



ONLINE AUCTION

DATE : 27TH AUGUST 2024 (TUESDAY)
TIME : 11:00 AM
ONLINE : arenaauctioneers.com

Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration.

DEPOSIT:

All intending bidders are required to deposit ten percent (10 %) of the fixed reserve price by BANK DRAFT or CASHIER'S ORDER in favour of BANK MUAMALAT MALAYSIA BERHAD and the balance of the purchase money is to be settled within one hundred and twenty (120) days.

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

TEL : 03 - 7845 5890 / 03 - 7842 2137 / 03 - 7832 4047
H/P : 012 - 327 5047
EMAIL : aasb@arenaauctioneers.com



PROCLAMATION OF SALE

In Exercise of the rights and power conferred upon Bank Muamalat Malaysia Berhad, the Assignee/Bank by the Assignor(s)/Customer(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer **WILL SELL THE PROPERTY DESCRIBED BELOW BY**

PUBLIC AUCTION VIA ONLINE BIDDING

27TH AUGUST 2024, TUESDAY, 11:00 AM

at arenauctioneers.com

(Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

Note : (1) Prior to the auction sale, all intending bidders are advised to:-

- (i) inspect the subject property
- (ii) conduct an official title search
- (iii) enquire from the Developer/Proprietor and/or other relevant authorities
- (iv) obtain a copy of the Conditions of Sale from the Auctioneer.

(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 auction date, consent (if applicable) from the Developer/Proprietor and/or other relevant authorities has been obtained, it is the responsibility and liability of the successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from the Developer/Proprietor and/or other relevant authorities.

(4) Obtain independent legal advice to protect your interest even before bidding in the auction.

LOT 1

MARKET PRICE : RM 750,000.00

7% LESS

RESERVE PRICE : RM 700,000.00



DESCRIPTION	: A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA	: 1,200.00 SQUARE FEET
ASSIGNOR(S)	: RAHBIAH BI BINTI MOHD HASSAN
SOLICITOR	: MESSRS ZULPADLI & EDHAM
REF. BANK	: 16010000483751000
REFERENCE	: AASB2611/BMMB/036/004/24-S01(BK-1)
LOT ID	: 18392

AMPANG

NO. 74, JALAN HILIR 5, TAMAN SRI ANGSANA HILIR, 68000 AMPANG, SELANGOR

LOT 2

MARKET PRICE : RM 255,000.00

14% LESS

RESERVE PRICE : RM 220,000.00



DESCRIPTION	: AN INTERMEDIATE UNIT SINGLE STOREY TERRACE HOUSE
LAND AREA	: 1,300.00 SQUARE FEET
ASSIGNOR(S)	: SARAVANAN A/L MUTHUSAMY & MUTHUSAMY A/L MUTHUMARY
SOLICITOR	: MESSRS ZULPADLI & EDHAM
REF. BANK	: 14060005087750000
REFERENCE	: AASB2608/BMMB/033/001/24-S01(BK-1)
LOT ID	: 18389

BATU ARANG

NO. 28, LORONG 8/1A, SEKSYEN 8, KOTA PUTERI, 48100 BATU ARANG, SELANGOR

LOT 3

MARKET PRICE : RM 190,000.00

8% LESS

RESERVE PRICE : RM 175,000.00



DESCRIPTION	: A LOW COST APARTMENT UNIT
FLOOR AREA	: 650.00 SQUARE FEET
ASSIGNOR(S)	: ARNIZAM BIN MOHD ARSHAD
SOLICITOR	: MESSRS AKRAM HIZRI AZAD & AZMIR
REF. BANK	: 12060003474754000
REFERENCE	: AASB2629/BMMB/037/005/24-S01(BK-1)
LOT ID	: 18393

PETALING JAYA

UNIT E-G-31, GROUND FLOOR, BLOCK E, LESTARI APARTMENT, JALAN PJU 10/1B, DAMANSARA DAMAI, 47380 PETALING JAYA, SELANGOR

LOT 4

MARKET PRICE : RM 35,000.00

14% LESS

RESERVE PRICE : RM 30,000.00



DESCRIPTION	: A 3-BEDROOM APARTMENT
FLOOR AREA	: 650.00 SQUARE FEET
ASSIGNOR(S)	: MOHD NIZAM BIN MOHD HASHIM
SOLICITOR	: MESSRS AKRAM HIZRI AZAD & AZMIR
REF. BANK	: 14060002302750000
REFERENCE	: AASB2610/BMMB/035/003/24-S01(BK-1)
LOT ID	: 18391

BUKIT BERUNTUNG

NO.B5-8, JALAN BUKIT BERUNTUNG 7, APARTMENT SERI KEMBANGAN, 48300 BUKIT BERUNTUNG, SELANGOR

LOT 5

MARKET PRICE : RM 160,000.00

13% LESS

RESERVE PRICE : RM 140,000.00



DESCRIPTION	: A LOW COST APARTMENT UNIT
FLOOR AREA	: 656.60 SQUARE FEET
ASSIGNOR(S)	: ZAWAVI BIN ABDUL WAHAB & JULIA BINTI ABDULLAH
SOLICITOR	: MESSRS AKRAM HIZRI AZAD & AZMIR
REF. BANK	: 12070001816756000
REFERENCE	: AASB2612/BMMB/038/006/24-S01(BK-1)
LOT ID	: 18394

KAJANG

NO.C-4-16, BLOCK C, APARTMENT KELISA RIA, JALAN KELISA RIA 1, TAMAN TANGKAS JAYA, 43000 KAJANG, SELANGOR

LOT 6 MARKET PRICE : RM 390,000.00 **8% LESS**

RESERVE PRICE : RM 360,000.00



DESCRIPTION : A CONDOMINIUM UNIT TOGETHER WITH TWO (2) CAR PARKS
 FLOOR AREA : 1,029.02 SQUARE FEET
 ASSIGNOR(S) : MUHAMAD KHAIRUL ANIQ BIN MOHAMAD GHAZALI
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 14030015927752000
 REFERENCE : AASB2615/BMMB/042/010/24-S01(BK-1)
 LOT ID : 18398

RAWANG UNIT NO. B-17-05, BLOCK B, RESIDENSI LEGENDVIEW, JALAN SETIA JAYA, TAMAN SETIA JAYA, 48000 RAWANG, SELANGOR

LOT 7 MARKET PRICE : RM 690,000.00 **10% LESS**

RESERVE PRICE : RM 621,000.00



DESCRIPTION : A DOUBLE STOREY SEMI-DETACHED HOUSE
 LAND AREA : 3,627.44 SQUARE FEET
 ASSIGNOR(S) : NOR SOFNIZA BINTI SAAD
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 12010004193756000
 REFERENCE : AASB2620/BMMB/047/015/24-S01(BK-2)
 LOT ID : 18403

SERENDAH NO. 34, JALAN GAPI 2C/14, SEKSYEN 2, ANTARA GAPI, 48200 SERENDAH, SELANGOR

LOT 8 MARKET PRICE : RM 340,000.00 **27% LESS**

RESERVE PRICE : RM 247,860.00



DESCRIPTION : A CONDOMINIUM UNIT TOGETHER WITH TWO (2) CAR PARKS
 FLOOR AREA : 1,012.00 SQUARE FEET
 ASSIGNOR(S) : NOOR IDAYU BINTI HABIB
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 12110000854754000
 REFERENCE : AASB2631/BMMB/048/016/24-S02(BK-5)
 LOT ID : 18404

PETALING JAYA UNIT NO. B-09-11, BLOCK B, ONE DAMANSARA, NO. 1, JALAN PJU 10/3C, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR

LOT 9 MARKET PRICE : RM 130,000.00 **10% LESS**

RESERVE PRICE : RM 117,000.00



DESCRIPTION : A LOW COST APARTMENT UNIT
 FLOOR AREA : 538.20 SQUARE FEET
 ASSIGNOR(S) : KALYCHELVAN A/L SAGATHEVAN
 SOLICITOR : MESSRS AZRA SALLEH AKMA & CO.
 REF. BANK : 12070001305753000
 REFERENCE : AASB2621/BMMB/049/017/24-S01(BK-2)
 LOT ID : 18405

PUCHONG UNIT NO. D-4-12, BLOCK D, JALAN PERDANA 4/1, TAMAN PUCHONG PERDANA, BATU 12 3/4, JALAN PUCHONG, 47100 PUCHONG, SELANGOR

LOT 10 MARKET PRICE : RM 1,500,000.00 **10% LESS**

RESERVE PRICE : RM 1,350,000.00



DESCRIPTION : A TWO AND A HALF STOREY CLUSTER HOUSE
 LAND AREA : 2,314.00 SQUARE FEET
 ASSIGNOR(S) : SAIFULRIZAM BIN ZAINAL
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 14030013238750000
 REFERENCE : AASB2618/BMMB/046/014/24-S01(BK-2)
 LOT ID : 18402

KUALA LUMPUR NO. 31, JALAN HEVEA, TAMAN HEVEA KEMENSAH, 53100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

LOT 11 MARKET PRICE : RM 145,000.00 **19% LESS**

RESERVE PRICE : RM 117,450.00



DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 796.00 SQUARE FEET
 ASSIGNOR(S) : MOHD AZRI BIN AZMAN
 SOLICITOR : MESSRS ZULPADLI & EDHAM
 REF. BANK : 14010007789750000
 REFERENCE : AASB2624/BMMB/052/020/24-S02(BK-3)
 LOT ID : 18409

RAWANG UNIT NO. B8-3-1, BIRCHWOOD COURT APARTMENT, PINGGIRAN LEMBAH HIJAU 9, BANDAR TASIK PUTERI, 48020 RAWANG, SELANGOR

LOT 12 MARKET PRICE : RM 350,000.00 **9% LESS**

RESERVE PRICE : RM 319,000.00



DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 1,100.00 SQUARE FEET
 ASSIGNOR(S) : AMIRUL HUSAINI BIN ABDUL RAHIM & NORLAILI SAHZEILA BINTI MD YUNUS
 SOLICITOR : MESSRS ZULPADLI & EDHAM
 REF. BANK : 1110005855757000
 REFERENCE : AASB2613/BMMB/039/007/24-S01(BK-1)
 LOT ID : 18395

JOHOR BAHRU UNIT NO. #16-01, MENARA C, RESIDENSI LARKIN INDAH, JALAN LARKIN INDAH, LARKIN INDAH, 80350 JOHOR BAHRU, JOHOR

LOT 13 MARKET PRICE : RM 275,000.00 **9% LESS**

RESERVE PRICE : RM 250,000.00



DESCRIPTION : AN END UNIT WITH EXTRA LAND OF SINGLE STOREY TERRACE HOUSE
 LAND AREA : 2,210.17 SQUARE FEET
 ASSIGNOR(S) : MUHAMAD SAZALI BIN ISA & RAIHANA BINTI SABRAN
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 1040012291758000
 REFERENCE : AASB2616/BMMB/043/011/24-S01(BK-1)
 LOT ID : 18399
 NOTE : BUMIPUTERA LOT

KLUANG NO. 21, JALAN PUTERIMAS 1/2, TAMAN PUTERIMAS, 86000 KLUANG, JOHOR

LOT 14 MARKET PRICE : RM 150,000.00 **10% LESS**

RESERVE PRICE : RM 135,000.00



DESCRIPTION : A UNIT OF LOW MEDIUM COST FLAT
 FLOOR AREA : 850.35 SQUARE FEET
 ASSIGNOR(S) : MOHD IKMAL IHSAN BIN MD NOR & NUR HAYATI BINTI MOHD NOH
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 10300044530758000
 REFERENCE : AASB2617/BMMB/044/012/24-S01(BK-2)
 LOT ID : 18400

ULU TIRAM UNIT NO. #02-09, BLOK F, RUMAH PANGSA SERI NILAM, JALAN TIRAM 1/31, BANDAR TIRAM, 81800 ULU TIRAM, JOHOR

LOT 15 MARKET PRICE : RM 288,000.00 **10% LESS**

RESERVE PRICE : RM 260,000.00



DESCRIPTION : A THREE (3) BEDROOM CONDOMINIUM UNIT WITH A CAR PARK
 FLOOR AREA : 900.00 SQUARE FEET
 ASSIGNOR(S) : CHAN CHUN KIT
 SOLICITOR : MESSRS CHE MOKHTAR & LING
 REF. BANK : 14050011979756000
 REFERENCE : AASB2609/BMMB/034/002/24-S01(BK-1)
 LOT ID : 18390

SEREMBAN NO. A-08-02, BLOCK ASTER, BAYU TEMIANG RESIDENSI, JALAN BAYU, 70200 SEREMBAN, NEGERI SEMBILAN

LOT 16 MARKET PRICE : RM 30,000.00

10% LESS

RESERVE PRICE : RM 27,000.00



DESCRIPTION : ONE (1) BEDROOM APARTMENT UNIT
FLOOR AREA : 479.54 SQUARE FEET
ASSIGNOR(S) : ADHAR BIN ZAKARIA
SOLICITOR : MESSRS CHE MOKHTAR & LING
REF. BANK : 14060002776753000
REFERENCE : AASB2622/BMMB/050/018/24-S01(BK-2)
LOT ID : 18406
NOTE : MALAY RESERVE AREA

PASIR PANJANG, PORT DICKSON NO. A8-2, GROUND FLOOR, BLOCK A8, IXORA PERMAI, 71250 PASIR PANJANG, PORT DICKSON, NEGERI SEMBILAN

LOT 17 MARKET PRICE : RM 260,000.00

34% LESS

RESERVE PRICE : RM 170,600.00



DESCRIPTION : A THREE (3) BEDROOM CONDOMINIUM UNIT WITH A CAR PARK
FLOOR AREA : 900.00 SQUARE FEET
ASSIGNOR(S) : ROSNA BINTI TUNGKAT
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
REF. BANK : 14080009047754000
REFERENCE : AASB2626/BMMB/054/022/24-S02(BK-6)
LOT ID : 18411

SEREMBAN NO. B-3-5, BLOCK BEGONIA, BAYU TEMIANG RESIDENSI, 70200 SEREMBAN, NEGERI SEMBILAN

LOT 18 MARKET PRICE : RM 260,000.00

34% LESS

RESERVE PRICE : RM 170,600.00



DESCRIPTION : A THREE (3) BEDROOM CONDOMINIUM UNIT WITH A CAR PARK
FLOOR AREA : 900.00 SQUARE FEET
ASSIGNOR(S) : NORA BINSINAN
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
REF. BANK : 14080009030758000
REFERENCE : AASB2627/BMMB/055/023/24-S02(BK-6)
LOT ID : 18412

SEREMBAN NO. B-3-4, BLOCK BEGONIA, BAYU TEMIANG RESIDENSI, 70200 SEREMBAN, NEGERI SEMBILAN

LOT 19 MARKET PRICE : RM 315,000.00

41% LESS

RESERVE PRICE : RM 186,100.00



DESCRIPTION : A GROUND FLOOR SHOP LOT
FLOOR AREA : 488.00 SQUARE FEET
ASSIGNOR(S) : SYED SAIZAN BIN SYED ALI
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
REF. BANK : 13030000308758000
REFERENCE : AASB2628/BMMB/056/024/24-S02(BK-6)
LOT ID : 18413
NOTE : MALAY RESERVE AREA

KOTA BHARU SHOP NO. 11, GROUND FLOOR OF BAZAR NIAGA WAKAF CHE YEH, 15100 KOTA BHARU, KELANTAN

LOT 20 MARKET PRICE : RM 447,000.00

10% LESS

RESERVE PRICE : RM 402,300.00



DESCRIPTION : CONDOMINIUM (BUMIPUTRA LOT)
FLOOR AREA : 988.34 SQUARE FEET
ASSIGNOR(S) : ANITA BINTI SUKARNO
SOLICITOR : MESSRS ZAINAL & ASSOCIATES
REF. BANK : 10030002465758000
REFERENCE : AASB2619/BMMB/045/013/24-S01(BK-2)
LOT ID : 18401
NOTE : BUMIPUTERA LOT

SANDAKAN LOT NO. B1-02-02 (BLOCK B1, LEVEL 2), TYPE A1, ASTANIA HEIGHTS PHASE 5C-KINGFISHER SANDAKAN OFF KM 2.1, JALAN UTARA, 90000 SANDAKAN, SABAH

LOT 21 MARKET PRICE : RM 216,000.00

34% LESS

RESERVE PRICE : RM 141,750.00



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 902.00 SQUARE FEET
ASSIGNOR(S) : SITI NURMULIATI SYAKILA BINTI LAISAH & ALIF
SOLICITOR : MESSRS ZAINAL & ASSOCIATES
REF. BANK : 1003000308759000
REFERENCE : AASB2625/BMMB/053/021/24-S03(BK-5)
LOT ID : 18410

SANDAKAN 19TH FLOOR, LOT 10, BLOCK B [TYPE C(M)], PR1MA @ BORNEO COVE, MILE 1 1/2, JALAN BULI SIM SIM, 90000 SANDAKAN, SABAH

LOT 22 MARKET PRICE : RM 60,000.00

10% LESS

RESERVE PRICE : RM 54,000.00



DESCRIPTION : AN UNIT OF APARTMENT
FLOOR AREA : 904.17 SQUARE FEET
ASSIGNOR(S) : MOHD AMIRIZUAN BIN AHMAD & MOHD NARULIZAM BIN AHMAD
SOLICITOR : MESSRS TAY, IBRAHIM & PARTNERS (TAIPIING)
REF. BANK : 8020003000750000
REFERENCE : AASB2623/BMMB/051/019/24-S01(BK-2)
LOT ID : 18407

SIMPANG AMPAT SEMANGGOL NO. 4-2-03A, LFV, BLOCK 4, BUKIT MERAH LAKETOWN, 34400 SIMPANG AMPAT SEMANGGOL, PERAK

LOT 23 MARKET PRICE : RM 165,000.00

9% LESS

RESERVE PRICE : RM 150,000.00



DESCRIPTION : A SHOP UNIT
FLOOR AREA : 265.00 SQUARE FEET
ASSIGNOR(S) : IBRAHIM BIN NIK
SOLICITOR : MESSRS TENGKU SULAIMAN & ASSOC
REF. BANK : 13010003483758000
REFERENCE : AASB2614/BMMB/041/009/24-S01(BK-1)
LOT ID : 18397

KEMAMAN PARCEL NO. 1.10/FF, JALAN DA OMAR, KEMAMAN CENTRE POINT, 24000 KEMAMAN, TERENGGANU

RESERVE PRICE:

The subject properties will be sold on an "as is where is" basis, separately, to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser(s) from the Developer(s)/land owner(s) and other relevant authorities, if any

DEPOSIT:

All intending bidder are required to deposit 10% of the fixed reserve price by **BANK DRAFT** or **CASHIER'S ORDER** in favour of **BANK MUAMALAT MALAYSIA BERHAD**. The balance of the purchase money is to be settled within **120 days**.



03 2600 5500
www.muamalat.com.my



LOOK OUT FOR OTHER AVAILABLE PROPERTIES

AUCTION DATE
4th October 2024

RESERVE PRICE
: **RM 480,000.00**

MELAKA

TYPE : DOUBLE STOREY TERRACE SHOPHOUSE
AREA : 143 SQ MTR
ASSIGNOR(S) : FAZAL BIN HASAN
SOLICITOR : MESSRS ABDUL AZIZ RAHIM & CO (MELAKA)
(06 - 2826781)
BANK REF : 4010009606759000

NO. 13 & 13A, JALAN IKS BK 1, TAMAN IKS BUKIT KATIL, 75450 BUKIT KATIL, MELAKA

AUCTION DATE
15th November 2024

RESERVE PRICE
: **RM 230,000.00**

MELAKA

TYPE : SINGLE STOREY TERRACE HOUSE
AREA : 113 SQ MTR
ASSIGNOR(S) : MUHAMMAD NAZLY BIN MOHAMED SHAZALI
SOLICITOR : MESSRS ABDUL AZIZ RAHIM & CO.(MELAKA)
(06 - 2826781)
BANK REF : 4020003420758000

NO. 680-G, JALAN BAHAGIA 2 TAMAN BAHAGIA BUKIT BARU 75150

AUCTION DATE
6th November 2024

RESERVE PRICE
: **RM 280,000.00**

SELANGOR

TYPE : DOUBLE STOREY SEMI DETACHED CLUSTER HOUSE
AREA : 108 SQ MTR
ASSIGNOR(S) : TIJAH BINTI REBIN
SOLICITOR : MESSRS ZULPADLI & EDHAM
(03-2694 6979)
BANK REF : 14020005155753000

NO. 17, JALAN TEMPUA 4A, TAMAN TEMPUA BESTARI, KALUMPANG 44100 KERLING, SELANGOR DARUL EHSAN.

AUCTION DATE
22nd August 2024

RESERVE PRICE
: **RM 4,605,000.00**

SELANGOR

TYPE : TWO AND A HALF STOREY BUNGALOW
AREA : 935 SQ MTR
ASSIGNOR(S) : AHMAD AZWAN BIN ABOO MANSOOR
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
(03-91345701)
BANK REF : 14030010713755000

NO 3, JALAN TIARA KEMENSAH 3A, TAMAN TIARA KEMENSAH RIMBA, TIARA KEMENSAH, HULU KELANG, SELANGOR

AUCTION DATE
22nd August 2024

RESERVE PRICE
: **RM 1,500,000.00**

SELANGOR

TYPE : THREE STOREY SEMI DETACHED HOUSE
AREA : 223 SQ MTR
ASSIGNOR(S) : AHMAD AZWAN BIN ABOO MANSOOR
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
(03-91345701)
BANK REF : 14030006635758000

NO 4, JALAN ROMASRA 2, KEMENSAH HEIGHTS, 68000 AMPANG SELANGOR

AUCTION DATE
19th December 2024

RESERVE PRICE
: **RM 1,860,000.00**

SELANGOR

TYPE : DOUBLE STOREY SEMI DETACHED HOUSE
AREA : 402 SQ MTR
ASSIGNOR(S) : AHMAD AZWAN BIN ABOO MANSOOR
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
(03-91345701)
BANK REF : 14030009693750000

NO.28, JALAN TROPIKA KEMENSAH 1, TAMAN TROPIKA KEMENSAH, KEMENSAH HEIGHTS, 68000 AMPANG, SELANGOR DARUL EHSAN.

AUCTION DATE
15th August 2024

RESERVE PRICE
: **RM 1,126,000.00**

SELANGOR

TYPE : DOUBLE STOREY TERRACE HOUSE
AREA : 307 SQ MTR
ASSIGNOR(S) : ZURIN ADRA BIN AZHAR
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
(03-91345701)
BANK REF : 12020002345751000

NO. 94, JALAN SERAMBI U8/32, BUKIT JELUTONG, PETALING

AUCTION DATE
20th August 2024

RESERVE PRICE
: **RM 585,000.00**

KELANTAN

TYPE : DOUBLE STOREY BUNGALOW HOUSE
AREA : 491 SQ MTR
ASSIGNOR(S) : MOHD RIDUAN SOLEHEN BIN ABU BAKAR
SOLICITOR : MESSRS SALINA FAZILAWATI & CO.
(09-7478273 / 7273 /016-9803847)
BANK REF : 3010007389758000

PT 2131, JALAN SEKOLAH ARAB SANIAH,PASIR PUTIH, KELANTAN

AUCTION DATE
12th August 2024

RESERVE PRICE
: **RM 162,000.00**

KELANTAN

TYPE : SINGLE STOREY TERRACE HOUSE
AREA : 130 SQ MTR
ASSIGNOR(S) : ROSLAN BIN MAT
SOLICITOR : MESSRS SALINA FAZILAWATI & CO.
(09-7478273 / 7273 /016-9803847)
BANK REF : 3030001493755000

"LOT 5958(PT 4803), TAMAN KOTA HARMONI, 17500 TANAH MERAH KELANTAN."

AUCTION DATE
21st August 2024

RESERVE PRICE
: **RM 1,341,000.00**

SELANGOR

TYPE : 2 1/2 STOREY SEMI- DETACHED HOUSE
AREA : 334 SQ MTR
ASSIGNOR(S) : AHMAD IDRUS BIN ISMAIL & FAIZAH BINTI NORDIN
SOLICITOR : MESSRS SUHAIMI YAHYA & CO.(KL)
(03-41438961)
BANK REF : 14060007872752000

NO.08, JALAN SRI TASIK TIMUR 8B,PERDANA LAKEVIEW EAST,CYBERJAYA

LOOK OUT FOR OTHER AVAILABLE PROPERTIES

AUCTION DATE : 21st August 2024
RESERVE PRICE : **RM 307,800.00**

NEGERI SEMBILAN

TYPE : DOUBLE STOREY TERRACE HOUSE
AREA : 130 SQ MTR
ASSIGNOR(S) : MOHD RAFIZAN BIN NORDIN
SOLICITOR : MESSRS NASSIR HAFIZ NAZRI & RAHIM (SEREMBAN) (06-7640414)
BANK REF : 5010004197753000

NO 1119, JALAN WARISAN PUTERI A41, PRECINT 4, BANDAR WARISAN PUTERI, AMPANGAN

AUCTION DATE : 21st August 2024
RESERVE PRICE : **RM 380,000.00**

MELAKA

TYPE : SINGLE STOREY SEMI-DETACHED HOUSE
AREA : 385 SQ MTR
ASSIGNOR(S) : MUHAMMAD NUR BIN MOHD SALLEH
SOLICITOR : MESSRS ABDUL AZIZ RAHIM & CO.(MELAKA) (06 - 2826781)
BANK REF : 4020002893758000

NO.8, JALAN LARANG 9 TAMAN BUKIT LARANG INDAH, 75460 75460 MELAKA.

AUCTION DATE : 19th August 2024
RESERVE PRICE : **RM 250,000.00**

KELANTAN

TYPE : SINGLE STOREY SEMI DETACHED HOUSE
AREA : 228 SQ MTR
ASSIGNOR(S) : MOHD HAFIRDAUS BIN MAT HASAN
SOLICITOR : MESSRS SALINA FAZILAWATI & CO. (09-7478273 / 7273 /016-9803847)
BANK REF : 3020010654750000

PT 14694, PRIMA LUBOK JONG, 17000, PASIR MAS, KELANTAN.

AUCTION DATE : 20th August 2024
RESERVE PRICE : **RM 360,000.00**

PERAK

TYPE : DOUBLE STOREY SHOPHOUSE
AREA : 130 SQ MTR
ASSIGNOR(S) : YUSFAEZAL@YUSFAEZ BIN MOHAMED YUSOP
SOLICITOR : MESSRS TAWFEEK BADJENID & PARTNERS (PERAK) (05-2421544)
BANK REF : 8040009937753000

NO. 5, JALAN NIAGA 1, KAMPUNG SUNGAI TAPAH, 30020, IPOH, PERAK.

AUCTION DATE : 19th August 2024
RESERVE PRICE : **RM 170,000.00**

SELANGOR

TYPE : APARTMENT
AREA : 69 SQ MTR
ASSIGNOR(S) : MOHAMMAD FARED BIN MASOUD
SOLICITOR : MESSRS AZRA SALLEH & CO. (03-40237079)
BANK REF : 12060004195757000

NO.C-4-16,BLOCK C, PANGSAPURI SERI SAUJANA, JALAN SP 4/2,BANDAR SAUJANA PUTRA, 42610 JENJAROM, SELANGOR DARUL EHSAN.

AUCTION DATE : 20th August 2024
RESERVE PRICE : **RM 180,000.00**

PULAU PINANG

TYPE : APARTMENT
AREA : 63 SQ MTR
ASSIGNOR(S) : HASLINDAIZMA BT CHE SEMAN @ CHE OTHMAN
SOLICITOR : MESSRS SUHAIMI YAHYA & CO.(BUTTERWORTH) (04-3332625 / 2627)
BANK REF : 7030000057754000

NO.18-3-2, LORONG KEKABU OFF JALAN PERMATANG DAMAR LAUT, DESA WANGSA, 11960 BAYAN LEPAS , PULAU PINANG.

AUCTION DATE : 15th August 2024
RESERVE PRICE : **RM 144,000.00**

SELANGOR

TYPE : SHOP LOT
AREA : 61 SQ MTR
ASSIGNOR(S) : KAMARULZAMAN BIN OMAR
SOLICITOR : MESSRS AZRA SALLEH & CO. (03-40237079)
BANK REF : 12070001112759000

S-03 JALAN KENARI 8, TAMAN SRI KENARI, SG CHUA, 43000 KAJANG, SELANGOR DARUL EHSAN.

AUCTION DATE : 27th August 2024
RESERVE PRICE : **RM 198,000.00**

KELANTAN

TYPE : DOUBLE STOREY TERRACE HOUSE
AREA : 130 SQ MTR
ASSIGNOR(S) : ROHAYA BINTI MOHAMAD
SOLICITOR : MESSRS SALINA FAZILAWATI & CO. (09-7478273 / 7273 /016-9803847)
BANK REF : 3020010328752000

NO.14, PT 15584, RESIDENSI PRIMA LUBOK JONG, JALAN PASIR MAS-RANTAU PANJANG, 17070 PASIR MAS, KELANTAN.

AUCTION DATE : 22nd August 2024
RESERVE PRICE : **RM 168,480.00**

SELANGOR

TYPE : APARTMENT
AREA : 80 SQ MTR
ASSIGNOR(S) : MASHETAH BINTI JAMIL
SOLICITOR : MESSRS CHE MOKHTAR & LING (03-22740413)
BANK REF : 12050003392758000

UNIT NO.D-8-15, BLOCK D, PANGSAPURI BANGI IDAMAN, SEKSYEN 5, 43650 BANDAR BARU BANGI SELANGOR.

AUCTION DATE : 26th August 2024
RESERVE PRICE : **RM 372,009.00**

SELANGOR

TYPE : DOUBLE STOREY TERRACE HOUSE END UNIT WITH EXTRA LAND
AREA : 175 SQ MTR
ASSIGNOR(S) : WAN FATMA MASTURA BINTI MOHD NASIR
SOLICITOR : MESSRS AZRA SALLEH & CO. (03-40237079)
BANK REF : 12070001538758000

NO. 22A, JALAN SAUJANA 12, TAMAN DESA SAUJANA LANGAT, 43100 HULU LANGAT, SELANGOR

LOOK OUT FOR OTHER AVAILABLE PROPERTIES

AUCTION DATE 4th September 2024	RESERVE PRICE : RM 180,000.00	PERAK
TYPE	: AN INTERMEDIATE UNIT OF SINGE STOREY TERRACE HOUSE WHICH HAS BEEN RENOVATED AND EXTENDED	
AREA	: 149 SQ MTR	
ASSIGNOR(S)	: SENI BINTI SAPANI	
SOLICITOR	: MESSRS TAWFEEK BADJENID & PARTNERS (IPOH) (05-2421544)	
BANK REF	: 8010001451751000	
NO 43 JALAN AMAN 1, TAMAN SERI AMAN, SIMPANG LIMA, 34200 PARIT BUNTAR, PERAK		

AUCTION DATE 19th August 2024	RESERVE PRICE : RM 450,000.00	PERAK
TYPE	: SINGLE STOREY DETACHED	
AREA	: 502 SQ MTR	
ASSIGNOR(S)	: AHMAD AZMI BIN ARIFIN	
SOLICITOR	: MESSRS TAWFEEK BADJENID & PARTNERS (IPOH) (05-2421544)	
BANK REF	: 8030001939755000	
NO. 3 JLN SM 1D/ 1 FASA 1D3 32040 SERI MANJUNG SITIAWAN, MANJUNG PERAK		

AUCTION DATE 19th September 2024	RESERVE PRICE : RM 309,600.00	PAHANG
TYPE	: DOUBLE STOREY BUNGALOW	
AREA	: 325 SQ MTR	
ASSIGNOR(S)	: NOOR AINI BINTI ISMAIL	
SOLICITOR	: MESSRS SHAMSUL RIJAL & ASSOCIATES (TEMERLOH) (09-2967453)	
BANK REF	: 6010002180751000	
"NO. 17, LORONG TJM 21, TAMAN JENGA MAHKOTA, 26400 BANDAR JENGA, PAHANG"		

AUCTION DATE 19th August 2024	RESERVE PRICE : RM 1,300,000.00	SELANGOR
TYPE	: AN INTERMEDIATE UNIT OF DOUBLE STOREY TERRACE SHOP OFFICE	
AREA	: 143 SQ MTR	
ASSIGNOR(S)	: MOHD ZAQRUL RAZMAL BIN MOHD PODZI	
SOLICITOR	: MESSRS AKRAM HIZRI AZAD & AZMIR (03-91345701)	
BANK REF	: 14060009043755000	
NO.C-G-05 & C-01-05, BLOCK C, JALAN VITA 2, PLAZA CRYSTAL VILLE, 63000 CYBERJAYA, SELANGOR DARUL EHSAN.		

AUCTION DATE 17th September 2024	RESERVE PRICE : RM 2,187,000.00	SELANGOR
TYPE	: DOUBLE STOREY BUNGALOW HOUSE	
AREA	: 918 SQ MTR	
ASSIGNOR(S)	: DZULHAILEE L'AKBAR BIN DOM AMI	
SOLICITOR	: MESSRS CHE MOKHTAR & LING (03-2274 0257)	
BANK REF	: 14020004527754000	
"NO. 1, JALAN NOVA U5/95C, SUBANG BESTARI, SEKSYEN U5, 40150, SHAH ALAM, SELANGOR"		

AUCTION DATE 26th February 2025	RESERVE PRICE : RM 1,100,000.00	PAHANG
TYPE	: DOUBLE STOREY DETACHED HOUSE	
AREA	: 847 SQ MTR	
ASSIGNOR(S)	: SYED AHMAD BIN SYED SAGAR & SHARIFAH KARTIKA BINTI SYED AHMAD	
SOLICITOR	: MESSRS BAHARI CHOY & NONGCHIK(TEMERLOH) (09-2960227 / 228/0229)	
BANK REF	: 6010002597758000	
NO.7, LORONG IM 10/6, TAMAN BUKIT ISTANA, BANDAR INDERA MAHKOTA, 25200 KUANTAN, PAHANG DARUL MAKMUR.		

AUCTION DATE 26th September 2024	RESERVE PRICE : RM 351,000.00	SELANGOR
TYPE	: DOUBLE STOREY TERRACE HOUSE	
AREA	: 121 SQ MTR	
ASSIGNOR(S)	: MOHD FALIHEEN BIN SAPIIN	
SOLICITOR	: MESSRS ZULPADLI & EDHAM (03-2694 6979)	
BANK REF	: 5010022814751000	
NO.95, JALAN HALIA 6, TAMAN LANGAT UTAMA 3, BUKIT CHANGGANG, 42700 BANTING, SELANGOR DARUL EHSAN.		

AUCTION DATE 28th August 2024	RESERVE PRICE : RM 765,000.00	SELANGOR
TYPE	: AN INTERMEDIAT DOUBLE STOREY TERRACE HOUSE	
AREA	: 178 SQ MTR	
ASSIGNOR(S)	: ROZIDA ZANARIAH BINTI KATAN	
SOLICITOR	: MESSRS ZULPADLI & EDHAM (03-2694 6979)	
BANK REF	: 14020010105750000	
NO.16, JALAN U8/19C, BUKIT JELUTONG, SEKSYEN U8, 40150 SHAH ALAM, SELANGOR DARUL EHSAN.		

AUCTION DATE 19th December 2024	RESERVE PRICE : RM 380,000.00	PERLIS
TYPE	: SINGLE STOREY SEMI DETACHED HOUSE	
AREA	: 270.01 SQ MTR	
ASSIGNOR(S)	: HANAFI BIN HAMZAH	
SOLICITOR	: MESSRS "JAYADEVA & KAMAL (ALOR SETAR)" (04-777 1161)	
BANK REF	: 9010007200757000	
NO.18, JALAN ENAM, TAMAN SERI LANCHANG, 02600 ARAU, PERLIS INDERA KAYANGAN.		

AUCTION DATE 18th September 2024	RESERVE PRICE : RM 390,000.00	KEDAH
TYPE	: SINGLE STOREY SEMI DETACHED HOUSE	
AREA	: 393 MQ MTR	
ASSIGNOR(S)	: MOHD AKMAL BIN MOHAMAD	
SOLICITOR	: MESSRS "JAHARA RADZI & PARTNERS (SUNGAI PETANI)" (04-4246006 / 4246009)	
BANK REF	: 2010013007756000	
NO.1, SUSUR HARMONI 1/3, TAMAN HARMONI, 09100 BALING, KEDAH DARUL AMAN.		

LOOK OUT FOR OTHER AVAILABLE PROPERTIES

AUCTION DATE 4th September 2024	RESERVE PRICE : RM 277,000.00	PULAU PINANG
TYPE	: DOUBLE STOREY TERRACE HOUSE	
AREA	: 158 SQ MTR	
ASSIGNOR(S)	: AZIZ SHAFIQ BIN AHMAD KHABER & ZAHARA BINTI K.P AHMED	
SOLICITOR	: MESSRS TAWFEEK BADJENID & PARTNERS (PENANG) (04-227 7142)	
BANK REF	: 7020005332752000	
NO.43, JALAN BERTAM PERMAI 1, TAMAN BERTAM PERMAI, 13200 KEPALA BATAS, PULAU PINANG.		

AUCTION DATE 14th August 2024	RESERVE PRICE : RM 243,000.00	JOHOR
TYPE	: SINGLE STOREY TERRACE HOUSE	
AREA	: 143 SQ MTR	
ASSIGNOR(S)	: MOHD FARIDZ BIN JAMIL	
SOLICITOR	: MESSRS "MIMIRAHAYU HANIFF HENG & PARTNERS (BATU PAHAT)" (07-4352997 & 07-4333997)	
BANK REF	: 1070001052750000	
NO.11, JALAN LIMAU 3, TAMAN BINTANG, 86400 PARIT RAJA, JOHOR DARUL TAKZIM.		

AUCTION DATE 24th September 2024	RESERVE PRICE : RM 243,000.00	PULAU PINANG
TYPE	: APARTMENT	
AREA	: 86 SQ MTR	
ASSIGNOR(S)	: KUGASHINI A/P RAMMIS	
SOLICITOR	: MESSRS SUHAIMI, YAHYA & CO (BUTTERWORTH) (04-3332625 / 2627)	
BANK REF	: 7020010489754000	
UNIT NO.06-11, PANGSAPURI PRIMA AMAN, LORONG PERAI UTAMA 8, TAMAN PERAI UTAMA, 13600 PERAI, SEBERANG PERAI TENGAH, PULAU PINANG.		

AUCTION DATE 22nd January 2025	RESERVE PRICE : RM 260,000.00	PAHANG
TYPE	: SINGLE STOREY TERRACE HOUSE	
AREA	: 158 SQ MTR	
ASSIGNOR(S)	: WAN MOHAMMAD IDHAM BIN WAN SULAIMAN	
SOLICITOR	: MESSRS BAHARI CHOY & NONGCHIK(TEMERLOH) (09-2960227 / 228/0229)	
BANK REF	: 13020000960757000	
NO.28, LORONG PADANG INDAH 1/5, PERKAMPUNGAN PADANG INDAH 1, 25200 KUANTAN, PAHANG DARUL MAKMUR.		

AUCTION DATE 22nd August 2024	RESERVE PRICE : RM 360,000.00	SELANGOR
TYPE	: SINGLE STOREY TERRACE HOUSE	
AREA	: 143 SQ MTR	
ASSIGNOR(S)	: RADIN ISKANDAR BIN AMIRUDDIN	
SOLICITOR	: MESSRS AKRAM HIZRI AZAD & AZMIR (03-91345701)	
BANK REF	: 12010004613757000	
NO.27, JALAN MAHAGONI 4H, SEKSYEN 4,44300 BANDAR UTAMA BATANG KALI,SELANGOR DARUL EHSAN		

AUCTION DATE 4th September 2024	RESERVE PRICE : RM 275,400.00	MELAKA
TYPE	: DOUBLE STOREY TERRACE HOUSE	
AREA	: 121 SQ MTR	
ASSIGNOR(S)	: FAIZAL BIN MUHAMAD	
SOLICITOR	: MESSRS ABDUL AZIZ RAHIM & CO (MELAKA) (06 - 2826781)	
BANK REF	: 4010004918753000	
NO.15, JALAN AKASIA 2, TAMAN AKASIA, BUKIT BARU, 75150 HANG TUAH JAYA, MELAKA.		

AUCTION DATE 24th September 2024	RESERVE PRICE : RM 360,000.00	PERAK
TYPE	: SINGLE STOREY SEMI DETACHED HOUSE	
AREA	: 284 SQ MTR	
ASSIGNOR(S)	: MOHD YUSHAIRI BIN MOHAMED YUSOF	
SOLICITOR	: MESSRS TAWFEEK BADJENID & PARTNERS (PERAK) (05 2421544)	
BANK REF	: 8010001620754000	
NO.7, JALAN BERLIAN 2, TAMAN BERLIAN, 34200 PARIT BUNTAR, PERAK DARUL RIDZUAN.		

AUCTION DATE 20th August 2024	RESERVE PRICE : RM 360,000.00	PERAK
TYPE	: DOUBLE STOREY SHOP	
AREA	: 130 SQ MTR	
ASSIGNOR(S)	: YUSFAEZAL@YUSFAEZ BIN MOHAMED YUSOP & LATIFAH BINTI OMAR	
SOLICITOR	: MESSRS TAWFEEK BADJENID & PARTNERS (PERAK) (05 2421544)	
BANK REF	: 8040009938756000	
NO.5, JALAN NIAGA 1, KAMPUNG SUNGAI TAPAH, 30020 IPOH, PERAK DARUL RIDZUAN.		

AUCTION DATE 18th September 2024	RESERVE PRICE : RM 121,500.00	MELAKA
TYPE	: APARTMENT	
AREA	: 92 MTR	
ASSIGNOR(S)	: MOHAMMAD NOR DZULKARNAIN BIN MANSOR NURHALILA'AIN BINTI ALSHAFIEE	
SOLICITOR	: MESSRS ABDUL AZIZ RAHIM & CO (MELAKA) (06 - 2826781)	
BANK REF	: 4020004809759000	
A-2-20, (DEVELOPER PARCEL NO.A10-3-B), BLOCK A, PANGSAPURI BUNGA RAYA, BUKIT BERUANG, 75450 HANG TUAH JAYA,MELAKA.		

AUCTION DATE 5th September 2024	RESERVE PRICE : RM 272,000.00	KELANTAN
TYPE	: DOUBLE STOREY TERRACE HOUSE	
AREA	: 82 SQ MTR	
ASSIGNOR(S)	: MHD SAIL BIN SULONG & MOHD RAZI BIN MHD SAIL	
SOLICITOR	: MESSRS SALINA FAZILAWATI & CO. (09-7478273 / 7273 /016-9803847)	
BANK REF	: 3010004816750000	
LOT 873, JALAN KK 1/6A, BANDAR BARU KERIAN, 16150 KOTA BHARU, KELANTAN DARUL NAIM.		

LOOK OUT FOR OTHER AVAILABLE PROPERTIES

AUCTION DATE : 15th January 2025
RESERVE PRICE : **RM 120,000.00**

JOHOR

TYPE : SINGLE STOREY LOW COST TERRACE HOUSE
AREA : 106.2776 SQ MTR
ASSIGNOR(S) : SITI NOR AFIDAH BINTI MOH MANSYUR
SOLICITOR : MESSRS "MIMIRAHAYU HANIFF HENG & PARTNERS (BATU PAHAT)" (07-4352997 & 07-4333997)
BANK REF : 1060003149758000

NO.25, JALAN BINA 1, TAMAN PARIT RAJA, 86400 PARIT RAJA, JOHOR DARUL TAKZIM.

AUCTION DATE : 26th February 2025
RESERVE PRICE : **RM 330,000.00**

KEDAH

TYPE : SINGLE STOREY SEMI DETACHED HOUSE
AREA : 293 SQ MTR
ASSIGNOR(S) : MOHD FIRDAUS BIN AYOB
SOLICITOR : MESSRS TAWFEEK BADJENID & PARTNERS (KEDAH) (04-7716682)
BANK REF : 2030006686752000

NO.264, JALAN HARUAN 6, TAMAN HARUAN, 09000 KULIM, KEDAH DARUL AMAN.

AUCTION DATE : 10th September 2024
RESERVE PRICE : **RM 229,230.00**

KEDAH

TYPE : DOUBLE STOREY SEMI-PERMANENT HOUSE INCLUSIVE OF 3 UNIT SINGLE STOREY HOUSE AND SINGLE SEMI-PERMANENT HOUSE
AREA : 957 SQ MTR
ASSIGNOR(S) : KHOIRUDDIN BIN ALI
SOLICITOR : MESSRS "JAYADEVA & KAMAL (ALOR SETAR)" (04-777 1161)
BANK REF : 2010001715755000

NO.14, KAMPONG TRADISI LEMBAH KERIANG, 06010 CHANGLUN, KEDAH DARUL AMAN.

GUIDELINE FOR ONLINE AUCTION REGISTRATION

1



USER REGISTRATION

1. Go to arenauctioneers.com
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

2



LOGIN

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

3



CHOOSE PROPERTY

7. Once login, select bank name & auction date, then click "SEARCH" button
8. Choose lot & click "VIEW DETAILS" button

4



BIDDING REGISTRATION

9. Next, click on the "REGISTER" button to proceed with the registration
10. Fill up the form & submit

5



BID NOW

11. Click on the "My Account" and select "My eAuction"
12. Click "OPEN BID PLATFORM" button
13. Wait until a countdown of five and you can start bidding by clicking on the "BID" button when the auction is running.

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@arenauctioneers.com
 03 - 7832 4047

H/P : 012 - 327 5047

WEBSITE : arenauctioneers.com