taman Austin Perdana, 81100 Johor Bahru, Johor
Auction Date : 8th December 2025
Time : 11.00am

LOT 26 Reserve Price **RM 299,700****JOHOR**

Type: Apartment
Area: 1,109 Square Feet
Address: Unit No. F-2-7, Skudai Villa Apartment, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date : 2nd December 2025
Time : 11.00am

LOT 27 Reserve Price **RM 291,600****JOHOR**

Type: 1 Storey Terrace House
Area: 1,173 Square Feet
Address: No. 4, Jalan Kuini 1, Taman Kota Masai, 81700 Pasir Gudang, Johor
Auction Date : 15th December 2025
Time : 11.00am

LOT 28 Reserve Price **RM 275,400****JOHOR**

Type: Apartment
Area: 1,109 Square Feet
Address: Unit No. H-05-10, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date : 16th December 2025
Time : 11.00am

LOT 29 Reserve Price **RM 252,000****JOHOR**

Type: Apartment, 3 bedrooms
Area: 861 Square Feet
Address: Unit No. F-5-3, Tingkat 5, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date : 16th December 2025
Time : 11.00am

LOT 30 Reserve Price **RM 243,000****JOHOR**

Type: Flat
Area: 904 Square Feet
Address: Unit No. #13-15, Block A, Pangsapuri Puteri, Jalan Bayu Puteri 1/2, Taman Bayu Puteri, 80050 Johor Bahru, Johor
Auction Date : 15th December 2025
Time : 11.00am

LOT 31 Reserve Price **RM 300,000****PAHANG**

Type: 2 Storey Terrace House
Area: 1,400 Square Feet
Address: No. 19, Jalan Cempaka Murni 2, Taman Cempaka Murni, 28200 Bandar Bera, Pahang
Auction Date : 16th December 2025
Time : 9.00am

LOT 32 Reserve Price **RM 8,741,700****MELAKA**

Type: Commercial Development Land
Area: 418,177 Square Feet
Address: Lot 2727, (Serama Camp Melaka), Off Jalan Durian Tunggal, 76100 Alor Gajah, Melaka
Auction Date : 3rd December 2025
Time : 11.00am

LOT 33 Reserve Price **RM 650,700****MELAKA**

Type: Vacant Commercial Land
Area: 31,139 Square Feet
Address: Lot 2729, Kampung Padang Keladi, Durian Tunggal, 76100 Hang Tuah Jaya, Melaka
Auction Date : 3rd December 2025
Time : 11.00am

LOT 34	Reserve Price	RM 255,150
	Type:	Detached House
	Area:	6,135 Square Feet
	Address:	No. 8931 (1), Jalan Besar Paka, Taman Suria, Kampung Gemia, 21300 Paka Dungun, Terengganu
	Auction Date :	10th December 2025
Time :		11.00am
TERENGGANU		

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

Call :	Whatsapp :	NCM CoTM
03-2162 3333	012-295 1388	

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

Kuala Lumpur

No. 7, Ground Floor Block B, Megan Avenue II, No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

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

Contact Us (Mon - Fri)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



**SCAN
TO VIEW
ALL LOTS**

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

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

Step 2 : Login

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

Step 3 : Choose Property

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

Step 4 : Bidding Registration

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

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 December 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 DECEMBER 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: RM549,000.00 KLUANG Auction Date : 01/12/2025 / 11:00 a.m Type : Double Storey Medium Cost Terrace House, Corner Lot Assignor : Kalaierasi A/P Muthu Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : 127, Jalan Seri Impian 6/9, Bandar Seri Impian, 86000 Kluang, Johor  AMBT503	LOT 2 RESERVE PRICE: RM 504,000.00 SKUDAI Auction Date : 08/12/2025 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Senuvasan A/L Paramananthan Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 12, Jalan Pulai 60, Taman Pulai Utama, 81300 Skudai, Johor Darul Takzim  AMBT355(2)
LOT 3 RESERVE PRICE: RM 470,000.00 SENAI Auction Date : 16/12/2025 / 11:00 a.m Type : Double Storey Terrace House Assignor : Yoganathan A/I Mogan Solicitor : A Rahim & Co (JB) Address : No 195 Jalan Scientex Jaya 8 Taman Scientex 81400 Senai, Johor Kaveat : Nombor Perserahan: 23647/2020 Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD pada 27 Julai 2020  AMBT285(2)	LOT 4 RESERVE PRICE: RM 387,000.00 SENAI Auction Date : 16/12/2025 / 11:00 a.m Type : Single Storey Terrace House, Corner Lot Assignor : Kewin Moses A/L Vanthaya Solicitor : A Rahim & Co (JB) Address : 189, Jalan Bunga Dahlia 5, Taman Aman, 81400 Senai, Johor  AMBT506
LOT 5 RESERVE PRICE: RM 306,000.00 KLUANG Auction Date : 16/12/2025 / 11:00 a.m Type : Single Storey Medium Cost Terrace House, Intermediate Lot Assignor : Mohamad Syawal Bin Samsuddin Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No 122 Jalan Impiana Casa 7/47, Bandar Seri Impian 86000 Kluang Johor  AMBT364(2)	LOT 6 RESERVE PRICE: RM 280,000.00 MASAI Auction Date : 10/12/2025 / 11:00 a.m Type : Double Storey Low-Cost Terrace House Assignor : Suganraaj A/L Gunasigran Solicitor : A Rahim & Co (JB) Address : No. 6, Jalan Bayan 34, Taman Megah Ria, Masai, Johor 81750 Johor  AMBT284
LOT 7 RESERVE PRICE: RM 262,400.00 KLUANG Auction Date : 15/12/2025 / 11:00 a.m Type : Single Storey Semi Detached Assignor : Vigneshvaran A/L Parasuraman Solicitor : A Rahim & Co (JB) Address : No. 44, Jalan Seri Ehsan 3, Taman Seri Ehsan, 86000 Kluang, Johor  AMBT101(3)	LOT 8 RESERVE PRICE: RM 250,000.00 KOTA TINGGI Auction Date : 15/12/2025 / 11:00 a.m Type : A Single Storey Intermediate Low Cost Terrace House Assignor : Shamzamiza Binti Paiman Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 91, Jln Mempelam, Tmn Kota Jaya, 81900 Kota Tinggi Johor  AMBT508

LOT 9	RESERVE PRICE: RM 211,410.00	JOHOR BAHRU
Auction Date : 10/12/2025 / 11:00 a.m Type : A Unit Of Apartment Assignor : Mahdialagan A/L Subramaniam Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. N-3-02, Blok N, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah 81200 Johor Bahru, Johor		
		AMBT321(2)

LOT 10	RESERVE PRICE: RM 204,120.00	KOTA TINGGI
Auction Date : 08/12/2025 / 11:00 a.m Type : 1 1/2 Storey Low Medium Cost Terrace House, Intermediate Lot Assignor : Salleh Bin Othman Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 24, Jalan Binjai 2, Taman Kota Jaya, 81900 Kota Tinggi, Johor		
		AMBT292(2)

LOT 11	RESERVE PRICE: RM 160,000.00	SKUDAI
Auction Date : 02/12/2025 / 11:00 a.m Type : Low-Cost Apartment Assignor : Mohd Sabrie Bin Mohd Saffar Solicitor : Nor Ding & Co (Johor Bahru) Address : 0206, Blok 16, Taman Ungku Tun Aminah, 81300 Skudai, Johor		
		AMBT484

LOT 12	RESERVE PRICE: RM 150,000.00	KLUANG
Auction Date : 16/12/2025 / 11:00 a.m Type : Double Storey Intermediate Low-Cost Terrace Hse Assignor : Mohammad Roslan Bin Abu Nasir Solicitor : A Rahim & Co (JB) Address : No. 38, Jalan 5/4, Taman Sri Kluang, Kluang, 86000 Kluang Johor		
		AMBT480

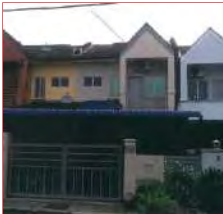
LOT 13	RESERVE PRICE: RM 89,100.00	JOHOR BAHRU
Auction Date : 01/12/2025 / 11:00 a.m Type : Flat Assignor : Justin Linster Anak Joseph Solicitor : A Rahim & Co (JB) Address : Unit No. 04-51, Tingkat 3, Blok Cempaka 2, Taman Cempaka, 81100 Johor Bahru, Johor		
		AMBT515

CENTRAL

LOT 14	RESERVE PRICE: RM 700,000.00	SHAH ALAM
Auction Date : 03/12/2025 / 9:00 a.m Type : An Extended Corner Unit Double-Storey Terraced House Assignor : Vengittaramaih A/L Surinarayanan Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : No. 51, Jalan Sungai Renggam 32/10, Berjaya Park, Seksyen 32, 40460 Shah Alam, Selangor Darul Ehsan Kaveat : DIMASUKKAN OLEH SUGUNA A/P PAULAYAH MELALUI PERSERAHAN NO. 001B51116/2019 BERTARIKH 04.10.2019		
		AMBT443

LOT 15	RESERVE PRICE: RM 470,000.00	KUALA LUMPUR
Auction Date : 15/12/2025 / 9:00 a.m Type : A Double Storey Intermediate Terrace House Assignor : Lam Fong King Solicitor : A Rahim & Co (KL) Address : No. 39, Jalan Bukit Permai 2/1, Taman Bukit Permai 2, Cheras 56100, Kuala Lumpur, Wilayah Persekutuan		
		AMBT467

LOT 16	RESERVE PRICE: RM 324,000.00	SEPANG
Auction Date : 03/12/2025 / 9:00 a.m Type : A 2 Storey Intermediate Terrace House Assignor : Nafizah Binti Ramli Solicitor : Goh & Partners (KL) Address : No 10 Jalan Mawar 8A, Taman Mawar, 43900 Sepang Selangor		
		AMBT240

LOT 17	RESERVE PRICE: RM 320,000.00	RAWANG
Auction Date : 17/12/2025 / 9:00 a.m Type : A 2 Storey Intermediate Terrace House Assignor : Sarjit Singh A/L Jaswant Singh Solicitor : Nik Hisham, Fakhiah & Co (KL) Address : No. 6, Jalan Semarak 2B, Perumahan Jalan Semarak, Bukit Beruntung, 48300 Rawang, Selangor		
		AMBT333

LOT 18	RESERVE PRICE: RM 162,000.00	PETALING JAYA
Auction Date : 03/12/2025 / 9:00 a.m Type : A 3 Bedroom Low-Cost Flat Assignor : Tamilselvan A/L Gencatharan Solicitor : Nik Hisham, Fakhiah & Co (KL) Address : No. B9-17-06, Blok 9, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor		
		AMBT440

NORTHERN

LOT 19	RESERVE PRICE: RM 603,000.00	BALIK PULAU
Auction Date : 16/12/2025 / 11:00 a.m Type : Three (3) Storey Terraced House Assignor : Muhammad Azzim Bin Hashim Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 15, Tingkat Sungai Rusa 6, Rena Park, 11010 Balik Pulau, Penang		AMBT530

LOT 20	RESERVE PRICE: RM 530,000.00	BUTTERWORTH
Auction Date : 10/12/2025 / 11:00 a.m Type : A Corner Unit Of Three (3) Bedrooms Service Apartment Assignor : Lim Pei Im Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 15-10, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Penang		AMBT498

LOT 21	RESERVE PRICE: RM 500,000.00	IPOH
Auction Date : 15/12/2025 / 11:00 a.m Type : A 3+1 Bedroom Condominium Unit Situated On The Seventh Floor Together With Three Parking Bays Assignor : Khoo Wei Shen Solicitor : Nor Ding & Co (Manjung) Address : Unit No. A-7-3, Jalan Medan Ipoh 1H, Kediaman D'festivo, 31400 Ipoh, Perak Darul Ridzuan Kaveat : No. Perserahan 00B10302/2023 Kaveat Persendirian Atas Tanah		AMBT522

LOT 22	RESERVE PRICE: RM 390,000.00	JITRA
Auction Date : 03/12/2025 / 11:00 a.m Type : Double Storey Terrace House Assignor : Nur Hazwani Binti Abd Hamid Solicitor : Azmi Rahim & Co Address : No. 474, Taman Gemilang, 06000 Jitra, Kedah Darul Aman Kaveat : Kaveat Persendirian Atas Tanah, No. Perserahan 7139/2023, didaftarkan pada 7hb September, 2023		AMBT490

LOT 23	RESERVE PRICE: RM 320,000.00	BUTTERWORTH
Auction Date : 10/12/2025 / 11:00 a.m Type : A Three Bedroom Apartment Unit Assignor : Mohammad Ridzuan Bin Idris Solicitor : Zaid Ibrahim & Co (Penang) Address : Unit No. 8-18, Block B, Vista Perdana, Jalan Kampung Gajah, Taman Bagan Jermal, 12200 Butterworth, Pulau Pinang		AMBT491

LOT 24	RESERVE PRICE: RM 226,800.00	JELUTONG
Auction Date : 08/12/2025 / 11:00 a.m Type : Flat Assignor : Leong Wai Kit Solicitor : Zaid Ibrahim & Co (PENANG) Address : No. 3-17-16, Jalan Gangsa, Green Lane Heights - Blok C 11600 Jelutong, Pulau Pinang		AMBT357(2)

LOT 25	RESERVE PRICE: RM 220,000.00	SUNGAI PETANI
Auction Date : 15/12/2025 / 11:00 a.m Type : An Extended Single Storey Low-Cost Intermediate TE Assignor : Azemi Bin Othman Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 265, Jalan Seroja 1/4, Taman Seroja 08000 Sungai Petani, Kedah Kaveat : KAVEAT PERSENDIRIAN DIMASUKKAN OLEH AMBANK ISLAMIC BERHAD		AMBT587

LOT 26	RESERVE PRICE: RM 207,000.00	PERAI
Auction Date : 17/12/2025 / 11:00 a.m Type : Three Bedroom Apartment Assignor : Kesavan A/L Mohanadas Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. B-1-6, Pangsapuri Perai Utama, Jalan Perai Utama 4, Taman Perai Utama, 13600 Perai, Pulau Pinang		AMBT528

LOT 27	RESERVE PRICE: RM 162,000.00	TELUK INTAN
Auction Date : 09/12/2025 / 11:00 a.m Type : A Single Storey Intermediate Terraced House Assignor : Idros Saidi Bin Mohamed Kassim Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 8, Lorong Lagenda 47, Seksyen 3, Bandar Lagenda Teluk Intan, Teluk Intan 36000 Hilir Perak Perak		AMBT449

LOT 28	RESERVE PRICE: RM 150,000.00	BAYAN LEPAS
Auction Date : 15/12/2025 / 11:00 a.m Type : A 2-Bedroom Low Cost Flat Assignor : Mohamad Faiz Bin Abu Bakar Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 10-4-33, Lintang Sungai Batu, Taman Teluk Kumbar, 11920 Bayan Lepas, Pulau Pinang		AMBT580

LOT 29	RESERVE PRICE: RM 145,800.00	BAYAN LEPAS
Auction Date : 01/12/2025 / 11:00 a.m Type : Flat Assignor : Nor Aniza Binti Che Senawi Solicitor : Jayadeva & Kamal (Alor Setar) Address : Block Asoka 11-12, Lengkok Kelicap, Mukim 12, 11900 Bayan Lepas, Pulau Pinang. Kaveat : Kaveat Persendirian atas petak ", dengan No. Perserahan 0799B2020005888 didaftarkan pada 11 ogos 2020		AMBT514

LOT 30	RESERVE PRICE: RM 120,000.00	BAYAN LEPAS
Auction Date : 09/12/2025 / 11:00 a.m Type : A 2-Bedroom Low-Cost Walk-Up Flat Assignor : Siti Hasmah Binti Abdul Samad Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 24-5-6, Persiaran Mayang Pasir 5, Bandar Bayan Baru, 11950 Bayan Lepas, Pulau Pinang		AMBT104(3)

LOT 31	RESERVE PRICE: RM 63,000.00	BIDOR
Auction Date	: 15/12/2025 / 11:00 a.m	
Type	: A Corner Unit Single Storey Low-Cost Semi-Detached House	
Assignor	: Vellayathan A/L Vellasamy	
Solicitor	: Lalchand & Nawawi (Ipoh)	
Address	: No. 266, Jalan 12, Taman Sri Bidor, 35500 Bidor, Perak Darul Ridzuan	
		
		AMBT050(3)

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

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

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



Step 2 : Login

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



Step 3 : Choose Property

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



Step 4 : Bidding Registration

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



Step 5 : Checking Upcoming Bidding

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



Step 6 : Auction Day

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

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

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

Tel : 03 - 2161 6649 / 03-2162 6649

HP No.: 016 2161 047 / 010 2161 147

www.ehsanauctioneers.com



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

High Court E-Lelong DECEMBER 2025

FOR ENQUIRY 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 DECEMBER 2025

**WILL SELL BY PUBLIC AUCTION
VIA ELECTRONIC AT E-LELONG WEBSITE,
PUSAT OPERASI e-LELONG,**

KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR

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

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

LOT 1 RESERVE PRICE : RM480,000.00 PORT DICKSON



Type : An Intermediate Double Storey Terrace House
Area : Approx 143.1 sqmt / 1,540 sqft
Assignor(s) : Navidren A/L Muthumanickam, Muthumanickam A/L Subramaniam
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (No. Tel : 03-26987533)
Auction Date : 04 December 2025 (Thursday)
Time : 9.00 AM

NO. 399, JALAN SPRINGHILL 7/9, RESIDENCE 7, BANDAR SPRINGHILL, 71010, PORT DICKSON, NEGERI SEMBILAN.

LOT 2 RESERVE PRICE : RM150,000.00 GEMENCHEH



Type : Single Storey Low Cost Terraced House
Area : Approx 111 sqmt / 1,195 sqft
Assignor(s) : Naress A/L Mohan
Solicitor : M/S Heiley Hassan Tan & Partners (No. Tel : 03-27704948)
Auction Date : 16 December 2025 (Tuesday)
Time : 9.00 AM

PT 1958, TAMAN SRI INTAN, 73200 GEMENCHEH, NEGERI SEMBILAN.

LOT 3 RESERVE PRICE : RM90,000.00 SEREMBAN



Type : Three Bedroom Low Cost Flat
Area : Approx 59 sqmt / 635 sqft
Assignor(s) : Nabil Fikri Bin Mohd Misbah
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (No. Tel : 03-26987533)
Auction Date : 03 December 2025 (Wednesday)
Time : 9.00 AM

ISLAMIC

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

 AmBank (M) Berhad

 AmBank Islamic Berhad



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

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

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

 06-7629786 / 016-6639786 / 018-6639786

 06-7616986

 eszamauctioneer@yahoo.com

 www.eszamauctioneer.com

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

STEP 1: USER REGISTRATION

- 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 "Active 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: CHECK UPCOMING BIDDING

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

STEP 6: AUCTION DAY

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

NOTE :



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

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

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

✉ 06-7616986

✉ eszamauctioneer@yahoo.com

🌐 www.eszamauctioneer.com

High Court E-lelong

December 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 DECEMBER 2025

LOT 01 Peral  Reserve Price RM 765,000 3 Storey Terrace House Unit 1,755 sq.ft. No. 8, Lorong Seri Pauh 3, Residensi Seri Pauh, 13700 Peral, Pulau Pinang. Assignor / Borrower : Muhammad Akram Merican Bin Ahmad Merican Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 18 December, 2025 (11:00 AM) Pulau Pinang	LOT 02 Bayan Lepas  Reserve Price RM 194,400 Flat Unit 689 sq.ft. Unit No. 9-3-9, Lebuh Relau 3, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Gangadharren A/L Chandran Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 18 December, 2025 (11:00 AM) Pulau Pinang	LOT 03 Tanjong Tokong  Reserve Price RM 170,000 Flat Unit 603 sq.ft. Unit No. 88-14-65, Puncak Erskine, Jalan Fettes, 10470 Tanjong Tokong, Pulau Pinang. Assignor / Borrower : Kee Wei Ze Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 15 December, 2025 (11:00 AM) Pulau Pinang
LOT 04 Bayan Lepas  Reserve Price RM 139,500 Flat Unit 463 sq.ft. Unit No. 2-2-1, Lintang Sungai Batu, Taman Teluk Kumbang, 11920 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Muhammad Nawawi Bin Fayzal Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 16 December, 2025 (11:00 AM) Pulau Pinang	LOT 05 Balik Pulau  Reserve Price RM 116,000 Flat Unit 624 sq.ft. Unit No. 111B-2-19, Jalan Bukit Penara, Taman Balik Pulau, 11000 Balik Pulau, Pulau Pinang. Assignor / Borrower : Mohamad Firdaus Bin Md Isa Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 02 December, 2025 (11:00 AM) Pulau Pinang	LOT 06 Kulim  Reserve Price RM 420,000 2 Storey Terrace House Unit 1,496 sq.ft. Unit No. 453, Lorong Kenari 9/2, Taman Kota Kenari, 09000 Kulim, Kedah. Assignor / Borrower : Chandra Suriya A/P Magalingam Solicitor : Azmi Rahim & Co (Tel: 04-4265092) Auction Date & Time : 02 December, 2025 (11:00 AM) Kedah
LOT 07 Kulim  Reserve Price RM 260,000 1 Storey Terrace House Unit 1,400 sq.ft. Unit No. 5-A, Lorong Belibis 1, Taman Tunku Putra, 09000 Kulim, Kedah. Assignor / Borrower : Rajand A/L Chandren Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 08 December, 2025 (11:00 AM) Kedah	LOT 08 Kuala Kedah  Reserve Price RM 180,000 2 Storey Terrace House Unit 840 sq.ft. Unit No. 1501, Taman Bersatu, Off Jalan Batas Paip, 06600 Kuala Kedah, Kedah. Assignor / Borrower : Muhamad Mujahid Bin Md Saad Solicitor : Zain Megat & Murad (Tel: 03-62079331) Auction Date & Time : 16 December, 2025 (11:00 AM) Kedah	LOT 09 Kampar  Reserve Price RM 760,000 3 Storey Terrace Shop Office Unit 2,701 sq.ft. Unit No. 57, Disney Avenue, Bandar Agacia, 31910 Kampar, Perak. Assignor / Borrower : Wong Hoong Man Solicitor : Goh & Partners (Tel: 03-21668300) Auction Date & Time : 08 December, 2025 (11:00 AM) Perak

LOT 10 **Kampar** **Reserve Price** **RM 680,000**



3 Storey Terrace House Unit
3,153 sq.ft.

Unit No. 2, Jalan Putra Berlian 13A, Kampar Putra, 31900 Kampar, Perak.

Assignor / Borrower :
Ng Ah Kwang

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

Auction Date & Time :
18 December, 2025 (11:00 AM)

Perak

LOT 11 **Ayer Tawar** **Reserve Price** **RM 360,000**



2 Storey Terrace House Unit
1,604 sq.ft.

Unit No. 33, Lorong Desa Jaya 2, Taman Desa Jaya, 32400 Ayer Tawar, Perak.

Assignor / Borrower :
Vijaya Letchumy A/P Selvarajoo

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

Auction Date & Time :
15 December, 2025 (11:00 AM)

Perak

LOT 12 **Parit Buntar** **Reserve Price** **RM 328,500**



1 Storey Semi Detached House Unit
2,917 sq.ft.

Unit No. 2, Lintang Mekar 8, Taman Desa Mekar, 34200 Parit Buntar, Perak.

Assignor / Borrower :
Norazaman Bin Saad

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

Auction Date & Time :
09 December, 2025 (11:00 AM)

Perak

LOT 13 **Ipoh** **Reserve Price** **RM 315,900**



2 Storey Terrace House Unit
1,647 sq.ft.

Unit No. 22, Jalan Tawas Impiana 1, Anjung Tawas Impiana, 30010 Ipoh, Perak.

Assignor / Borrower :
Md Rahim Bin Mohamed

Solicitor :
Raja Nor & Su Lyn (Tel: 03-26983168)

Auction Date & Time :
07 December, 2025 (11:00 AM)

Perak

LOT 14 **Teluk Intan** **Reserve Price** **RM 202,500**



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

Unit No. 58, Lorong Maju 2, Taman Maju Batu 12, 36020 Teluk Intan, Perak.

Assignor / Borrower :
Devagiswary A/P Kalaiaaran

Solicitor :
Goh & Partners (Tel: 03-21668300)

Auction Date & Time :
17 December, 2025 (11:00 AM)

Perak

LOT 15 **Hilir Perak** **Reserve Price** **RM 145,800**



1 Storey Terrace House Unit
1,302 sq.ft.

Unit No. 63, Lorong Lagenda 54 (Tic67a/507), Seksyen 3, Bandar Lagenda Teluk Intan, Teluk Intan, 36000 Hilir Perak, Perak.

Assignor / Borrower :
Mohammad Khairul Bin Noradli

Solicitor :
Nor Ding & Co (Tel: 05-6882627)

Auction Date & Time :
18 December, 2025 (11:00 AM)

Perak



= AmBank (M) Berhad



= AmBank Islamic Berhad

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

DEPOSIT : Bidders are required to register on the website <https://elelong.kehakiman.gov.my/bidderweb> and submit the sum equivalent to **10% by bank draft** in favour of the Plaintiff's name at least **one (1) working day before the auction**. Kindly refer to the Proclamation of Sale for the submission method.

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

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



Step 2 : Login

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



Step 3 : Choose Property

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



Step 4: Bidding Registration

10. Click **"Download"** bidding form and prepare bank draft.
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**
SDN BHD • 1324107-M

NOTE : _____

High Court E-Lelong December 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)

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

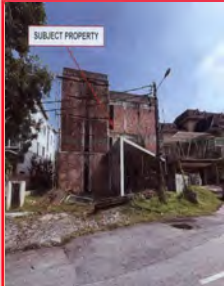
01

AUCTION DATE : 03/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 1,260,000.00



DESCRIPTION : A PLOT OF RESIDENTIAL LAND THAT IS ERRECTED WITH AN UNCOMPLETED DETACHED BUILDING
LAND AREA : 9,042.00 SQUARE FEET
ASSIGNOR(S) : SIEW JIAN MIN
SOLICITOR : MESSRS GOH & PARTNERS
EXECUTION NO. : WA-38-1882-07/2025

KAJANG

**NO. 714 PERSIARAN SENYUM BINTANG, COUNTRY HEIGHTS
KAJANG, 43000 KAJANG, SELANGOR**

02

AUCTION DATE : 18/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 520,000.00



DESCRIPTION : AN EXTENDED INTERMEDIATE UNIT DOUBLE-STOREY TERRACED HOUSE
LAND AREA : 1,797.00 SQUARE FEET
ASSIGNOR(S) : NIK MOHD MUZAKKIR BIN MOHD ARIFFIN
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
EXECUTION NO. : WA-38-2640-09/2024

KAJANG

**NO. 45, JALAN IMPIAN GEMILANG 1/5, SAUJANA IMPIAN, 43000
KAJANG, SELANGOR**

03

AUCTION DATE : 02/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 459,000.00



DESCRIPTION : A 2-STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,647.00 SQUARE FEET
ASSIGNOR(S) : ROYSTON PETER
SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
EXECUTION NO. : WA-38-1563-06/2025

KAJANG

**NO. 10, JALAN KP 2/19, TAMAN KAJANG PRIMA, 43000 KAJANG,
SELANGOR**

04

AUCTION DATE : 08/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 423,000.00



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,302.43 SQUARE FEET
ASSIGNOR(S) : NAGARAJAN A/L SUMARAN
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO. : WA-38-1925-07/2025

**BANDAR
PUNCAK
ALAM**

**NO. 47, JALAN DAUNAN 1/2D, DAUNAM WORLDWIDE ALAM
PERDANA, 42300 BANDAR PUNCAK ALAM, SELANGOR**

05

AUCTION DATE : 01/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 408,240.00

DESCRIPTION : A SINGLE STOREY END TERRACE HOUSE
LAND AREA : 1,980.00 SQUARE FEET
ASSIGNOR(S) : SHARAVANAN A/L RAMACHANDRAN
SOLICITOR : MESSRS AZHAR & WONG
EXECUTION NO. : WA-38-1760-07/2025

KLANG

NO. 48, JALAN SERUNAI 1, TAMAN KLANG JAYA, 41200 KLANG, SELANGOR

06

AUCTION DATE : 16/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 405,000.00

DESCRIPTION : AN INTERMEDIATE SINGLE STOREY TERRACE HOUSE
LAND AREA : 1,400.00 SQUARE FEET
ASSIGNOR(S) : 1) RAVICHANDRAN A/L RENGASAMY
 2) SIVA KAMEY A/P T. G. APPASAMY
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
EXECUTION NO. : WA-38-2123-08/2025

KLANG

NO. 33, JALAN SERUNAI 4, TAMAN DESA UTAMA, 41200 KLANG, SELANGOR

07

AUCTION DATE : 02/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 313,470.00

DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,194.00 SQUARE FEET
ASSIGNOR(S) : MOHD SUHAIMI BIN UMAR
SOLICITOR : MESSRS B H GAN NOR & KIM
EXECUTION NO. : WA-38-1831-07/2025

KAJANG

NO. 31, JALAN SERI PUTRA 4/5, BANDAR SERI PUTRA, 43000 KAJANG, SELANGOR

08

AUCTION DATE : 04/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 310,000.00

DESCRIPTION : A UNIT OF CONDOMINIUM
FLOOR AREA : 1,012.00 SQUARE FEET
ASSIGNOR(S) : CHONG SIEW CHIN
SOLICITOR : MESSRS AZHAR & WONG (KL)
EXECUTION NO. : WA-38-1860-07/2025

KAJANG

NO. A8-10-7, BLOK A8, GREEN ACRE PARK KONDUMINIUM, BANDAR SUNGAI LONG (R/PANGSA), 43000 KAJANG, SELANGOR

09

AUCTION DATE : 02/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 291,600.00

DESCRIPTION : AN END UNIT SINGLE STOREY TERRACE HOUSE WITH EXTRA LAND
LAND AREA : 2,077.00 SQUARE FEET
ASSIGNOR(S) : HAZIDA BINTI MOHD ARIFFIN
SOLICITOR : MESSRS SIDEK TEH WONG & DENNIS (KL)
EXECUTION NO. : WA-38-1822-07/2025

TELOK PANGlima GARANG

NO. 20, JALAN SATRIA 6, TAMAN SATRIA, 42500 TELOK PANGlima GARANG, SELANGOR

10

AUCTION DATE : 04/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 257,750.00

DESCRIPTION : A 3-BEDROOMS CONDOMINIUM UNIT
FLOOR AREA : 1,238.00 SQUARE FEET
ASSIGNOR(S) : AZHARI NIZAR BIN ABDUL KADIR
SOLICITOR : MESSRS AZHAR & WONG (KL)
EXECUTION NO. : BA-38-2640-07/2025

PETALING JAYA

NO. UNIT C1102, BLOK C (MELIA), KELANA PARKVIEW CONDOMINIUM, NO. 1, JALAN SS6/2, KELANA JAYA, 47301 PETALING JAYA, SELANGOR

11

AUCTION DATE : 01/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 160,000.00

DESCRIPTION : A THREE-BEDROOM LOW-COST FLAT UNIT
FLOOR AREA : 657.00 SQUARE FEET
ASSIGNOR(S) : ABDUL RAZLAN BIN ABDUL HAKIM
SOLICITOR : MESSRS AZHAR & WONG (KL)
EXECUTION NO. : WA-38-1762-07/2025

PETALING JAYA

NO. UNIT B5-11-34, TINGKAT 11, BLOK B5, JALAN PJS 6/5A, DESA MENTARI, 46000 PETALING JAYA, SELANGOR

12

AUCTION DATE : 04/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 160,000.00

DESCRIPTION : A 3-BEDROOM APARTMENT
FLOOR AREA : 657.00 SQUARE FEET
ASSIGNOR(S) : PALAMUTHAN A/L SUBRAMANIAM
SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
EXECUTION NO. : WA-38-1905-07/2025

CHERAS

NO. L7-05-19, BLOCK L7, PANGSAPURI TERATAI, JALAN PENGGAWA SEKSYEN 2, BANDAR MAHKOTA CHERAS, 43200 CHERAS, SELANGOR

13

AUCTION DATE : 08/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 81,000.00

DESCRIPTION : AN APARTMENT UNIT SITED ON THE 5TH FLOOR OF A 5-STOREY WALK-UP BLOCK

FLOOR AREA : 602.78 SQUARE FEET

ASSIGNOR(S) : WOON CHONG WANG

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

EXECUTION NO. : WA-38-2013-07/2025

RAWANG

UNIT NO. 05-08, BLOCK KENARI, RAJAWALI APARTMENT, JALAN DESA 5/4, BANDAR COUNTRY HOMES, 48000 RAWANG, SELANGOR

14

AUCTION DATE : 08/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 682,344.00

DESCRIPTION : A PENTHOUSE UNIT TOGETHER WITH A ROOF GARDEN AND A STORAGE AREA AS ACCESSORY PARCELS

FLOOR AREA : 4,402.00 SQUARE FEET

ASSIGNOR(S) : CHAI TUCK CHON

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

EXECUTION NO. : WA-38-2026-07/2025

KUALA LUMPUR

UNIT NO. 16-01, 16TH FLOOR, BLOCK A, GREENPARK CONDOMINIUM, JALAN AWAN PINTAL, TAMAN YARL, 58200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

15

AUCTION DATE : 02/12/2025

RESERVE PRICE

TIME : 9.00 AM

RM 350,000.00

DESCRIPTION : A 3-BEDROOM MEDIUM-COST CONDOMINIUM

FLOOR AREA : 1,141.00 SQUARE FEET

ASSIGNOR(S) : 1) SARMILA A/P DURASINGAM
2) RANUGA DEVI A/P MUNIANDY

SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)

EXECUTION NO. : WA-38-1081-04/2025

KUALA LUMPUR

NO. A-9-4, ENDAH REGAL CONDOMINIUM, BLOK A, JALAN 3/149E, TAMAN SRI ENDAH, 57000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

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



LOGIN

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



CHOOSE PROPERTY

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



BIDDING REGISTRATION

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



CHECKING UPCOMING BIDDING

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



AUCTION DAY

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

RESERVE PRICE:

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

ORGANISED BY:

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

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

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

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

High Court E-lelong

DECEMBER 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 DECEMBER 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.

SELANGOR

Lot 1  KAJANG	RESERVE PRICE RM310,000.00 Auction Date: 01/12/2025 / 9.00AM Type : A Unit Of Condominium Area: 94 sq. metres (1,012 sq. ft) Assignor(s): Lim Jun How Solicitors: Vas & Co. Execution No: BA-38-1804-05/2025 No. A8-1-7, Block A8, Green Acre Park Condominium, Bandar Sungai Long, 43000 Kajang, Selangor.	Lot 2  CHERAS	RESERVE PRICE RM250,000.00 Auction Date: 04/12/2025 / 9.00AM Type : A 3-Bedroom Condominium Area: 130 sq. metres (1,399 sq. ft) Assignor(s): Asokan A/L Gopi Solicitors: Nik Hisham Fakhiah & Co. Execution No: WA-38-1918-07/2025 No. B7/K/16-9, Tower 7, Venice Hill Condominium, Persiaran Puteri 1, Taman Puteri, 43200 Cheras, Selangor. AMBANK ISLAMIC BERHAD
Lot 3  SEPANG	RESERVE PRICE RM170,100.00 Auction Date: 03/12/2025 / 9.00AM Type : A Three-Bedroom Medium-Cost Apartment Unit Area: 94 sq. metres (1,012 sq. ft) Assignor(s): Imran Bin Ahmad Sha'er Solicitors: Vas & Co. Execution No: BA-38-2634-07/2025 Unit No. D-308, 3rd Floor, Blok D, Emas Villa, Taman Mawar, 43900 Sepang, Selangor.	Lot 4  PUCHONG	RESERVE PRICE RM130,000.00 Auction Date: 16/12/2025 / 9.00AM Type : A 3-Bedroom Low-Cost Apartment Area: 60 sq. metres (646 sq. ft) Assignor(s): Roszman Bin Rosli Solicitors: Manjit Singh Sachdev Mohammad Radzi & Partners Execution No: BA-38-2769-08/2025 No. C-03-12, Block C, Pangsapuri Melor, Persiaran Prima Utama, Taman Puchong Prima, 47150 Puchong, Selangor. AMBANK ISLAMIC BERHAD
Lot 5  PUCHONG	RESERVE PRICE RM194,400.00 Auction Date: 04/12/2025 / 9.00AM Type : A 3-Bedroom Apartment Area: 73 sq. metres (786 sq. ft) Assignor(s): Nur Hafizah Binti Abdul Shukor Solicitors: Nik Hisham Fakhiah & Co. Execution No: WA-38-2122-08/2025 No. B-5-15, Pangsapuri Sri Anggerik, Jalan Bandar Puchong Jaya, 47170 Puchong, Selangor. AMBANK ISLAMIC BERHAD		

KUALA LUMPUR

Lot 6

RESERVE PRICE **RM334,611.00**



KUALA LUMPUR

Auction Date: 08/12/2025 / 9.00AM
Type : A One-Bedroom Serviced Apartment Unit

Area: 51 sq. metres (549 sq. ft)

Assignor(s): Jay Gobi A/L Marathamuthu

Solicitors: Azhar & Wong

Execution No: WA-38-1939-07/2025

Unit No. 19-02, 231 TR Service Suite, No. 231, Jalan Tun Razak, 50400 Wilayah Persekutuan Kuala Lumpur.

AMBANK ISLAMIC BERHAD

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: 03-7890 0501

Whatsapp Hotline: 011 5585 1442

Email: hauctionhouse@gmail.com

Website: www.heritageauctioneers.my

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



A STEP BY STEP GUIDE TO BID ONLINE

01

Register as user



02

Select property



03

Complete bidding registration & deposit



04

Receive PIN number



05

Login using PIN number on auction day



WHY BID ONLINE?



Secure and easy



Time and cost efficient



Transparent process

TIPS FOR DEVICES BEFORE AUCTIONS



Ensure your device is functioning well



Ensure a stable, strong internet connection



Use the latest browser version



Verify that your device has enough battery



Turn off your device's screensaver

TIPS FOR DEVICES DURING AUCTIONS



Avoid using other apps that use bandwidth



Don't press the back button during the auction

Visit heritageauctioneers.my to explore our exciting nationwide properties

Call or whatsapp 011-5585 1442 now!

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.

NOTE : _____
