



بنك معاملات
Bank Muamalat



ONLINE AUCTION

DATE : 30TH APRIL 2025 (WEDNESDAY)

TIME : 12:00 PM

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



03 2600 5500
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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

30TH APRIL 2025, WEDNESDAY, 12:00 PM

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 700,000.00

RESERVE PRICE : RM 700,000.00



DESCRIPTION : A STRATA TITLED 2 1/2-STOREY INTERMEDIATE TERRACED HOUSE WITHIN ONE RESIDENCY COURTYARD AND GARDEN VILLAS, BATU KAWAH NEW TOWNSHIP
LAND AREA : 1,910.01 SQUARE FEET
ASSIGNOR(S) : SAZALI BIN MOHAMAD & SHAHAIRANI BINTI MOHAMED
SOLICITOR : MESSRS DAVID ALLAN SAGAH & TENG ADVOCATES (KUCHING)
REF. BANK : 11010002085755000
REFERENCE : AASB0724/BMMB/034/004/25-A01(BK-1)
LOT ID : 24811

KUCHING

DEVELOPER'S LOT NO.1B-12-2-C, OR HOUSE NO.163, ONE RESIDENCY COURTYARD AND GARDEN VILLA, BATU KAWAH NEW TOWNSHIP, 93250 KUCHING, SARAWAK

LOT 2 MARKET PRICE : RM 480,000.00

RESERVE PRICE : RM 480,000.00



DESCRIPTION : A SERVICED APARTMENT UNIT
FLOOR AREA : 1,079.00 SQUARE FEET
ASSIGNOR(S) : KEK CHEE GUAN
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
REF. BANK : 14010020316755000
REFERENCE : AASB0722/BMMB/032/002/25-A01(BK-1)
LOT ID : 24809

SHAH ALAM

UNIT NO. C-13-12, PANGSAPURI NADAYU 801, NO.1, JALAN ZUHRAH U5/163, SUBANG MURNI, SEKSYEN U5, 40150 SHAH ALAM, SELANGOR

LOT 3 MARKET PRICE : RM 780,000.00

RESERVE PRICE : RM 460,620.00

41% LESS



DESCRIPTION : A STRATIFIED INTERMEDIATE THREE STOREY GARDEN LINK TERRACE HOUSE
LAND AREA : 1,650.00 SQUARE FEET
ASSIGNOR(S) : SUHAILI BINTI MOHAMED NOR
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
REF. BANK : 06040003534758000
REFERENCE : AASB0752/BMMB/064/034/25-A03(BK-6)
LOT ID : 24841

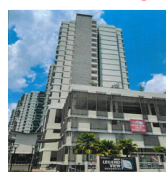
KUANTAN

NO.3, LORONG PERAMU JAYA 1/15, PERUMAHAN PERAMU JAYA 1 (KNOWN AS TH 31, HERMOSO RESIDENCES), 26060 KUANTAN, PAHANG

LOT 4 MARKET PRICE : RM 490,000.00

RESERVE PRICE : RM 396,900.00

19% LESS



DESCRIPTION : A CONDOMINIUM UNIT TOGETHER WITH THREE (3) CAR PARKS
FLOOR AREA : 1,484.00 SQUARE FEET
ASSIGNOR(S) : VIVITRA DEVI A/P RAGULAN
SOLICITOR : MESSRS ZULPADLI & EDHAM
REF. BANK : 14030016263759000
REFERENCE : AASB0740/BMMB/052/022/25-A02(BK-3)
LOT ID : 24829

RAWANG

NO. C-21-07, BLOCK C, RESIDENSI LEGENDVIEW, JALAN SETIA JAYA, TAMAN SETIA JAYA, 48000 RAWANG, SELANGOR

LOT 5 MARKET PRICE : RM 480,000.00

RESERVE PRICE : RM 388,800.00

19% LESS



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 1,079.00 SQUARE FEET
ASSIGNOR(S) : YONG SOO FONG
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
REF. BANK : 3060004882753000
REFERENCE : AASB0737/BMMB/049/019/25-A02(BK-3)
LOT ID : 24826

SHAH ALAM

UNIT NO. C-09-09, BLOCK C, PANGSAPURI NADAYU 801, NO. 1, JALAN ZUHRAH U/163, SUBANG MURNI, SEKSYEN U5, 40150 SHAH ALAM, SELANGOR

LOT 6 MARKET PRICE : RM 440,000.00

RESERVE PRICE : RM 356,400.00

19% LESS



DESCRIPTION : AN APARTMENT UNIT TOGETHER WITH ONE (1) CAR PARK
FLOOR AREA : 1,079.00 SQUARE FEET
ASSIGNOR(S) : REDZUAN BIN AWANG
SOLICITOR : MESSRS ZULPADLI & EDHAM
REF. BANK : 14070002370752000
REFERENCE : AASB0739/BMMB/051/021/25-A02(BK-3)
LOT ID : 24828

SHAH ALAM

UNIT NO. C-10-11, BLOCK C, PANGSAPURI NADAYU 801, NO. 1, JALAN ZUHRAH U5/163, SUBANG MURNI, SEKSYEN U5, 40150 SHAH ALAM, SELANGOR

LOT 7 MARKET PRICE : RM 430,000.00**19% LESS****RESERVE PRICE : RM 348,300.00**

DESCRIPTION : A CONDOMINIUM UNIT
 BUILTUP AREA : 1,212.93 SQUARE FEET
 ASSIGNOR(S) : TOH DZUN FATT
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 1403001653755000
 REFERENCE : AASB0741/BMMB/053/023/25-A02(BK-3)
 LOT ID : 24830

RAWANG

UNIT NO. A-20-03, RESIDENSI LEGENDVIEW, JALAN SETIA JAYA, 48000 RAWANG, SELANGOR

LOT 8 MARKET PRICE : RM 430,000.00**19% LESS****RESERVE PRICE : RM 348,300.00**

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 1,079.00 SQUARE FEET
 ASSIGNOR(S) : JEANNIE OI JING YI
 SOLICITOR : MESSRS TAWFEEK BADJENID & PARTNERS
 REF. BANK : 12060005154754000
 REFERENCE : AASB0738/BMMB/050/020/25-A02(BK-3)
 LOT ID : 24827

SHAH ALAM

UNIT NO. C-17-02, BLOCK C, PANGSAPURI NADAYU 801, NO. 1, JALAN ZUHRAH U5/163, SUBANG MURNI, SEKSYEN U5, 40150 SHAH ALAM, SELANGOR

LOT 9 MARKET PRICE : RM 320,000.00**RESERVE PRICE : RM 320,000.00**

DESCRIPTION : SERVICE APARTMENT UNIT
 FLOOR AREA : 850.00 SQUARE FEET
 ASSIGNOR(S) : MEH HANG MUA
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 14040008433753000
 REFERENCE : AASB0723/BMMB/033/003/25-A01(BK-1)
 LOT ID : 24810

SEPANG

UNIT NO. 19-04, PANGSAPURI AKASIA RESIDENSI, JALAN KENANGA 1/8, TAMAN SALAK PERDANA, BANDAR BARU SALAK TINGGI, 43900 SEPANG, SELANGOR

LOT 10 MARKET PRICE : RM 320,000.00**RESERVE PRICE : RM 320,000.00**

DESCRIPTION : A SERVICED APARTMENT UNIT
 FLOOR AREA : 850.00 SQUARE FEET
 ASSIGNOR(S) : MUHAMAD AZANA BUFFIA BIN HAMZAH
 SOLICITOR : MESSRS ZULPADLI & EDHAM
 REF. BANK : 12040011792754000
 REFERENCE : AASB0720/BMMB/035/005/25-A01(BK-1)
 LOT ID : 24812

SEPANG

UNIT NO. 17-12, PANGSAPURI AKASIA RESIDENSI, JALAN KENANGA 1/8, TAMAN SALAK PERDANA, BANDAR BARU SALAK TINGGI, 43900 SEPANG, SELANGOR

LOT 11 MARKET PRICE : RM 320,000.00**10% LESS****RESERVE PRICE : RM 288,000.00**

DESCRIPTION : AN APARTMENT UNIT TOGETHER WITH THREE (3) CAR PARKS
 FLOOR AREA : 900.00 SQUARE FEET
 ASSIGNOR(S) : AGILAN A/L ALAGESAN
 SOLICITOR : MESSRS TAWFEEK BADJENID & PARTNERS (SELANGOR)
 REF. BANK : 14060014824759000
 REFERENCE : AASB0731/BMMB/044/014/25-A01(BK-2)
 LOT ID : 24819

CYBERJAYA

UNIT NO. 2-18-07, BLOCK 2, ASPIRE RESIDENCE, PERSIARAN ASPIRASI, 63000 CYBERJAYA, SELANGOR

LOT 12 MARKET PRICE : RM 350,000.00**19% LESS****RESERVE PRICE : RM 283,500.00**

DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH TWO (2) CARPARKS
 FLOOR AREA : 657.00 SQUARE FEET
 ASSIGNOR(S) : MUHAMAD FUAD BIN TERMIZI
 SOLICITOR : MESSRS TAWFEEK BADJENID & PARTNERS (SELANGOR)
 REF. BANK : 12060006630759000
 REFERENCE : AASB0748/BMMB/060/030/25-A02(BK-3)
 LOT ID : 24837

KLANG

NO. A-27-11, BLOCK A, PANGSAPURI TRIO, JALAN LANGAT/KS06, BANDAR BUKIT TINGGI, 41200 KLANG, SELANGOR

LOT 13 MARKET PRICE : RM 310,000.00**10% LESS****RESERVE PRICE : RM 279,000.00**

DESCRIPTION : APARTMENT UNIT
 FLOOR AREA : 900.00 SQUARE FEET
 ASSIGNOR(S) : TAN KUAN THAI
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 14080010705750000
 REFERENCE : AASB0730/BMMB/043/013/25-A01(BK-2)
 LOT ID : 24818

CYBERJAYA

UNIT NO. 3-21-06, BLOCK 3, JALAN ASPIRE 1, ASPIRE RESIDENCE, CYBER 10, 63000 CYBERJAYA, SELANGOR

LOT 14 MARKET PRICE : RM 270,000.00**RESERVE PRICE : RM 270,000.00**

DESCRIPTION : A THREE (3) BEDROOMS APARTMENT UNIT WITH TWO (2) CAR PARKS
 FLOOR AREA : 112.00 SQUARE METRE
 ASSIGNOR(S) : RAVI A/L SHANMUGAM
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 12070014920755000
 REFERENCE : AASB0721/BMMB/031/001/25-A01(BK-1)
 LOT ID : 24808

SEREMBAN

NO. M3-19-2, BLOCK M3, PRIMA SEREMBAN SENTRAL, 70000 SEREMBAN, NEGERI SEMBILAN

LOT 15 MARKET PRICE : RM 290,000.00**10% LESS****RESERVE PRICE : RM 261,000.00**

DESCRIPTION : AN APARTMENT UNIT TOGETHER WITH THREE (3) CAR PARKS
 FLOOR AREA : 850.00 SQUARE FEET
 ASSIGNOR(S) : TEOH JONG YOW
 SOLICITOR : MESSRS ZULPADLI & EDHAM
 REF. BANK : 14050013234758000
 REFERENCE : AASB0728/BMMB/041/011/25-A01(BK-2)
 LOT ID : 24816

SEPANG

UNIT NO. 34-06, PANGSAPURI AKASIA RESIDENSI, JALAN KENANGAN 1/8, TAMAN SALAK PERDANA, BANDAR BARU SALAK TINGGI, 43900 SEPANG, SELANGOR

LOT 16 MARKET PRICE : RM 320,000.00**19% LESS****RESERVE PRICE : RM 259,200.00**

DESCRIPTION : APARTMENT UNIT
 FLOOR AREA : 900.00 SQUARE FEET
 ASSIGNOR(S) : NUR IFFAH BINTI HUSSIN
 SOLICITOR : MESSRS ZULPADLI & EDHAM
 REF. BANK : 14080010743757000
 REFERENCE : AASB0736/BMMB/048/018/25-A02(BK-3)
 LOT ID : 24825

CYBERJAYA

UNIT NO. 2-04-11, BLOCK 2, ASPIRE RESIDENCE, JALAN ASPIRE 1, 63000 CYBERJAYA, SELANGOR

**MAP**
MUAMALAT APPLICATION PLATFORM

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Ahli Kumpulan

DRB-HICOM

LOT 17 MARKET PRICE : RM 280,000.00**19% LESS****RESERVE PRICE : RM 226,800.00**

DESCRIPTION : A THREE (3) BEDROOMS APARTMENT UNIT WITH TWO (2) CAR PARKS
 FLOOR AREA : 1,216.32 SQUARE FEET
 ASSIGNOR(S) : MOHAMAD AMIR HAKIM BIN SHAHARIDUN
 SOLICITOR : MESSRS NASSIR HAFIZ NAZRI & RAHIM
 REF. BANK : 5030007459753000
 REFERENCE : AASB0747/BMMB/059/029/25-A02(BK-3)
 LOT ID : 24836

SEREMBAN

NO. M8-7-10, BLOCK M8, PRIMA SEREMBAN SENTRAL, 70000 SEREMBAN, NEGERI SEMBILAN

LOT 18 MARKET PRICE : RM 240,000.00**10% LESS****RESERVE PRICE : RM 216,000.00**

DESCRIPTION : A UNIT OF MEDIUM LOW COST APARTMENT
 FLOOR AREA : 957.99 SQUARE FEET
 ASSIGNOR(S) : MOHD FERDAUS BIN MOHD TAHAR
 SOLICITOR : MESSRS ZULPADLI & EDHAM
 REF. BANK : 1080001253754000
 REFERENCE : AASB0732/BMMB/046/016/25-A01(BK-2)
 LOT ID : 24821

JOHOR
BAHRU

UNIT NO.#04-06, MENARA B, PANGSAPURI SRI IMPIAN, JALAN LARKIN PERDANA 1, LARKIN PERDANA, 80350 JOHOR BAHRU, JOHOR

LOT 19 MARKET PRICE : RM 210,000.00**RESERVE PRICE : RM 210,000.00**

DESCRIPTION : A FIRST FLOOR CLUSTER HOUSE WITHIN A BLOCK OF DOUBLE STOREY CLUSTER HOUSES
 LAND AREA : 790.50 SQUARE FEET
 ASSIGNOR(S) : MOHD SYAZWAN BIN MOHAMED YUSOF
 SOLICITOR : MESSRS ABDUL AZIZ RAHIM & CO (MELAKA)
 REF. BANK : 4010018651754000
 REFERENCE : AASB0725/BMMB/035/005/25-A01(BK-1)
 LOT ID : 24813

ALOR
GAJAH

NO.11-1, JALAN PUNCAK KASA HEIGHTS 13, TAMAN PUNCAK KASA HEIGHTS, 78000 ALOR GAJAH, MELAKA

LOT 20 MARKET PRICE : RM 280,000.00**27% LESS****RESERVE PRICE : RM 204,120.00**

DESCRIPTION : AN APARTMENT UNIT TOGETHER WITH TWO (2) CAR PARKS
 FLOOR AREA : 850.00 SQUARE FEET
 ASSIGNOR(S) : ANDY SUMARDI BIN AHMAD SAMAN
 SOLICITOR : MESSRS ZULPADLI & EDHAM
 REF. BANK : 12110005559754000
 REFERENCE : AASB0749/BMMB/061/031/25-A02(BK-4)
 LOT ID : 24838

SEPANG

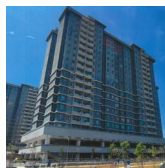
UNIT NO. 19-13, RESIDENSI AKASIA, JALAN KENANGAN 1/8, TAMAN SALAK PERDANA, BANDAR BARU SALAK TINGGI, 43900 SEPANG, SELANGOR

LOT 21 MARKET PRICE : RM 220,000.00**19% LESS****RESERVE PRICE : RM 178,200.00**

DESCRIPTION : A 3-BEDROOM APARTMENT
 FLOOR AREA : 1,000.00 SQUARE FEET
 ASSIGNOR(S) : NADHIRAH BINTI KAMARUDDIN
 SOLICITOR : MESSRS ABDUL AZIZ RAHIM & CO (MELAKA)
 REF. BANK : 1050008356759000
 REFERENCE : AASB0742/BMMB/054/024/25-A02(BK-3)
 LOT ID : 24831

MELAKA

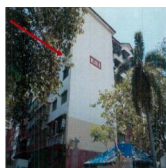
T4-15-11, LEVEL 15, TOWER 4, PR1MA @ POKOK MANGGA (ALSO KNOWN AS PR1MA @ MELAKA TENGAH 2), 75250, MELAKA

LOT 22 MARKET PRICE : RM 195,000.00**10% LESS****RESERVE PRICE : RM 175,500.00**

DESCRIPTION : A 3-BEDROOM APARTMENT UNIT
 FLOOR AREA : 850.00 SQUARE FEET
 ASSIGNOR(S) : MOHAMAD SAFUAN BIN SAIRAN
 SOLICITOR : MESSRS ABDUL AZIZ RAHIM & CO (MELAKA)
 REF. BANK : 4010020778754000
 REFERENCE : AASB0719/BMMB/045/015/25-A01(BK-2)
 LOT ID : 24820
 NOTE : MALACCA CUSTOMARY LAND

MELAKA

T5-17-9, LEVEL 17, TOWER 5, PR1MA @ POKOK MANGGA (ALSO KNOWN AS PR1MA @ MELAKA TENGAH 2), 75250, MELAKA

LOT 23 MARKET PRICE : RM 178,000.00**10% LESS****RESERVE PRICE : RM 160,200.00**

DESCRIPTION : A LOW COST APARTMENT
 FLOOR AREA : 653.00 SQUARE FEET
 ASSIGNOR(S) : RAMLI BIN KAMARODIN & SALWA BINTI MAT JANI
 SOLICITOR : MESSRS CHE MOKHTAR & LING
 REF. BANK : 14060006517759000
 REFERENCE : AASB0729/BMMB/042/012/25-A01(BK-2)
 LOT ID : 24817
 NOTE : BUMIPUTERA LOT

PETALING
JAYA

UNIT NO. A-4-3, RUMAH PANGSA PERMAI, NO. 5, JALAN PJS 1/25, TAMAN PETALING UTAMA 7, 46000 PETALING JAYA, SELANGOR

LOT 24 MARKET PRICE : RM 150,000.00**RESERVE PRICE : RM 150,000.00**

DESCRIPTION : A LOW COST APARTMENT UNIT
 FLOOR AREA : 656.60 SQUARE FEET
 ASSIGNOR(S) : MOHAMMED SHAIFULLAH BIN MAT DAIM & NORAIHAH BINTI MANAP@MAHAT
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 12010001711757000
 REFERENCE : AASB0727/BMMB/038/008/25-A01(BK-1)
 LOT ID : 24815

PETALING
JAYA

UNIT NO. L-109 BLOK L, APARTMENT IDAMAN, NO. 9, JALAN PJU 10/1, PJU 10, 47830 PETALING JAYA, SELANGOR

LOT 25 MARKET PRICE : RM 250,000.00**41% LESS****RESERVE PRICE : RM 147,690.00**

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 880.00 SQUARE FEET
 ASSIGNOR(S) : AZHAR BIN DARMAN
 SOLICITOR : MESSRS ZAINAL & ASSOCIATES
 REF. BANK : 10010021913759000
 REFERENCE : AASB0753/BMMB/065/035/25-A03(BK-6)
 LOT ID : 24842
 NOTE : BUMIPUTERA LOT

PAPAR

LOT 4-G-3, GROUND FLOOR, BLOK 4, PR1MA @ KINARUT SOUTH, 88200 PAPAR, SABAH

LOT 26 MARKET PRICE : RM 150,000.00**27% LESS****RESERVE PRICE : RM 109,350.00**

DESCRIPTION : A LOW COST APARTMENT UNIT
 FLOOR AREA : 650.00 SQUARE FEET
 ASSIGNOR(S) : ROSMAWI BIN MOHAMED NOOR
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 12020002619759000
 REFERENCE : AASB0750/BMMB/062/032/25-A02(BK-4)
 LOT ID : 24839

SERI
KEMBANGAN

UNIT NO. A-02-06, PANGSAPURI SERI ANGSANA, JALAN LESTARI PUTRA III, TAMAN LESTARI PUTRA, 43300 SERI KEMBANGAN, SELANGOR

**MAP**
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DRB-HICOM

LOT 27 MARKET PRICE : RM 84,000.00**19% LESS****RESERVE PRICE : RM 75,600.00**

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 701.00 SQUARE FEET
 ASSIGNOR(S) : MUHD KHAIDIR BIN YUSOF
 SOLICITOR : MESSRS CHE MOKHTAR & LING
 REF. BANK : 12010007133759000
 REFERENCE : AASB0733/BMMB/047/017/25-A01(BK-2)
 LOT ID : 24822

RAWANG

UNIT NO. D-3-10, BLOCK D, APARTMENT ANGGERIK, JALAN BUNGA RAYA 2, TAMAN BUNGA RAYA, BUKIT BERUNTUNG, 48300 RAWANG, SELANGOR

LOT 28 MARKET PRICE : RM 80,000.00**19% LESS****RESERVE PRICE : RM 64,800.00**

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 700.00 SQUARE FEET
 ASSIGNOR(S) : KUPPUSAMY A/L KARUPPIAH & VIMALA A/P KUPPUSAMY
 SOLICITOR : MESSRS CHE MOKHTAR & LING
 REF. BANK : 14060004788758000
 REFERENCE : AASB0743/BMMB/055/025/25-A02(BK-3)
 LOT ID : 24832

RAWANG

NO. M-3-23, BLOCK M, APARTMENT ANGGERIK, JALAN BUNGA RAYA 2, TAMAN BUNGA RAYA, BUKIT BERUNTUNG, 48300 RAWANG, SELANGOR

LOT 29 MARKET PRICE : RM 85,000.00**52% LESS****RESERVE PRICE : RM 40,680.00**

DESCRIPTION : A MEDIUM COST APARTMENT UNIT
 LAND AREA : 725.00 SQUARE FEET
 ASSIGNOR(S) : MUHAMAD RASUL BIN ABDUL MAJID
 SOLICITOR : MESSRS CHE MOKHTAR & LING
 REF. BANK : 14060006536757000
 REFERENCE : AASB0746/BMMB/058/028/25-A05(BK-17)
 LOT ID : 24835

RAWANG

UNIT NO. A-L4-05, BLOK A, JALAN BBK UTAMA, BANDAR BARU KUNDANG, 48020 RAWANG, SELANGOR

LOT 30 MARKET PRICE : RM 60,000.00**34% LESS****RESERVE PRICE : RM 39,366.00**

DESCRIPTION : AN UNIT OF APARTMENT
 FLOOR AREA : 904.00 SQUARE FEET
 ASSIGNOR(S) : MOHD AMIRIZUAN BIN AHMAD & MOHD NARULIZAM BIN AHMAD, A.A.A.
 SOLICITOR : MESSRS TAY, IBRAHIM & PARTNERS (TAIPING)
 REF. BANK : 8020003000750000
 REFERENCE : AASB0735/BMMB/040/010/25-A03(BK-5)
 LOT ID : 24824

SIMPANG AMPAT SEMANGGOL

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

LOT 31 MARKET PRICE : RM 48,000.00**19% LESS****RESERVE PRICE : RM 38,880.00**

DESCRIPTION : A MEDIUM LOW COST APARTMENT UNIT
 FLOOR AREA : 650.00 SQUARE FEET
 ASSIGNOR(S) : ROZALI BIN MAT ISA
 SOLICITOR : MESSRS CHE MOKHTAR & LING
 REF. BANK : 14060004754757000
 REFERENCE : AASB0745/BMMB/057/027/25-A02(BK-3)
 LOT ID : 24834

RAWANG

NO. E3-5, JALAN BUKIT BERUNTUNG 7, APARTMENT SERI KEMBANGAN, BUKIT BERUNTUNG, 48300 RAWANG, SELANGOR

LOT 32 MARKET PRICE : RM 30,000.00**19% LESS****RESERVE PRICE : RM 24,300.00**

DESCRIPTION : ONE (1) BEDROOM APARTMENT UNIT
 FLOOR AREA : 479.54 SQUARE FEET
 ASSIGNOR(S) : ZAINUDDIN BIN JAAL
 SOLICITOR : MESSRS NASSIR HAFIZ NAZRI & RAHIM
 REF. BANK : 14060006032751000
 REFERENCE : AASB0744/BMMB/056/026/25-A02(BK-3)
 LOT ID : 24833
 NOTE : REZAB MELAYU

PORT DICKSON

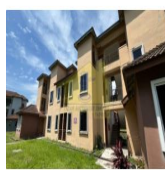
NO. A4-02, GROUND FLOOR, BLOCK A4, IXORA PERMAI PASIR PANJANG, 71250 PORT DICKSON, NEGERI SEMBILAN

LOT 33 MARKET PRICE : RM 30,000.00**34% LESS****RESERVE PRICE : RM 19,710.00**

DESCRIPTION : A LOW COST APARTMENT UNIT
 FLOOR AREA : 650.00 SQUARE FEET
 ASSIGNOR(S) : RAJA FAIZAL BIN R. KHALID
 SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
 REF. BANK : 14060003680753000
 REFERENCE : AASB0751/BMMB/063/033/25-A03(BK-5)
 LOT ID : 24840

RAWANG

UNIT NO. L-05-02, BLOCK L, APARTMENT SERI KEMBANGAN, JALAN BUKIT BERUNTUNG 7, SEKSYEN BB7, BUKIT BERUNTUNG, 48300 RAWANG, SELANGOR

LOT 34 MARKET PRICE : RM 30,000.00**34% LESS****RESERVE PRICE : RM 19,683.00**

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 : AASB0734/BMMB/039/009/25-A03(BK-5)
 LOT ID : 24823
 NOTE : MALAY RESERVE AREA

PORT DICKSON

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

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.

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LOOK OUT FOR OTHER AVAILABLE PROPERTIES

AUCTION DATE
4th June 2025

RESERVE PRICE : **RM 480,000.00**

TERENGGANU

TYPE : DOUBLE STOREY SEMI DETACHED HOUSE
AREA : 231 SQ MTR
ASSIGNOR(S) : MOHD KHAIRUDDIN BIN HAJI RASHID
SOLICITOR : MESSRS TENGKU SULAIMAN ASSOCIATES
BANK REF : 13010004633754000
NOTE : **MALAY RESERVE LAND**

PT 33494, TAMAN SEMAI INDAH, 21300 KUALA NERUS, TERENGGANU.

AUCTION DATE
13th June 2025

RESERVE PRICE : **RM 340,000.00**

SELANGOR

TYPE : SINGLE STOREY SEMI-DETACHED HOUSE
AREA : 230 SQ MTR
ASSIGNOR(S) : MUHAMAD NAZRIN BIN NASIR
SOLICITOR : MESSRS ZULPADLI & EDHAM
BANK REF : 12040010432757000
NOTE : **MALAY RESERVE LAND**

NO.10, LORONG MASJID SULTAN 17A/KS 13, TAMAN TELUK NIPAH,
42920 PULAU INDAH, SELANGOR DARUL EHSAN.

AUCTION DATE
17th June 2025

RESERVE PRICE : **RM 315,900.00**

KEDAH

TYPE : SINGLE STOREY SEMI DETACHED HOUSE
AREA : 393 SQ MTR
ASSIGNOR(S) : MOHD AKMAL BIN MOHAMAD
SOLICITOR : MESSRS JAHARA RADZI & PARTNERS
BANK REF : 2010013007756000
NOTE : **MALAY RESERVE LAND**

NO. 1, SUSUR HARMONI 1/3,TAMAN HARMONI,09100 BALING,KEDAH

AUCTION DATE
23rd June 2025

RESERVE PRICE : **RM 504,000.00**

KUALA LUMPUR

TYPE : CONDOMINIUM
AREA : 127 SQ MTR
ASSIGNOR(S) : JAMILAH BINTI ABDUL RAHMAN
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
BANK REF : 12060001430758000

NO.33-A13A-11, VILLA SCOTT CONDOMINIUM, JALAN SCOTT
BRICKFILED, 50470 KUALA LUMPUR.

AUCTION DATE
26th June 2025

RESERVE PRICE : **RM 380,000.00**

SELANGOR

TYPE : SINGLE STOREY TERRACE HOUSE
AREA : 118 SQ MTR
ASSIGNOR(S) : MOHAMAD HANIF BIN HERMANSAH
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
BANK REF : 12030004456753000
NOTE : **MALAY RESERVE LAND**

NO.27, JALAN MERBUK 7/53, TAMAN BENTARA, 42500 TELOK PANGLIMA
GARANG, SELANGOR DARUL EHSAN

AUCTION DATE
15th May 2025

RESERVE PRICE : **RM 650,000.00**

SELANGOR

TYPE : DOUBLE STOREY TERRACE HOUSE
AREA : 168 SQ MTR
ASSIGNOR(S) : NURUL HIKMAH BINTI ABD KHALID
SOLICITOR : MESSRS ZULPADLI & EDHAM
BANK REF : 14070001611753000

NO. 358, JALAN SAMUDERA TIMUR 3, TAMAN SAMUDERA, BATU CAVES,
SELANGOR

AUCTION DATE
13th June 2025

RESERVE PRICE : **RM 160,000.00**

MELAKA

TYPE : SINGLE STOREY TERRACE HOUSE
AREA : 102 SQ MTR
ASSIGNOR(S) : MUHAMMAD YUNUS BIN MUHAMMAD
SOLICITOR : MESSRS ANA SHAHRANA ANUAR & CO.(MELAKA)
BANK REF : 4020019910753000

GD 714 ,JLN PISANG MAS JAYA 2 ,TAMAN PISANG MAS JAYA ,GADEK,
78000 ALOR GAJA, MELAKA.

AUCTION DATE
14th May 2025

RESERVE PRICE : **RM 180,000.00**

KEDAH

TYPE : SINGLE STOREY TERRACE
AREA : 102 SQ MTR
ASSIGNOR(S) : RASHID BIN AZHAR
SOLICITOR : MESSRS SUHAIMI YAHYA & CO.(BUTTERWORTH)
BANK REF : 7010012358759000
NOTE : **MALAY RESERVE LAND**

22E JALAN LEMBAH BUJANG 11/1 TAMAN LEMBAH BUJANG 8100 08100
BEDONG KEDAH.

AUCTION DATE
29th October 2025

RESERVE PRICE : **RM 130,000.00**

KEDAH

TYPE : SINGLE STOREY TERRACE HOUSE
AREA : 111 SQ MTR
ASSIGNOR(S) : YOGESWARY A/P M RAJENDERAN
SOLICITOR : MESSRS SUHAIMI YAHYA & CO.(BUTTERWORTH)
BANK REF : 7010012645758000

NO. 39,TAMAN BUNGA TANJUNG,09500 MAHANG, KEDAH DARUL AMAN.

AUCTION DATE
19th June 2025

RESERVE PRICE : **RM 2,500,470.00**

KUALA LUMPUR

TYPE : SERVICE APARTMENT
AREA : 277 SQ MTR
ASSIGNOR(S) : KAMARUL ARIFF BIN ABD KARIM & SITI ZUBAIDAH
BINTI ABD KHADIR
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
BANK REF : 12020003275759000

UNIT NO.B-16-01, MARC SERVICE RESIDENCE, NO.3, JALAN PINANG,
50450 KUALA LUMPUR.

LOOK OUT FOR OTHER AVAILABLE PROPERTIES

AUCTION DATE
13th May 2025

RESERVE PRICE : **RM 330,000.00**

PAHANG

TYPE : SINGLE STOREY TERRACE HOUSE
AREA : 322 SQ MTR
ASSIGNOR(S) : WAN MOHD IBRAHIM BIN WAN JA'FAR
SOLICITOR : MESSRS TENGKU SULAIMAN ASSOCIATES
BANK REF : 13010016792752000
NOTE : **MALAY RESERVE LAND**

NO. 1, LORONG S.D.S 8, PERUMAHAN SERI DAMAI SEJAHTERA, 25150, KUANTAN, PAHANG

AUCTION DATE
19th June 2025

RESERVE PRICE : **RM 290,000.00**

NEGERI SEMBILAN

TYPE : SINGLE STOREY SEMI DETACHED HOUSE
AREA : 195 SQ MTR
ASSIGNOR(S) : MEGANAATHAN A/L RETHINAVELOO
SOLICITOR : MESSRS NASSIR HAFIZ NAZRI & RAHIM
BANK REF : 14030015865758000

NO.233, LORONG WAWASAN 11, TAMAN WAWASAN , 71010 PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS.

AUCTION DATE
19th May 2025

RESERVE PRICE : **RM 600,000.00**

NEGERI SEMBILAN

TYPE : DOUBLE STOREY TERRACE HOUSE
AREA : 224.64 SQ MTR
ASSIGNOR(S) : AHMAD MAHFUZ BIN MOBARAK & MOHD NOOR HUSSEN
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
BANK REF : 14040003367750000

NO.6, JALAN AINSDALE 2/2, BANDAR AINSDALE, 70200 SEREMBAN, NEGERI SEMBILAN DARUL KHUSUS.

AUCTION DATE
15th July 2025

RESERVE PRICE : **RM 350,000.00**

JOHOR

TYPE : DOUBLE STOREY LOW COST TERRACE HOUSE
AREA : 183 SQ MTR
ASSIGNOR(S) : MUHAMMAD HAIKAL BIN JAMALUDIN
SOLICITOR : MESSRS SHAHINUDDIN & RANJIT (JOHOR)
BANK REF : 1010018857753000

NO.1, JALAN JASA INDAH 9, TAMAN JASA INDAH, 82000 PONTIAN, JOHOR DARUL TAKZIM.

AUCTION DATE
13th May 2025

RESERVE PRICE : **RM 320,000.00**

PERAK

TYPE : SINGLE STOREY SEMI DETACHED HOUSE
AREA : 283 SQ MTR
ASSIGNOR(S) : MAI NURIZWANA AKMA BINTI ZAINAL ABIDIN
SOLICITOR : MESSRS TAWFEEK BADJENID & PARTNERS (PERAK)
BANK REF : 8030015811752000

NO.259, JALAN HARMONIS 9, 32610 SERI ISKANDAR, PERAK DARUL RIDZUAN.

AUCTION DATE
27th May 2025

RESERVE PRICE : **RM 300,000.00**

KELANTAN

TYPE : SINGLE STOREY SEMI DETACHED HOUSE
AREA : 379 SQ MTR
ASSIGNOR(S) : SITI ZAINAB BINTI MOHD NAWAWI
SOLICITOR : MESSRS SALINA FAZILAWATI & CO.
BANK REF : 3030006359758000
NOTE : **MALAY RESERVE LAND**

NO.PT 1605, KAMPUNG PADANG RAJA, 16400 KOTA BHARU, KELANTAN DARUL NAIM.

AUCTION DATE
27th May 2025

RESERVE PRICE : **RM 405,000.00**

KELANTAN

TYPE : SINGLE STOREY BUNGALOW
AREA : 520 SQ MTR
ASSIGNOR(S) : ROSMAHIDAYU BINTI SAMUDIN
SOLICITOR : MESSRS SALINA FAZILAWATI & CO.
BANK REF : 3010016946755000
NOTE : **MALAY RESERVE LAND**

PT 1513, JALAN HOSPITAL, KG BELUKAR, DAERAH PANJI, 15000 KOTA BHARU, KELANTAN DARUL NAIM.

AUCTION DATE
15th May 2025

RESERVE PRICE : **RM 220,000.00**

KELANTAN

TYPE : DOUBLE STOREY TERRACE HOUSE
AREA : 130 SQ MTR
ASSIGNOR(S) : MOHD BAHARIEMAN BIN ABDUL HALIM
SOLICITOR : MESSRS SALINA FAZILAWATI & CO.
BANK REF : 3020010636755000
NOTE : **MALAY RESERVE LAND**

PT 14780 (NO. 40), JALAN PRIMA A1/9, 17070, PASIR MAS, KELANTAN.

AUCTION DATE
19th June 2025

RESERVE PRICE : **RM 198,000.00**

PERAK

TYPE : SINGLE STOREY TERRACE HOUSE
AREA : 121 SQ MTR
ASSIGNOR(S) : MOHD EKRAM BIN ZANINUDIN
SOLICITOR : MESSRS TAWFEEK BADJENID & PARTNERS (PERAK)
BANK REF : 7010011949758000
NOTE : **MALAY RESERVE LAND**

NO 363, JALAN RESIDEN 3/8, RESIDEN 3, BANDAR BARU SETIA AWAN, 32000, SITIAWAN, PERAK DARUL RIDZUAN.

AUCTION DATE
15th May 2025

RESERVE PRICE : **RM 176,000.00**

KELANTAN

TYPE : DOUBLE STOREY TERRACE HOUSE
AREA : 130 SQ MTR
ASSIGNOR(S) : ROHAYA BINTI MOHAMAD
SOLICITOR : MESSRS SALINA FAZILAWATI & CO.
BANK REF : 3020010328752000
NOTE : **MALAY RESERVE LAND**

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

LOOK OUT FOR OTHER AVAILABLE PROPERTIES

AUCTION DATE
4th June 2025

RESERVE PRICE : **RM 194,400.00**

PERAK

TYPE : APARTMENT
AREA : 73 SQ MTR
ASSIGNOR(S) : MOHD NAZIRUL BIN SEZALI
SOLICITOR : MESSRS ANA SHAHRANA ANUAR & CO.(MELAKA)
BANK REF : 4020018561758000

NO,A-15-17, JALAN PUSAT PERNIAGAAN FALIM, RESIDENSI PR1MA FALIM, 30200 IPOH, PERAK DARUL RIDZUAN.

AUCTION DATE
19th May 2025

RESERVE PRICE : **RM 210,000.00**

PERAK

TYPE : SINGLE STOREY TERRACE HOUSE
AREA : 149 SQ MTR
ASSIGNOR(S) : MOHD AMIRUL AIZAT BIN MAT TAYIBI
SOLICITOR : MESSRS TAWFEEK BADJENID & PARTNERS (PERAK)
BANK REF : 8030015850751000

NO.358, PERSIARAN SM 2H/11, FASA 2I, 32040, SERI MANJUNG, PERAK DARUL RIDZUAN.

AUCTION DATE
1st October 2025

RESERVE PRICE : **RM 200,000.00**

TERENGGANU

TYPE : DOUBLE STOREY MEDIUM COST TERRACE HOUSE
AREA : 82 SQ MTR
ASSIGNOR(S) : ROSHASLIZA BINTI RAZALI
SOLICITOR : MESSRS NUR ZAWANI & ASSOCIATES
BANK REF : 13010005474759000
NOTE : **MALAY RESERVE LAND**

NO.45, TAMAN KALUNGAN MURNI, BUKIT DATU, 21200 KUALA TERENGGANU, TERENGGANU DARUL IMAN.

AUCTION DATE
19th May 2025

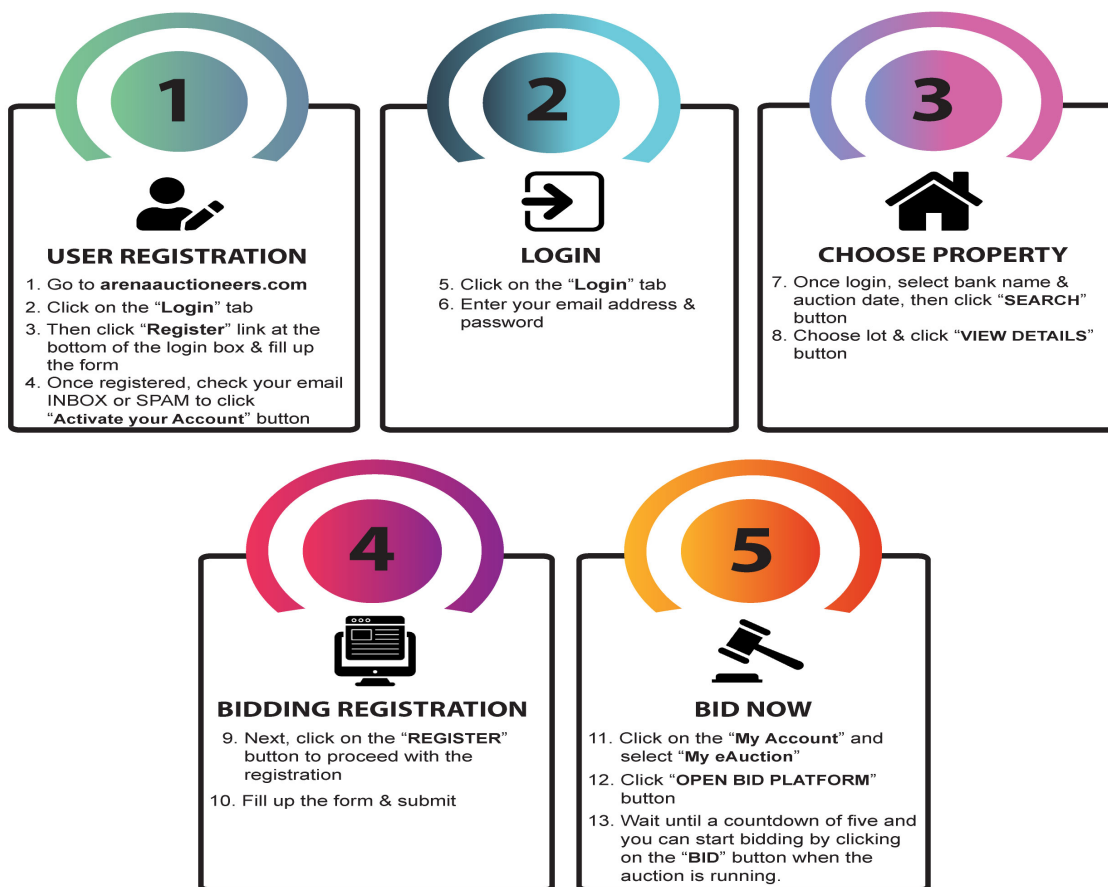
RESERVE PRICE : **RM 291,600.00**

SELANGOR

TYPE : SINGLE STOREY TERRACE HOUSE
AREA : 143 SQ MTR
ASSIGNOR(S) : RADIN ISKANDAR BIN AMIRUDDIN
SOLICITOR : MESSRS AKRAM HIZRI AZAD & AZMIR
BANK REF : 12010005016751000

NO.27, JALAN MAHOGANI 4H, SEKSYEN 4, BANDAR UTAMAN BATANG KALI, 44300 BATANG KALI, SELANGOR DARUL EHSAN.

GUIDELINE FOR ONLINE AUCTION REGISTRATION



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

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03- 7832 4047

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NOTE:

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