

High Court E-Lelong APRIL 2025

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

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

 AmBank

 AmBank Islamic

AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897(295576-U)

PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF APRIL 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* Auction can be withdrawn anytime before the auction.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 : RM230,000.00 SEREMBAN



Type : An Intermediate Low Cost Single Storey Terrace House
Area : Approx 112 sqmt / 1,206 sqft
Assignor(s) : Farah Aida Binti Hj Hasabdin
Solicitor : M/S Manjit Singh Sachdev
Mohammad Radzi & Partners
(Tel: 03-26987533)
Auction Date : 16 April, 2025 (Wednesday)
(9.00 AM) ISLAMIC

**NO. 25, JALAN ROS MERAH 5, TAMAN KOBENA,
SENAWANG, 70450, SEREMBAN,
NEGERI SEMBILAN.**

LOT 2 RESERVE PRICE : RM480,000.00 SEREMBAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 139 sqmt / 1,496 sqft
Assignor(s) : Johari Bin Jaffar
Solicitor : M/S Manjit Singh Sachdev
Mohammad Radzi & Partners
(Tel: 03-26987533)
Auction Date : 16 April, 2025 (Wednesday)
(9.00 AM) ISLAMIC

**NO. 42, JALAN SURIAMAN 1/4, SURIAMAN 1,
71950 BANDAR SRI SENDAYAN, NEGERI SEMBILAN.**

LOT 3 RESERVE PRICE : RM180,000.00 SEREMBAN



Type : A Renovated Single Storey Terrace House
Area : Approx 111 sqmt / 1,195 sqft
Assignor(s) : Nazri Bin Abd Hamid
Zuraida Binti Abd Wahab
Solicitor : M/S Manjit Singh Sachdev
Mohammad Radzi & Partners
(Tel: 03-26987533)
Auction Date : 28 April, 2025 (Monday)
(9.00 AM)

**NO. 1314, JALAN GUNUNG DATOK 34,
TAMAN ANGSAMAS, MAMBAU,
70300 SEREMBAN, NEGERI SEMBILAN.**

 **AmBank (M) Berhad**

 **AmBank Islamic Berhad**

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



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

ESZAM AUCTIONEER SDN. BHD. (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

 **AmBank**

 **AmBank Islamic**

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 :

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High Court E-Lelong

APRIL 2024

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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

H/P : 012-327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com

01

AUCTION DATE : 22/04/2025
TIME : 9.00 AM

RESERVE PRICE
RM 445,500.00



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,399.31 SQUARE FEET
ASSIGNOR(S) : SYED NAZIM BIN SYED FAISAL
SOLICITOR : MESSRS VAS & CO (KLG)
EXECUTION NO. : BA-38-131-01/2025

BANDAR
BARU
BANGI

NO. 16, JALAN 3/75, SEKSYEN 3 TAMBAHAN, BANDAR BARU BANGI, 43650 BANDAR BARU BANGI, SELANGOR

02

AUCTION DATE : 09/04/2025
TIME : 9.00 AM

RESERVE PRICE
RM 373,500.00



DESCRIPTION : AN OFFICE UNIT
FLOOR AREA : 1,485.00 SQUARE FEET
ASSIGNOR(S) : ADVANCE MILLE-TECH SDN BHD
SOLICITOR : MESSRS ANA SHAHRANA ANNUAR & CO
EXECUTION NO. : BA-38-3867-12/2024

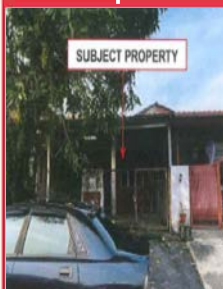
PETALING
JAYA

NO. 748, BLOK A, KOMPLEKS KELANA CENTRE POINT, NO. 3, JALAN SS 7/19, 47301 PETALING JAYA, SELANGOR

03

AUCTION DATE : 09/04/2025
TIME : 9.00 AM

RESERVE PRICE
RM 330,000.00



DESCRIPTION : A SINGLE STOREY MID TERRACED HOUSE
LAND AREA : 1,300.00 SQUARE FEET
ASSIGNOR(S) : MOHD SHAHRIN BIN ABDUL RAHMAN
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO. : WA-38-1903-07/2024

RAWANG

NO. PREMIS 37, JALAN DESA KUNDANG 14, TAMAN DESA KUNDANG, 48050 RAWANG, SELANGOR

04

AUCTION DATE : 30/04/2025
TIME : 9.00 AM

RESERVE PRICE
RM 1,600,000.00



DESCRIPTION : A 3-STOREY END TERRACE HOUSE
LAND AREA : 2,594.00 SQUARE FEET
ASSIGNOR(S) : THEVA KUMAR A/L KRISHNAN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)
EXECUTION NO. : WA-38-1154-05/2024

KUALA
LUMPUR

NO. 18, JALAN DESIRAN BAYU, TAMAN DESIRAN BAYU, 53300 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

05AUCTION DATE : 10/04/2025
TIME : 9.00 AMRESERVE PRICE
RM 445,500.00

DESCRIPTION : A 3-BEDROOM SERVICED APARTMENT UNIT SITED ON THE 35TH FLOOR OF A 42-STORY BLOCK

LAND AREA : 1,130.21 SQUARE FEET

ASSIGNOR(S) : MOHD SAIFUL BIN MOHAMED

SOLICITOR : MESSRS B H GAN, NOR & KIM

EXECUTION NO. : WA-38-2747-10/2024

KUALA LUMPUR

NO. UNIT A-35-3, RESIDENSI 1 UTARA, NO. 42, JALAN 1/2B, OFF JALAN IPOH, SELAYANG, 68100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

06AUCTION DATE : 07/04/2025
TIME : 9.00 AMRESERVE PRICE
RM 54,000.00

DESCRIPTION : A PARCEL OF VACANT DETACHED PLOT

LAND AREA : 5,651.00 SQUARE FEET

ASSIGNOR(S) : ROSNIZA BINTI MAT ARIPING

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

EXECUTION NO. : DA-38-1198-12/2024

NOTE : RIZAB MELAYU

MACHANG

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

07AUCTION DATE : 23/04/2025
TIME : 11.00 AMRESERVE PRICE
RM 196,830.00

DESCRIPTION : AN INTERMEDIATE UNIT OF SINGLE STOREY TERRACE HOUSE

LAND AREA : 1,302.00 SQUARE FEET

ASSIGNOR(S) : 1) NOOR AZMI BIN MAHMUD
2) NORAYATI BINTI SELAMAT

SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

EXECUTION NO. : MA-38-101-02/2025

KRUBONG

NO. 15, JALAN KJ 48, TAMAN KRUBONG JAYA, 75250 KRUBONG, MELAKA

08AUCTION DATE : 09/04/2025
TIME : 9.00 AMRESERVE PRICE
RM 178,200.00

DESCRIPTION : A PARCEL OF VACANT RESIDENTIAL DETACHED PLOT

LAND AREA : 13,089.00 SQUARE FEET

ASSIGNOR(S) : LOW SHU NYOK

SOLICITOR : MESSRS HEILEY HASSAN TAN & PARTNERS

EXECUTION NO. : WA-38-2750-10/2024

NILAI

NO. LOT 12047, JALAN UTAMA EMVILLE, EMVILLE GOLF RESORT, 71800 NILAI, NEGERI SEMBILAN

09AUCTION DATE : 09/04/2025
TIME : 11.00 AMRESERVE PRICE
RM 150,000.00

DESCRIPTION : AN EXTENDED INTERMEDIATE UNIT SINGLE-STOREY UPGRADED LOW-COST TERRACE HOUSE

LAND AREA : 1,195.00 SQUARE FEET

ASSIGNOR(S) : WONG KAM FU

SOLICITOR : MESSRS LALCHAND & NAWAWI

EXECUTION NO. : AA-38-2168-10/2024

IPOH

NO. 15, LEBUH BERCHAM SELATAN 1/1, DESA IMPIAN, 31400 IPOH, PERAK

RESERVE PRICE:

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

ORGANISED BY:

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

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

TEL : 03 - 7845 5890 / 03 - 7842 2137

H/P : 012 - 327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com



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LOGIN

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High Court E-Lelong February 2025

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SOUTHERN

LOT 1 RESERVE PRICE: RM 1,750,000

MUAR

Auction Date : 30/04/2025 / 11 A.M.
Type : A Parcel Of Land Erected Upon With
A Double Storey Detached Building
Assignor : Eden Child Development Centre Sdn Bhd
Solicitor : A Rahim & Co (Kluang)
Address : No. 225, Jalan Perdana 7, Taman
Perdana, Jalan Bakri, 84200 Muar, Johor



AMBT217

LOT 2 RESERVE PRICE: RM 1,000,000

ISKANDAR PUTERI

Auction Date : 28/04/2025 / 11 A.M.
Type : Three Storey Terrace House, End Lot
Assignor : Khairunnisa Fatim Bt Mohd Yusof
Solicitor : A Rahim & Co (Jb)
Address : No. 33 Jalan Sentral 25/1, Taman
Nusa Sentral, 79100 Iskandar Puteri,
Johor



AMBT199

LOT 3 RESERVE PRICE: RM 504,000

BANDAR PENAWAR

Auction Date : 09/04/2025 / 11 A.M.
Type : Double Storey Corner Terrace House
Assignor : Zaidi Bin Abu Bakar
Solicitor : A Rahim & Co (Jb)
Address : No. 1, Jalan Seroja 6, Taman Sri
Penawar 81930 Bandar Penawar
Johor



AMBT189

LOT 4 RESERVE PRICE: RM 490,000

PASIR GUDANG

Auction Date : 30/04/2025 / 11 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



AMBT169

LOT 5 RESERVE PRICE: RM 364,500

SENAI

Auction Date : 30/04/2025 / 11 A.M.
Type : 2 1/2 Storey House, Intermediate Lot
Assignor : Ganesh A/L Sangadirvalan
Solicitor : A Rahim & Co (Jb)
Address : No. 1308, Jalan Scientex 25, Taman
Scientex, 81400 Senai, Johor



AMBT229

LOT 6 RESERVE PRICE: RM 360,000

SKUDAI

Auction Date : 29/04/2025 / 11 A.M.
Type : Single Storey Medium Cost Terrace
House
Assignor : Abdul Aliff Bin Abd Razak
Solicitor : A Rahim & Co (Jb)
Address : No 22 Jalan Kemuliaan 40 Taman
Universiti 81300 Skudai Johor
Kaveat : Nombor Perserahan : 14367/2020
Kaveat Persendirian atas Tanah oleh AMBANK
ISLAMIC BERHAD No. Syarikat: 295576-U didaftarkan pada 1 Jun 2020



AMBT216

LOT 7 RESERVE PRICE: RM 340,000

SKUDAI

Auction Date : 22/04/2025 / 11 A.M.
Type : Apartment
Assignor : Lim Jun Hong
Solicitor : A Rahim & Co (Jb)
Address : No. B-5-4, Skudai Villa, Jalan Aman,
Taman Skudai Baru, 81300 Skudai,
Johor



AMBT172

LOT 8 RESERVE PRICE: RM 333,000

PASIR GUDANG

Auction Date : 09/04/2025 / 11 A.M.
Type : Double Storey Terrace House
Assignor : Lim Yook Yoong
Solicitor : Ibrahim Nik Junainah &
Associates (Johor Bahru)
Address : No. 6, Jalan Helang, Taman Scientex,
81700 Pasir Gudang, Johor



AMBT183

LOT 9 RESERVE PRICE: RM 306,000 SKUDAI

Auction Date : 30/04/2025 / 11 A.M.
 Type : Apartment Unit
 Assignor : Lim Jian Wing
 Solicitor : A Rahim & Co (Jb)
 Address : No C-4-6, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300, Skudai, Johor



AMBT212

LOT 10 RESERVE PRICE: RM 290,000 JOHOR BAHRU

Auction Date : 09/04/2025 / 11 A.M.
 Type : Double Storey Low-Cost Terrace House
 Assignor : Mohd Ilyas Bin Hussien
 Solicitor : Nor Ding & Co (Johor Bahru)
 Address : No. 27, Jalan Harmoni 4/6, Taman Desa Harmoni, 81100 Johor Bahru, Johor.



AMBT178

LOT 11 RESERVE PRICE: RM 251,100 KULAI

Auction Date : 8/4/2025 / 11 A.M.
 Type : A Single Storey Intermediate Unit Terrace House
 Assignor : Raghavan A/L Sundaresan
 Solicitor : Nor Ding & Co (Johor Bahru)
 Address : No 146, Jalan Makmur 4, Taman Makmur, 81000 Kulai Johor



AMBT130

CENTRAL

LOT 12 RESERVE PRICE: RM 945,000 KOTA BAHRU

Auction Date : 28/04/2025 / 11 A.M.
 Type : An Uncompleted Abandoned Three (3) Storey Detached House
 Assignor : Nor Ashikin Binti Mohd Nor
 Solicitor : H. S. Lim & Malik (Kota Bharu)
 Address : Lots 10435 & 10436, Lorong Puteri Saadong Kampung Kota 15100 Kota Bharu Kelantan



AMBT156

LOT 13 RESERVE PRICE: RM 850,000 KUALA LUMPUR

Auction Date : 15/04/2025 / 11 A.M.
 Type : An Extended Intermediate Double-Storey Terraced House
 Assignor : Nor Hisham Bin Rahmat
 Solicitor : Azhar & Wong (KI)
 Address : No. 10, Jalan Setiawangsa 22, Taman Setiawangsa, 54200 Kuala Lumpur



LOT 14 RESERVE PRICE: RM 500,000 KUALA LUMPUR

Auction Date : 21/04/2025 / 11 A.M.
 Type : An Intermediate 4-Bedroom Condominium
 Assignor : Zulkhairi Bin Md Zain
 Solicitor : Goh & Partners (KI)
 Address : No. 25-3a, Pj 15 Platinum Lake Condominium, No. 2a, Jalan Danau Saujana, Off Jalan Genting Klang, Setapak, 53300 Kuala Lumpur



AMBT008

LOT 15 RESERVE PRICE: RM 324,000 RAWANG

Auction Date : 15/04/2025 / 11 A.M.
 Type : An Extended And Renovated Double Storey Mid Traced House
 Assignor : Pravin A/L S Nanaprakasham
 Solicitor : Goh & Partners (KI)
 Address : Premises No. 19 Jalan Desa 4/5, Bandar Country Homes, 48000 Rawang, Selangor
 Kaveat : Kaveat Persendirian Atas Tanah telah didaftarkan oleh AmBank (M) Berhad pada 24/9/2020 melalui perserahan no: 33355/2020



AMBT011

LOT 16 RESERVE PRICE: RM 283,500 PASIR PUTEH

Auction Date : 24/04/2025 / 11 A.M.
 Type : A Single Storey Detached House
 Assignor : Mohd Sabri Bin Harun
 Solicitor : H. S. Lim & Malik (Kota Bharu)
 Address : Pt 1274 , Kampung Jerus Bukit Jawa, 16810 Pasir Puteh Kelantan



AMBT209

LOT 17 RESERVE PRICE: RM 255,150 HANG TUAH JAYA

Auction Date : 16/04/2025 / 11 A.M.
 Type : Intermediate Double Storey Terrace House
 Assignor : Arham Syafiq Bin Azmi
 Solicitor : B H Gan, Nor & Kim (KI)
 Address : No. 17, Jalan Tu 37, Taman Tasik Utama, Ayer Keroh, 75450 Hang Tuah Jaya, Melaka



AMBT213

NORTHERN

LOT 18 RESERVE PRICE: **RM 470,000** **PERAI**

Auction Date : 21/04/2025 / 11 A.M.
 Type : A 3 Bedroom Condominium
 Assignor : Vijaya A/P Muniyandi
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : No. 6-05, Kondominium River Tropics, Persiaran Sembilang, 13700 Perai, Pulau Pinang



AMBT165

LOT 19 RESERVE PRICE: **RM 420,000** **SUNGAI PETANI**

Auction Date : 9/4/2025 / 11 A.M.
 Type : A Double Storey Cluster Semi Detached
 Assignor : Mohamad Jazman Bin Mohamad Jan
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 568, Jalan Melor 5/1a, Bandar Amanjaya, 08000 Sungai Petani, Kedah



AMBT041

LOT 20 RESERVE PRICE: **RM 380,000** **CHEMOR**

Auction Date : 29/04/2025 / 11 A.M.
 Type : A Double Storey Intermediate Terrace House
 Assignor : Thirumaran A/L Kathiravelu
 Solicitor : Nor Ding & Co (Manjung)
 Address : No. 32, Sri Klebang D/4, Bandar Baru Sri Klebang, 31200 Chemor, Perak



AMBT181

LOT 21 RESERVE PRICE: **RM 224,000** **JELUTONG**

Auction Date : 17/04/2025 / 11 A.M.
 Type : A 3 Bedroom Medium Cost Flat
 Assignor : Suhaimi Bin Zainol Abidin
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : No. 1-7-08, Jelutong Park, Lintang Madrasah 11600 Jelutong, Pulau Pinang



AMBT231

LOT 22 RESERVE PRICE: **RM 170,000** **SUNGAI PETANI**

Auction Date : 8/4/2025 / 11 A.M.
 Type : An Extended Single Storey Intermediate Terrace House
 Assignor : Muhamad Noor Bin Hassan
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 1732, Jln Bandar Puteri Jaya 1/13a, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah



AMBT033

LOT 23 RESERVE PRICE: **RM 155,000** **BAYAN LEPAS**

Auction Date : 8/4/2025 / 11 A.M.
 Type : Flat - Two (2) Bedrooms Intermediate Unit
 Assignor : Noor Hayati Binti Ahmad
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 10-02-26, Lintang Sungai Batu, Taman Teluk Kumbar, 11920 Bayan Lepas Pulau Pinang
 Kaveat : Kaveat Persendirian Atas Petak Kepada Ambank Islamic Berhad . No.perserahan 0705b2023000467 Didaftarkan Pada 16 Mei 2023



AMBT174

LOT 24 RESERVE PRICE: **RM 129,600** **GELUGOR**

Auction Date : 16/04/2025 / 11 A.M.
 Type : Two (2) Bedrooms Corner Unit
 Assignor : Muhammad Afdhal Bin Abdul Shukor
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : No. F4-07, Lorong Helang 3, Mk. 13, 11700 Glugor, Penang



AMBT013(2)

LOT 25 RESERVE PRICE: **RM 120,000** **BAYAN LEPAS**

Auction Date : 8/4/2025 / 11 A.M.
 Type : A 2 Bedroom Low Cost Flat
 Assignor : Saifuel Bin Sarbani
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. B-4-16, Taman Gertak Sanggul, Jalan Gertak Sanggul, 11920 Bayan Lepas, Pulau Pinang



AMBT206

LOT 25 RESERVE PRICE: **RM 70,000** **BIDOR**

Auction Date : 15/04/2025 / 11 A.M.
 Type : A Corner Unit Single Storey Semi Detached Low Cost House
 Assignor : Vellayathan A/L Vellasamy
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : No 266, Jalan 12, Taman Sri Bidor, 35500 Bidor Perak



AMBT050

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

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

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2. Click on the "Login" tab.
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Step 2 : Login

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

Step 3 : Choose Property

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

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.
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Step 6 : Auction Day

15. Bidder are advised to open 15 minutes earlier.
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18. Click "Bid Now".
 - Click (+) to **increase** bid price.
 - Click (-) to **lower** the bid price.

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]
Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur.
Tel : 03 - 2161 6649 / 03-2162 6649
HP No.: 016 2161 047 / 010 2161 147
www.ehsanauctioneers.com 



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

High Court E-lelong

April 2025

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

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

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

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

<https://eelong.kehakiman.gov.my/BidderWeb/Home/Index>

Bidder are required to register on the website <https://eelong.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 APRIL 2025

LOT 01 Jelutong RM 1,260,000



3 Storey Terrace House Unit
3,159 sq.ft.

Unit No. 2A, Jalan Haji Ali, Bukit Dumbar Residence, 11600 Jelutong, Pulau Pinang.

Assignor / Borrower :
Law Chun Yin

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

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

Pulau Pinang

LOT 02 Perai RM 600,000



2 Storey Terrace House Unit
2,099 sq.ft.

Unit No. 29, Lorong Sutera 3, Taman Sutera, Seberang Jaya, 13700 Perai, Pulau Pinang.

Assignor / Borrower :
Rafika Rusti Binti Rusli

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

Auction Date & Time :
14 April, 2025 (11:00 AM)

Pulau Pinang

LOT 03 Gelugor RM 284,310



Apartment Unit
700 sq.ft.

Unit No. 3B-02-06, N-Park Condominium, Jalan Batu Uban, Mukim 13, 11700 Gelugor, Pulau Pinang.

Assignor / Borrower :
Ooi Keng Beng

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

Auction Date & Time :
23 April, 2025 (11:00 AM)

Pulau Pinang

LOT 04 Kepala Batas RM 256,500



Town House Unit
1,087 sq.ft.

Unit No. B-1-09, Lorong Indera Putera 4, Kondo Villa Putera, 13200 Kepala Batas, Pulau Pinang.

Assignor / Borrower :
Mohamad Fadzli Bin Ahmad

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

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

Pulau Pinang

LOT 05 Bayan Lepas RM 600,000



Flat Unit
700 sq.ft.

Unit No. 1115-2-10, Pangsapuri Sri Bayan Mas, Jalan Permatang Damar Laut, 11960 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Abdul Rashid Bin Abd Razak

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

Auction Date & Time :
22 April, 2025 (11:00 AM)

Pulau Pinang

LOT 06 Bayan Lepas RM 137,700



Flat Unit
517 sq.ft.

Unit No. 10-19-02, Taman Alor Vista, Lebuh Relau, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Durga Devi A/P Mumuruthi

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

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

Pulau Pinang

LOT 07 Balik Pulau RM 111,780



Town House Unit
1,087 sq.ft.

Unit No. 2B-4-23, Jalan Pulau Betong, Taman Desa Genting, 11000 Balik Pulau, Pulau Pinang.

Assignor / Borrower :
Muhammad Mustaqim Bin Mukhtar

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

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

Pulau Pinang

LOT 08 Bayan Lepas RM 250,000



1 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 Kalaiarasan

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

Auction Date & Time :
9 April, 2025 (11:00 AM)

Pulau Pinang

LOT 09 Sitiawan RM 200,000



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

Unit No. 1025, Jalan Residen 3/23, Residen 3, Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak.

Assignor / Borrower :
Mohd Sabarulsahar Bin Mohd Mokhtar

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

Auction Date & Time :
29 April, 2025 (11:00 AM)

Pulau Pinang



= AmBank (M) Berhad



= AmBank Islamic Berhad



LOT 07 **Teluk Intan** **RM 180,000**



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

Unit No. 63, Lorong Lagenda 54 (TIC67A/507), Seksyen 3, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak.

Assignor / Borrower :
Mohammad Khairul Bin Noradli

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

Auction Date & Time :
29 April, 2025 (11:00 AM)

 Pulau Pinang



= 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://eelong.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.

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

Step 3 : Choose Property

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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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PALMA AUCTIONEERS SDN BHD

Address
425-D, First Floor, Jalan Burma,
Pulau Tikus, 10350 Penang.

Contact Number
mobile 016 446 5117
office 04 229 9777
email elelong.palma@gmail.com



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

NOTE : _____

High Court E-Lelong

April 2025

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auctionsale@ambankgroup.com

AmBank Financing Please contact:

For Individual bidder(s)

Yuan Chik Chong : 012-223 2498

For Company bidder

Camile Tang : 013-999 6875



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF APRIL 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://eelong.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://eelong.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: RM400,000.00	Kuala Lumpur
	Description: Satu unit kondominium 3 bilik tidur Address: No. A-16-1, Menara City One, Jalan Munshi Abdullah, 50100, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur Area: approx 1,249 square feet Defendant: Siti Saadiah Binti Mohammed Ismail Solicitor: M/S Goh & Partners Auction Date: 9/4/2025 (9.00 am)	
Our Ref: PAH37521		

2	RESERVE PRICE: RM630,000.00	Bdr Puncak Alam
	Description: Rumah Teres Tepi Dua Tingkat Address: No. 15, Jalan Bestari 3/3, Puncak Bestari, 42300, Bandar Puncak Alam, Selangor. Area: approx 2,378.82 square feet Defendant: Nur Assyken Binti Mohd Rais Solicitor: M/S Azhar & Wong Auction Date: 15/4/2025 (9.00 am)	
Our Ref: PAH37592		

3	RESERVE PRICE: RM450,000.00	Klang
	Description: Rumah Teres Dua Tingkat (tengah) Address: No.36, Jalan Hulubalang 27, Taman Sentosa, 41200, Klang, Selangor. Area: approx 1,076 square feet Defendant: Poobalamuralee A/I Krishnan Solicitor: M/S Azhar & Wong Auction Date: 16/4/2025 (9.00 am)	
Our Ref: PAH37694		

4	RESERVE PRICE: RM383,819.00	Shah Alam
	Description: Rumah Teres Dua Tingkat Lot Hujung Address: No. 2, Jalan Cekap 25/45, Taman Sri Muda, 40400, Shah Alam, Selangor Area: approx 1,947 square feet Defendant: Jeventran A/L Sandaran Solicitor: M/S B H Gan Nor & Kim Auction Date: 21/4/2025 (9.00 am)	
Our Ref: PAH37692		

5	RESERVE PRICE: RM279,000.00	Batu Caves
	Description: Kondominium 2-bilik (Unit Tengah) Address: No. C13-07, Block C, Magna Ville Selayang, Selayang Bahagia, Lebuhraya Selayang-kepong, 68100, Batu Caves, Selangor Area: approx 1,001 square feet Defendant: Raja Feisal Mukhris Bin Raja Zainal Abidin Solicitor: M/S Manjit Singh Sachdev Mohammad Radzi & Partners Auction Date: 24/4/2025 (9.00 am)	
Our Ref: PAH37942		

6	RESERVE PRICE: RM270,000.00	Klang
	Description: Sebuah apartmen tiga bilik tidur Address: No. A3-3-5, Block A3, Pelangi Court, Jalan Pekan Baru, 41300, Klang, Selangor. Area: approx 883 square feet Defendant: Mathiarul A/L Rengaraju, Santhanam A/P Muthiah & Muthu A/L Munisamy Solicitor: M/S Sidek Teoh Wong & Dennis Auction Date: 14/4/2025 (9.00 am)	
Our Ref: PAH37797		

7	RESERVE PRICE: RM252,000.00	Batu Caves
	Description: Unit Pangsapuri Kos Medium Terletak Di Tingkat 3 Blok 10 Tingkat Address: Unit No. A-3-4, Blok Anggerik, Sri Astana, Jalan Sungai Tua, Taman Selayang, 68100, Batu Caves, Selangor. Area: approx 893.4 square feet Defendant: Saratha A/p Palaniandy Solicitor: M/S Vas & Co. Auction Date: 24/4/2025 (9.00 am)	
Our Ref: PAH37944		

8	RESERVE PRICE: RM390,000.00	Perak
	Description: Rumah Teres Dua Tingkat Unit Tengah Address: No. 22, Jalan Tawas Impiana 1, Anjung Tawas Impiana, 30010, Ipoh, Perak. Area: approx 1,647 square feet Defendant: Md Rahim Bin Mohamed Solicitor: M/S Raja Nor & Su Lynn Auction Date: 10/04/2025 (11:00 AM) Ambank Islamic Berhad	
Our Ref: PAHP5790		

9	RESERVE PRICE: RM236,196.00	Perak
	Description: Sebuah Rumah Teres Dua Tingkat Unit Tengah Address: No. 20, Jalan Tawas Impiana 1, Anjung Tawas Impiana, 30010, Ipoh, Perak Area: approx 1,647 square feet Defendant: Yap Kok Peng Solicitor: M/S Azhar & Wong Auction Date: 10/04/2025 (9:00 AM) Ambank Islamic Berhad	
Our Ref: PAHP5813		

10	RESERVE PRICE: RM140,000.00	Perak
	Description: Sebuah Rumah Teres Kos Rendah Dua Tingkat Unit Tengah yang ditambah Address: No. 1107, Jalan Emas, Taman Bandar Baru, 31900, Kampar, Perak. Area: approx 904 square feet Defendant: Mohd Zain Bin Abu Bakar & Asnah Binti Hassan Solicitor: M/S Lalchand & Nawawi Auction Date: 21/04/2025 (11:00 AM)	
Our Ref: PAHP5828		

11	RESERVE PRICE: RM243,000.00	Kedah
	Description: An extended and renovated single storey semi-detached house Address: No. B-12, Lorong 2A, Taman Bedong, 08100, Bedong, Kedah. Area: approx 2,562 square feet Defendant: S Rathalechmi A/p K Saminathan Solicitor: M/S Hoe & Moira Auction Date: 22/04/2025 (9:00 AM)	
Our Ref: PAHP5794		

12	RESERVE PRICE: RM270,000.00	Penang
	Description: Sebuah Rumah Pangsa Tiga Bilik Address: Unit No. 4-18, Block B, Vista Perdana, Jalan Kampung Gajah, Taman Bagan Jermal, 12200, Butterworth, Pulau Pinang Area: approx 936 square feet Defendant: Parthiban A/L Nadeson, Kiretharaan A/L Parthiban & Valliammai A/P Sanmogom Solicitor: M/S Lalchand & Nawawi Auction Date: 23/04/2025 (11:00 AM)	
Our Ref: PAHP5843		

13 RESERVE PRICE: **RM450,000.00** Pasir Gudang



Description: Double storey terrace house
Address: No. 41, Jalan Jambu 8, Taman Kota Masai, 81700 Pasir Gudang, Johor.
Area: approx 1,539 square feet
Defendant: Tharnaprasath A/L Muniandy
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 7/4/2025 (11:00 AM)

Our Ref: PAHJ/7323(SA)

14 RESERVE PRICE: **RM414,000.00** Johor Bahru



Description: Apartment
Address: 04-01, Pangsapuri Adamai, Lorong 2C, Jalan Abdul Samad, 80100 Johor Bahru, Johor.
Area: approx 1,528 square feet
Defendant: Kua Chia Hui
Solicitor: M/S Nor Ding & Co
Auction Date: 9/4/2025 (11:00 AM)

Our Ref: PAHJ/7326(SA)

15 RESERVE PRICE: **RM380,700.00** Pengerang



Description: Strata double storey terrace house
Address: No. 19, Jalan Gunung Panti 9, Presint Gunung Panti, Taman Bukit Pelalai, 81600 Pengerang, Johor.
Area: approx 1,539 square feet
Defendant: Jayakumar A/L Murtee
Solicitor: M/S A. Rahim & Co
Auction Date: 30/4/2025 (11:00 AM)

Our Ref: PAHJ/7338(SA)

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



Description: Service Apartment
Address: Unit No. G-05-14, Tebrau City Residences, Jalan Harmonium 24/2, Taman Desa Tebrau, 81100 Johor Bahru, Johor
Area: approx 1,582 square feet
Defendant: Wong Kian Lee
Solicitor: M/S A. Rahim & Co
Auction Date: 29/4/2025 (11:00 AM)

Our Ref: PAHJ/7339(SA)

17 RESERVE PRICE: **RM370,000.00** Pasir Gudang



Description: Intermediate lot double storey terrace house
Address: No. 44, Jalan Serindit 22, Taman Scientex, 81700 Pasir Gudang, Johor
Area: approx 960 square feet
Defendant: Kenny Anak Augustine Jalin
Solicitor: M/S Nor Ding & Co
Auction Date: 8/4/2025 (11:00 AM)

Our Ref: PAHJ/7322(SA) **Ambank Islamic Berhad**

18 RESERVE PRICE: **RM324,000.00** Johor Bahru



Description: 3 bedroom service apartment
Address: #11-07 Pangsapuri Tasek Impian, Jalan Suria Muafakat 1, Taman Suria Muafakat 81200 Johor Bahru, Johor
Area: approx 1,184 square feet
Defendant: Tew Chin Yak
Solicitor: M/S A. Rahim & Co
Auction Date: 30/4/2025 (11:00 AM)

Our Ref: PAHJ/7337(SA)

19 RESERVE PRICE: **RM299,700.00** Skudai



Description: 3 bedroom apartment
Address: Unit No. B-5-1, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Area: approx 1,109 square feet
Defendant: Lem Sheng Tat
Solicitor: M/S Nor Ding & Co
Auction Date: 9/4/2025 (11:00 AM)

Our Ref: PAHJ/7336(SA)

20 RESERVE PRICE: **RM277,020.00** Skudai



Description: Apartment
Address: No. H-5-3, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Area: approx 1,216 square feet
Defendant: Tan Mei Chan
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 30/4/2025 (11:00 AM)

Our Ref: PAHJ/7229(SA)-02

21 RESERVE PRICE: **RM267,300.00** Johor Bahru



Description: 3 bedroom service apartment
Address: #19-05, Blok C, Kip Villa Indah, Jalan Titiwangsa 1, Taman Tampoi Indah, 81200 Johor Bahru, Johor.
Area: approx 872 square feet
Defendant: Shahril Bin Mohd Rashid
Solicitor: M/S A. Rahim & Co
Auction Date: 9/4/2025 (11:00 AM)

Our Ref: PAHJ/7324(SA) **Ambank Islamic Berhad**

22 RESERVE PRICE: **RM229,635.00** Skudai



Description: Apartment
Address: No. B-4-2, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor.
Area: approx 1,109 square feet
Defendant: Law Chan Ming
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 30/4/2025 (11:00 AM)

Our Ref: PAHJ/7230(SA)-02

23 RESERVE PRICE: **RM225,000.00** Skudai



Description: Service Apartment
Address: Unit No. B-18-14, Villa Krystal, Jalan Silat Lincah, Bandar Selesa Jaya 81300 Skudai Johor
Area: approx 818 square feet
Defendant: Mohd Reduan Bin Sahar
Solicitor: M/S A. Rahim & Co
Auction Date: 9/4/2025 (11:00 AM)

Our Ref: PAHJ/7327(SA) **Ambank Islamic Berhad**

24 RESERVE PRICE: **RM130,000.00** Johor Bahru



Description: Low cost flat
Address: No. 02-18 Blok T Jalan Camar 12 Taman Perling 81200 Johor Bahru, Johor
Area: approx 550 square feet
Defendant: Mohammad Faizal Bin Abd Ghani
Solicitor: M/S A. Rahim & Co
Auction Date: 7/4/2025 (11:00 AM)

Our Ref: PAHJ/7325(SA) **Ambank Islamic Berhad**

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

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

PROPERTY AUCTION HOUSE SDN BHD (187793X)

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

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

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



High Court E-Lelong April 2025

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Yuan Chik Chong : 012-223 2498
For Company bidder
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PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF APRIL 2025

**WILL SELL BY PUBLIC AUCTION
VIA ELECTRONIC AT E-LELONG WEBSITE, PUSAT OPERASI e-LELONG,
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- 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 406,782**



Type: Condominium, 3 bedrooms
Area: 1,216 square feet
Address: Unit No. B-13-02, Residensi Riverville, Block B, Jalan Taman Seri Sentosa, Taman Seri Sentosa, 58000, Kuala Lumpur

Auction Date : 16th April 2025
Time : 9.00am

KUALA LUMPUR

LOT 2 Reserve Price **RM 580,000**



Type: 2 Storey Semi Detached Cluster House
Area: 2,411 square feet
Address: No. 2, Jalan BM 6/5A, Seksyen 6, Bandar Bukit Mahkota, 43000 Kajang, Selangor

Auction Date : 10th April 2025
Time : 9.00am

SELANGOR

LOT 3 Reserve Price **RM 81,000**



Type: Flat, 3 bedrooms, Low cost
Area: 646 square feet
Address: Unit No. B-4-14, Block B - Bunga Raya, Taman Selayang Makmur, 68100 Batu Caves, Selangor

Auction Date : 9th April 2025
Time : 9.00am

SELANGOR

LOT 4 Reserve Price **RM 610,000**



Type: 2 Storey Terrace House
Area: 1,873 square feet
Address: No. 574, Jalan Hijayu 2/49, Resort Homes, Hijayu 2, 71950 Bandar Sri Sendayan, Negeri Sembilan

Auction Date : 16th April 2025
Time : 9.00am

NEGERI SEMBILAN

LOT 5 Reserve Price **RM 162,000**



Type: 1Storey Terrace House
Area: 1,206 square feet
Address: No. 268, Jalan Ekar 1/6, Taman Bandar Ekar, 71200 Rantau, Negeri Sembilan

Auction Date : 9th April 2025
Time : 9.00am

NEGERI SEMBILAN End Lot

LOT 6 Reserve Price **RM 870,000**



Type: 2 Storey Terrace House
Area: 3,003 square feet
Address: No. 8, Jalan Indah 19/10, Taman Bukit Indah, 79100 Iskandar Puteri, Johor

Auction Date : 30th April 2025

JOHOR Corner Lot

LOT 7 Reserve Price **RM 640,000**



Type: 2 Storey Terrace House
Area: 1,540 square feet
Address: No. 15, Jalan Laman Setia 4/13, Taman Laman Setia, 81550 Johor Bahru, Johor

Auction Date : 30th April 2025
Time : 11.00am

JOHOR

LOT 8 Reserve Price **RM 558,000**



Type: 2 Storey Terrace House
Area: 1,399 square feet
Address: No. 65, Jalan Indah 9/3, Taman Bukit Indah, 81200 Johor Bahru (Now Known as 79100 Iskandar Puteri), Johor

Auction Date : 30th April 2025
Time : 11.00am

JOHOR

LOT 9 Reserve Price **RM 550,000**



Type: 2 Storey Terrace House
Area: 1,680 square feet
Address: No. 15, Jalan Puteri 1/5, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor

Auction Date : 29th April 2025
Time : 11.00am

JOHOR

LOT 10 Reserve Price **RM 550,000**



Type: 2 Storey Cluster House
Area: 2,040 square feet
Address: No. 48, Jalan PI 10/3, Taman Pulai Indah, 81110 Johor Bahru, Johor

Auction Date : 14th April 2025
Time : 11.00am

JOHOR

LOT 11 Reserve Price **RM 520,000**



Type: 2 Storey Terrace House
Area: 1,173 square feet
Address: No. 60, Jalan Pulai Mutiara 1/2, Taman Pulai Mutiara, 81300 Johor Bahru, Johor

Auction Date : 14th April 2025
Time : 11.00am

JOHOR

LOT 12 Reserve Price **RM 480,000**



Type: Service Apartment
Area: 1,313 square feet
Address: Unit No. #06-16, Block B, Pangsapuri Suriamas, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor

Auction Date : 30th April 2025
Time : 11.00am

JOHOR

LOT 13 Reserve Price **RM 460,000**



Type: 2 Storey Terrace House
Area: 1,539 square feet
Address: No. 7308, Jalan Sri Putri 14/5, Taman Putri Kulai, 81000 Kulai, Johor
Auction Date: 29th April 2025
Time: 11.00am

JOHOR

LOT 14 Reserve Price **RM 420,000**



Type: 1 Storey Terrace House
Area: 1,302 square feet
Address: No. 33, Jalan Kemuliaan 37, Taman Universiti, 81300 Skudai, Johor
Auction Date: 28th April 2025
Time: 11.00am

JOHOR

LOT 15 Reserve Price **RM 417,000**



Type: Agricultural Land
Area: 149,733 square feet
Address: Lot. PT 1932 (Lot. 3504), Block 4, Kampung Sahari, 86200 Simpang Pongam, Kuala Lumpur, Johor
Auction Date: 14th April 2025
Time: 11.00am

JOHOR

LOT 16 Reserve Price **RM 328,050.00**



Type: 2 Storey Terrace House
Area: 1,399 square feet
Address: No. 36, Jalan Seroja 8, Taman Sri Penawar, 81930 Bandar Penawar, Johor
Auction Date: 30th April 2025
Time: 11.00am

JOHOR

LOT 17 Reserve Price **RM 324,000**



Type: Service Apartment, 3 bedrooms
Area: 1,054 square feet
Address: Unit No. 09-02, Blok A, Pangsapuri Larkin Idaman (Larkin Heights), Jalan Idaman 1, Taman Larkin Idaman, 80350 Johor Bahru, Johor
Auction Date: 9th April 2025
Time: 11.00am

JOHOR

LOT 18 Reserve Price **RM 307,800**



Type: Apartment
Area: 1,216 square feet
Address: Unit No. H-3-7, Pangsapuri Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date: 14th April 2025
Time: 11.00am

JOHOR

LOT 19 Reserve Price **RM 290,000**



Type: 1 Storey Terrace House
Area: 1,539 square feet
Address: No. 85, Jalan Saujana Desa 1, Taman Saujana, 86000 Kluang, Johor
Auction Date: 23rd April 2025
Time: 11.00am

JOHOR

LOT 20 Reserve Price **RM 275,562.00**



Type: Condominium
Area: 1,410 square feet
Address: Unit No. 16-3A, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor
Auction Date: 30th April 2025
Time: 11.00am

JOHOR

LOT 21 Reserve Price **RM 267,300**



Type: Service Apartment
Area: 904 square feet
Address: Unit No. B-7-9, Tingkat 7, Block B, Jalan Persiaran Nusa Perdana, Taman Nusa Perintis, 79200 Iskandar Puteri, Johor
Auction Date: 23rd April 2025
Time: 11.00am

JOHOR

LOT 22 Reserve Price **RM 194,400**



Type: 1 Storey Terrace House
Area: 1,539 square feet
Address: No. 3, Jalan 2/13, Taman Sri Kluang, 86000 Kluang, Johor
Auction Date: 28th April 2025
Time: 11.00am

JOHOR

LOT 23 Reserve Price **RM 150,000**



Type: 1 Storey Terrace House, Low cost
Area: 2,992 square feet
Address: No. 1, Jalan Sawi 5/1, Rumah Murah Kawasan Yap Tau Sah, 86000 Kluang, Johor
Auction Date: 8th April 2025
Time: 11.00am

JOHOR Corner Lot

LOT 24 Reserve Price **RM 330,000**



Type: 2 Storey Terrace House
Area: 1,400 square feet
Address: No. 332, Jalan PR1MA 8, Residensi PR1MA, Bandar Puteri Jaya 1, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah
Auction Date: 10th April 2025
Time: 9.00am

KEDAH

LOT 25 Reserve Price **RM 9,713,000**



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: 9th April 2025
Time: 11.00am

MELAKA

LOT 26 Reserve Price **RM 723,000**



Type: Vacant Commercial Land
Area: 31,139 square feet
Address: Lot 2729, Kampung Padang Keladi, Durian Tunggal, 76100 Hang Tuah Jaya, Melaka
Auction Date: 9th April 2025
Time: 11.00am

MELAKA

LOT 27 Reserve Price **RM 110,000**



Type: Flat, 3 bedrooms, Low cost
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: 9th April 2025
Time: 11.00am

MELAKA

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GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

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



Step 2 : Login

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



Step 3 : Choose Property

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



Step 4 : Bidding Registration

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



Step 5 : Checking Upcoming Bidding

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



Step 6 : Auction Day

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NOTE :

High Court E-Lelong APRIL 2025

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For Individual bidder(s)
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PROPERTY AUCTION



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

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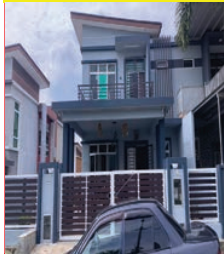
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<p>Lot 1</p>  <p>RAWANG</p>	<p>RESERVE PRICE RM1,377,810.00</p> <p>Auction Date: 22/04/2025 / 9.00AM Type : An Individually Designed 3-Storey Detached House Area: 1,192.5 sq. metres (12,836 sq. ft) Assignor(s): Fauziah Binti Abd Jalal Solicitors: Vas & Co. (KLG) Execution No: BA-38-108-01/2025</p> <p>No. 44, Jalan Desa 6/7, Bandar Country Homes, 48000 Rawang, Selangor.</p>	<p>Lot 2</p>  <p>KAJANG</p>	<p>RESERVE PRICE RM560,000.00</p> <p>Auction Date: 17/04/2025 / 9.00AM Type : An Intermediate Double-Storey Terraced House Area: 130 sq. metres (1,399 sq. ft) Assignor(s): Mohd Zaki Bin Abu Bakar & Nor Azlina Binti Abu Bakar Solicitors: Goh & Partners (KL) Execution No: WA-38-2794-10/2024</p> <p>No. 13A, Jalan Sutera 2/1B, Taman Sutera, 43000 Kajang, Selangor.</p>
<p>Lot 3</p>  <p>CHERAS</p>	<p>RESERVE PRICE RM522,000.00</p> <p>Auction Date: 21/04/2025 / 9.00AM Type : An Intermediate Unit Double Storey Terrace House Area: 121 sq. metres (1,302 sq. ft) Assignor(s): Thevan Krishnan & Kasturi A/P Thangamani Solicitors: B H Gan, Nor & Kim (KL) Execution No: BA-38-17-01/2025</p> <p>No. 52, Jalan Penghulu 12/3, Bandar Mahkota Cheras, 43200 Cheras, Selangor.</p>	<p>Lot 4</p>  <p>PUCHONG</p>	<p>RESERVE PRICE RM414,000.00</p> <p>Auction Date: 22/04/2025 / 9.00AM Type : An Intermediate Double-Storey Terraced House Area: 76.64 sq. metres (825 sq. ft) Assignor(s): Durka Devi A/P Ranga Nathan Solicitors: Vas & Co. (KLG) Execution No: BA-38-236-01/2025</p> <p>No. 7, Jalan Merbuk 7, Bandar Puchong Jaya, 47100 Puchong, Selangor.</p>
<p>Lot 5</p>  <p>SHAH ALAM</p>	<p>RESERVE PRICE RM218,700.00</p> <p>Auction Date: 22/04/2025 / 9.00AM Type : A Serviced Apartment Unit Area: 73 sq. metres (786 sq. ft) Assignor(s): Amanah Raya Berhad Wakil Diri Kepada Salwah Binti Othman Solicitors: Vas & Co. (KLG) Execution No: BA-38-130-01/2025</p> <p>No. Unit 8-16, Pangsapuri Persanda 3, Jalan Boling Padang 13/64, Seksyen 13, 40100 Shah Alam, Selangor.</p>	<p>Lot 6</p>  <p>PETALING JAYA</p>	<p>RESERVE PRICE RM150,000.00</p> <p>Auction Date: 28/04/2025 / 9.00AM Type : A 3-Bedroom Low-Cost Apartment Area: 61 sq. metres (657 sq. ft) Assignor(s): Manimanan A/L K Alagan Solicitors: Azhar & Wong (KL) Execution No: BA-38-220-01/2025</p> <p>Unit No. 16-07, Level 16, Pangsapuri Vista Subang, No. 33, Jalan PJU 1A/43, 47301 Petaling Jaya, Selangor.</p>

Lot 5

RESERVE PRICE **RM360,000.00**



JASIN

Auction Date: 23/04/2025 / 11.00AM
Type : A Unit Of Double Storey Semi-Detached House
Area: 244 sq. metres (2,625 sq. ft)
Assignor(s): Hemadevi A/P Veeran
Solicitors: Ibrahim Nik Junainah & Associates (MELAKA)
Execution No: MA-38-78-02/2025

JC 1751, Jalan Mempari JH, Taman Jasmin Height, 77000 Jasin, Melaka.

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