High Court E-Lelong
November 2026

For more information, please call:
03-7452 1318

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Cammy Siew : 012-254 4463



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

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 : 26/11/2026
TIME : 9.00 AM
RESERVE PRICE
RM 330,000.00



DESCRIPTION	:	AN INTERMEDIATE SINGLE-STOREY TERRACED HOUSE
LAND AREA	:	1,302.00 SQUARE FEET
ASSIGNOR(S)	:	NITHIYANANTHAN A/L RAMU
SOLICITOR	:	MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO.	:	WA-38-2237-05/2026

KAJANG — NO. 27, JALAN K.L.L.N. 3, TAMAN KOPERASI L.L.N (ON-SITE IS JALAN KLLN 3, TAMAN KOPERASI LLN), 43000 KAJANG, SELANGOR

02

AUCTION DATE : 05/11/2026
TIME : 9.00 AM
RESERVE PRICE
RM 283,500.00



DESCRIPTION	:	A 3-BEDROOM MEDIUM-COST CONDOMINIUM
FLOOR AREA	:	1,141.00 SQUARE FEET
ASSIGNOR(S)	:	1) SARMILA A/P DURAISINGAM 2) RANUGA DEVI A/P A MUNIANDY
SOLICITOR	:	MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO.	:	WA-38-1959-05/2026

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

NOTE:

AmBank AmBank Islamic

ARENA AUCTIONEERS SDN BHD 201401016251 (1092337-X)

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

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.

2

LOGIN

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

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".

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).

5

CHECKING UPCOMING BIDDING

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

6

AUCTION DAY

15. Bidder are advised to open 15 minutes earlier.
16. Open home page e-Lelong.
17. Select "My bids, then "Upcoming".
18. Click "Bid Now".

- Click (+) to increase bid price.
- Click (-) to lower the bid price.

RESERVE PRICE:

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

ORGANISED BY:

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

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

TEL : 03 - 7845 5890 / 03 - 7842 2137

H/P : 012 - 327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com

AmBank AmBank Islamic

High Court E-Lelong
NOVEMBER 2026

FOR ENQUIRIES, PLEASE E-MAIL TO

auctionsale@ambankgroup.com

For more information, please call:
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AmBank (M) Berhad 196901000166 (8515-D) | AmBank Islamic Berhad 199401009897 (295576-U)

03-7452 1318 | ambank.com.my

PROPERTY AUCTION SALE (NON LACA)
FOR THE MONTH OF NOVEMBER 2026

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 aucton 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 ptotographs shown herein are solely for general identification.*
- *Bidders are required to register on the website **https://elelong.kehakiman.gov.my/bidderweb** and submit the sum equivalent to **10%** by bank draft in favour of the Plaintiff's name at least one(1) working day before the auction. Kindly refer to the Proclamation of Sale for the submission method.*
- *Auction can be withdrawn anytime before the auction. Please contact us for the updates.*

SOUTHERN

LOT 1 — RESERVE PRICE: RM 900,000.00 — KULAI

Auction Date : 02/11/2026 / 11:00 a.m
Type : A Double Storey Detached House
Assignor : Tan Kar Ling
Solicitor : Nor Ding & Co. (Johor Bahru)
Address : No 187 Jalan Scientex Impian 7 Taman Scientex Impian Kulai 81000 Johor



AMBT868

LOT 2 — RESERVE PRICE: RM 430,000.00 — SKUDAI

Auction Date : 18/11/2026 / 11:00 a.m
Type : Single Storey Terrace House, Intermediate Lot
Assignor : Vaiteswari A/P Mohan
Solicitor : Nor Ding & Co. (Johor Bahru)
Address : No. 47, Jalan Joget 7, Taman Nesa, Skudai, 81300, Johor



AMBT870

LOT 3 — RESERVE PRICE: RM 430,000.00 — PASIR GUDANG

Auction Date : 26/11/2026 / 11:00 a.m
Type : Single Storey Terrace House, Intermediate Lot
Assignor : Lavania A/P Ganasu
Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
Address : No. 25, Jalan Seroja 5, Taman Flora Heights, Pasir Gudang 81700 Johor Bahru Johor
Kaveat : No.Perserahan: 31879/2024 didaftarkan pada 17/07/2024 oleh AMBANK ISLAMIC BERHAD



AMBT912

LOT 4 — RESERVE PRICE: RM 396,000.00 — KANGKAR PULAI

Auction Date : 12/11/2026 / 11:00 a.m
Type : Double Storey Terrace House
Assignor : Thinagaran A/L Pachiaipan
Solicitor : A Rahim & Co. (JB)
Address : No 8 Jalan Pulai Mutiara 5/5 Taman Pulai Mutiara 81300 Johor Bahru, Johor.
Kaveat : 1) 47631/2022 Kaveat Persendirian atas Tanah olehAMBANK (M) BERHAD No. Syarikat :196901000166 (8515-D) didaftarkan pada 5 Disember 2022 2) No Pers: 20718/2025 Kaveat Persendirian atas Tanah oleh VELLAYUTAN A/L VEERAN No. Kad Pengenalan: 930523-01 -5123 didaftarkan pada 22 Mei 2025



AMBT492(2)

LOT 5 — RESERVE PRICE: RM 291,600.00 — MASAI

Auction Date : 11/11/2026 / 11:00 a.m
Type : Condominium Unit
Assignor : Wong Meng Yeaw
Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
Address : No. 03-01, Blok E, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor.
Kaveat : No.Perserahan: 6913/2023 oleh AMBANK (M) BERHAD didaftarkan pada 19/02/2023



AMBT836(2)

CENTRAL

LOT 6 — RESERVE PRICE: RM 700,000.00 — BATU BERENDAM

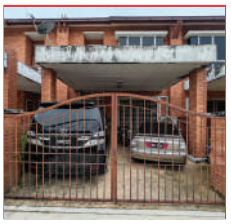
Auction Date : 11/11/2026 / 11:00 a.m
Type : Double Storey Semi-Detached House
Assignor : Uvarajan A/L Thanabalo
Solicitor : Ibrahim Nik Junainah & Associates (Melaka)
Address : No 7 Jalan SW 28 Taman Sutera Wangi 75350 Batu Berendam Hang Tuah Jaya Melaka



AMBT264

LOT 7 — RESERVE PRICE: RM 580,000.00 — SHAH ALAM

Auction Date : 05/11/2026 / 9:00 a.m
Type : An Intermediate Unit Double Storey Terrace House
Assignor : Mohd Azri Bin Badri
Solicitor : Goh & Partners (KL)
Address : No. 47, Jalan Pulau Lumut U10/76K, Alam Budiman, Seksyen U10, 40170 Shah Alam, Selangor Darul Ehsan
Kaveat : Kaveat Persendirian Atas Tanah telah didaftarkan oleh AmBank (M) Berhad pada 19/2/2010 melalui perserahan no: 001B8384/2010



AMBT879

LOT 8 — RESERVE PRICE: RM 550,800.00 — KUALA LUMPUR

Auction Date : 02/11/2026 / 9:00 a.m
Type : An Extended And Renovated Double Storey And Terraced House
Assignor : Azhar Bin Hasbullah Saghri
Solicitor : B H Gan, Nor & Kim (KL)
Address : No. 12, Jalan F3, Taman Melawati, 53100 Kuala Lumpur



AMBT850

LOT 9 — RESERVE PRICE: RM 360,000.00 — KLANG

Auction Date : 11/11/2026 / 9:00 a.m
Type : Terraced House (Intermediate)
Assignor : Haridass A/L Ramachandran
Solicitor : Azhar & Wong (KL)
Address : No. 25, Lorong Dato Yusof Shahbudin 10C, (Sebelum Ini Dikenali Sebagai, Jalan Dato Yusof Shahbudin 10C), Taman Sentosa, 41200, Klang, Selangor.



AMBT853

LOT 10 — RESERVE PRICE: RM 300,000.00 — KLANG

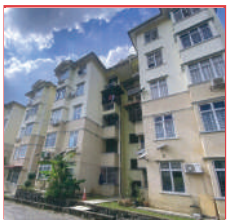
Auction Date : 12/11/2026 / 9:00 a.m
Type : An End Apartment Unit Together With Two Car Park Bays An Air Conditioner Ledge As Accessory Parcels
Assignor : Mohamad Amirul Ikhwan Bin Amerudin
Solicitor : Zain Megat & Murad (KL)
Address : No.A-5-12, Block A, Pangsapuri Azaria, Jalan Delima 9/KS09, Bandar Parklands, 41200 Klang, Selangor Darul Ehsan
Kaveat : 002B14737/2022



AMBT828

LOT 11 — RESERVE PRICE: RM 207,000.00 — AMPANG

Auction Date : 05/11/2026 / 9:00 a.m
Type : Apartment
Assignor : Muhamad Khairul Asyraf Bin Mazlan
Solicitor : Azhar & Wong (KL)
Address : No B-4-04, 4th Floor, Rumah Pangsa Seri Kayangan, Taman Ukay Perdana, 68000 Ampang, Selangor



AMBT852

LOT 12 — RESERVE PRICE: RM 160,000.00 — KUALA LUMPUR

Auction Date : 26/11/2026 / 9:00 a.m
Type : A 2 Bedroom Low-Cost Flat
Assignor : Hamirudin Bin Abdul Halim
Solicitor : Nik Hisham, Fakihah & Co
Address : No. 207-7-17, Block 207, Taman Sentul Utama, 51000 Kuala Lumpur Wilayah Persekutuan



AMBT909

LOT 13 — RESERVE PRICE: RM 105,300.00 — PUCHONG

Auction Date : 10/11/2026 / 9:00 a.m
Type : A 3-Bedroom Low-Cost Apartment
Assignor : Roszman Bin Rosli
Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners
Address : No. C-03-12, Block C, Pangsapuri Melor, Persiaran Prima Utama, Taman Puchong Prima, 47150 Puchong, Selangor



AMBT874

EAST COAST

LOT 14 — RESERVE PRICE: RM 100,383.00 — KUANTAN

Auction Date : 10/11/2026 / 9:00 a.m
Type : Single Storey Terrace House
Assignor : Muhammad Aszri Bin Bahasan
Solicitor : Hamidah Rosmawati & Associates (Kuantan)
Address : No. 23, Jalan Tas 28, Perumahan Tas, Kuantan, Pahang 25150 Pahang

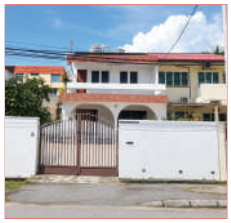


AMBT955

NORTHERN

LOT 15 — RESERVE PRICE: RM 2,600,000.00 — PULAU PINANG

Auction Date : 23/11/2026 / 11:00 a.m
Type : A Double Storey Semi-Detached House
Assignor : Chew Ban Choon
Solicitor : Jayadeva & Kamal (Alor Setar)
Address : No. 53, Jalan Tembaga, 11600 Pulau Pinang



AMBT884

LOT 16 — RESERVE PRICE: RM 441,000.00 — BUTTERWORTH

Auction Date : 26/11/2026 / 11:00 a.m
Type : A Three Bedroom Serviced Apartment Unit
Assignor : Ing Joo Leong
Solicitor : Zaid Ibrahim & Co (Penang)
Address : Unit No. 9-15, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang



AMBT969

LOT 17 — RESERVE PRICE: RM 405,000.00 — SUNGAI PETANI

Auction Date : 26/11/2026 / 11:00 a.m
Type : A Double Storey Terrace House
Assignor : Norwahida Binti Mohamed
Solicitor : Zaid Ibrahim & Co (Penang)
Address : No. 167, Jalan Bintang Maya 2/6, Bintang Maya, Sungai Petani, 08000, Kedah



AMBT991

LOT 18 — RESERVE PRICE: RM 380,000.00 — CHEMOR

Auction Date : 30/11/2026 / 11:00 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 Darul Ridzuan



AMBT181(2)

LOT 19 — RESERVE PRICE: RM 234,000.00 — PADANG SERAI

Auction Date : 26/11/2026 / 11:00 a.m
Type : A Single Storey Low-Cost Intermediate Terrace House
Assignor : Sathesh A/L Sundram
Solicitor : Jayadeva & Kamal (Alor Setar)
Address : No. 1338, Jalan Mahsuri 9/D, Taman Mahsuri, 09400 Padang Serai, Kedah Darul Aman



AMBT992

LOT 20 — RESERVE PRICE: RM 233,280.00 — AYER ITAM

Auction Date : 26/11/2026 / 11:00 a.m
Type : Three (3) Bedrooms Apartment
Assignor : Loo Kooi Hean
Solicitor : Zaid Ibrahim & Co (Penang)
Address : No. 6E-11-13, Lebuhraya Thean Tek, Melody Homes Ayer Itam, 11500 North East Penang



AMBT978

LOT 21 — RESERVE PRICE: RM 216,000.00 — SUNGAI PETANI

Auction Date : 04/11/2026 / 11:00 a.m
Type : A Three Bedroom Condominium Unit
Assignor : Gee Han Meng
Solicitor : Azmi Rahim & Co (Sg Petani)
Address : Unit No. 33-2-1, Persiaran Sungai Emas, Ferringhi Delima Condominium, 11100 Batu Ferringhi, Pulau Pinang



AMBT525(2)

LOT 22 — RESERVE PRICE: RM 194,400.00 — BAYAN LEPAS

Auction Date : 11/11/2026 / 11:00 a.m
Type : 3 Bedroom Corner Unit Apartment
Assignor : Muhammad Shahrul Ikmal Bin Zaidi
Solicitor : Azmi Rahim & Co (Sg Petani)
Address : Unit No. 23-11-4, Jalan Relau, 11900 Bayan Lepas, Pulau Pinang
Kaveat : Kaveat Persendirian dimasukkan oleh AMBANK (M) BERHAD



AMBT974

LOT 23 — RESERVE PRICE: RM 128,000.00 — GLUGOR

Auction Date : 03/11/2026 / 11:00 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,Desa Permai Indah, 11700, Gelugor, Pulau Pinang.



AMBT013(5)

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

03 2161 6649 / 016 216 1047

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

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

Step 2 : Login

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

Step 3 : Choose Property

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

Step 4 : Bidding Registration

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

Step 5 : Checking Upcoming Bidding

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

Step 6 : Auction Day

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

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

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

AmBank AmBank Islamic

High Court E-Lelong
NOVEMBER 2026

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

For more information, please call:
03-7452 1764
AmBank Home Financing please contact:
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Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Cammy Siew : 012-254 4463



PROPERTY AUCTION SALE (NON LACA)
FOR THE MONTH OF NOVEMBER 2026

WILL SELL BY PUBLIC AUCTION
VIA ELECTRONIC AT E-LELONG WEBSITE,
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* Auction can be withdrawn anytime before the auction. Please contact us for the updates.

LOT 1 — RESERVE PRICE : RM720,000.00 — NEGERI SEMBILAN



Type : A Corner Unit Two And Half Storey House
Area : Approx 218 sqmt / 2,347 sqft
Assignor(s) : Mohammad Shahril Bin Alias
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 18 November, 2026 (Wednesday)
Time : 9.00 AM

ISLAMIC

NO. 107, JALAN BUKIT SENAWANG 1, TAMAN BUKIT SENAWANG, SENAWANG, 70450 SEREMBAN, NEGERI SEMBILAN.

LOT 2 — RESERVE PRICE : RM450,000.00 — NEGERI SEMBILAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 130.060 sqmt / 1,400 sqft
Assignor(s) : 1. Hazlinatus Sa'adah Binti Hussin
2. Tajudin Bin Taib
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 18 November, 2026 (Wednesday)
Time : 9.00 AM

ISLAMIC

NO. 253, JALAN TASIK SENANGIN 1A/3, BANDAR TASIK SENANGIN, 71750 LENGGENG, NEGERI SEMBILAN.

LOT 3 — RESERVE PRICE : RM356,400.00 — PULAU PINANG



Type : An Single Storey Semi Detached House
Area : Approx 245 sqmt / 2,637 sqft
Assignor(s) : Muhamat Bin Harun
Solicitor : M/S Jayadeva & Kamal (No. Tel : 04-7771161)
Auction Date : 23 November, 2026 (Monday)
Time : 11.00 AM

ISLAMIC

NO. 32A, LORONG MEKAR SARI 8, TAMAN MEKAR SARI, 13200 KEPALA BATAS, PULAU PINANG.

LOT 4 — RESERVE PRICE : RM270,000.00 — PULAU PINANG



Type : 3 Bedroom Apartment
Area : Approx 86 sqmt / 926 sqft
Assignor(s) : 1. Chin Chi Yin
2. Mel Ivan Blake
Solicitor : M/S Azmi Rahim & Co. (No. Tel : 04-4235092)
Auction Date : 2 November, 2026 (Monday)
Time : 11.00 AM

NO. 4-24, BLOCK B, LORONG BUNGA RAMPAI 5, TAMAN PANDAN, 13400 BUTTERWORTH, PULAU PINANG.

LOT 5 — RESERVE PRICE : RM265,000.00 — PULAU PINANG



Type : 3 Bedroom Apartment
Area : Approx 74 sqmt / 797 sqft
Assignor(s) : Muhammad Amirul Asraf Bin Ab Aziz
Solicitor : M/S Azmi Rahim & Co. (No. Tel : 04-4235092)
Auction Date : 4 November 2026 (Wednesday)
Time : 11.00 AM

ISLAMIC

UNIT NO. MA-3-11, BLOCK MA, PANGSAPURI DELIMA INTAN, JALAN DELIMA 1, TAMAN SERI DELIMA, 14100 SIMPANG AMPAT, PULAU PINANG.

LOT 6 — RESERVE PRICE : RM216,000.00 — PULAU PINANG



Type : 3 Bedroom Flat
Area : Approx 57 sqmt / 614 sqft
Assignor(s) : Suhaimi Bin Zainol Abidin
Solicitor : M/S Lalchand & Nawawi (No. Tel : 05-7820009)
Auction Date : 10 November 2026 (Tuesday)
Time : 11.00 AM

ISLAMIC

NO. 1-7-08, LINTANG MADRASAH, JELUTONG PARK, 11600 JELUTONG, PULAU PINANG.

LOT 7 — RESERVE PRICE : RM180,000.00 — PULAU PINANG



Type : 2 Bedroom Flat
Area : Approx 51 sqmt / 549 sqft
Assignor(s) : Ong Su Yien
Solicitor : M/S Zaid Ibrahim & Co. (No. Tel : 04-3753100)
Auction Date : 3 November, 2026 (Tuesday)
Time : 11.00 AM

ISLAMIC

NO. 6-5-02, JALAN GANGSA, 11600 JELUTONG, PULAU PINANG

LOT 8 — RESERVE PRICE : RM307,800.00 — JOHOR



Type : Service Apartment
Area : Approx 91 sqmt / 979 sqft
Assignor(s) : Lee Wei Shyong
Solicitor : M/S Nor Ding & Co. (No. Tel : 07-3357277)
Auction Date : 18 November 2026 (Wednesday)
Time : 11.00 AM

#18-12, BLOK B, PANGSAPURI SURIAMAS, JALAN SERANTAU, TAMAN DATO ONN, 80350 JOHOR BAHRU, JOHOR.

LOT 9 — RESERVE PRICE : RM190,000.00 — PERAK



Type : An Intermediate Unit Single Storey Low Cost Terrace House
Area : Approx 108 sqmt / 1,163 sqft
Assignor(s) : Puneswaran A/L Narayanan
Solicitor : M/S Nor Ding & Co. (No. Tel : 07-3357277)
Auction Date : 26 November 2026 (Thursday)
Time : 11.00 AM

ISLAMIC

NO. 24, LORONG BUNGA KANTAN 8, TAMAN KERIAN, 34200 PARIT BUNTAR, PERAK

LOT 10 RESERVE PRICE : RM162,000.00 PERAK



Type : An Intermediate Single Storey Terrace House
Area : Approx 116 sqmt / 1,249 sqft
Assignor(s) : Muhammad Burhanuddin Bin Saharidan
Solicitor : M/S Lalchand & Nawawi (No. Tel : 05-7820009)
Auction Date : 16 November 2026 (Monday)
Time : 11.00 AM ISLAMIC

NO. 53, LORONG 4, TAMAN KOTA WIRA, ULU SEPETANG, 34010 TAIPING, PERAK.

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.
(200701002904 / 760902-H)
NO. 14, 1ST FLOOR,
JALAN DATO' LEE FONG YEE,
70000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

06-7629786 / 016-6639786 / 018-6639786
06-7616986
eszamauctioneer@yahoo.com
www.eszamauctioneer.com

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

STEP 1: USER REGISTRATION

- Go to https://elelong.kehakiman.gov.my/BidderWeb
- Click on the "Login" tab.
- Thank 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 :

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.
(200701002409 / 760902-H)
NO. 14, 1ST FLOOR,
JALAN DATO' LEE FONG YEE,
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High Court E-Lelong

NOVEMBER 2026

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Cammy Siew : 012-254 4463



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PROPERTY AUCTION SALE (NON LACA)
FOR THE MONTH OF NOVEMBER 2026

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 aucton sale.

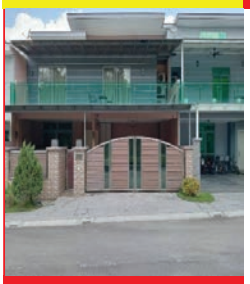
Kindly browse https://elelong.kehakiman.gov.my/bidderweb

- 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 ptotographs shown herein are solely for general identification.
- Bidders are required to register on the website **https://elelong.kehakiman.gov.my/bidderweb** and submit the sum equivalent to **10%** by bank draft in favour of the Plaintiff's name at least one(1) working day before the auction. Kindly refer to the Proclamation of Sale for the submission method.
- Auction can be withdrawn anytime before the auction. Please contact us for the updates.

SELANGOR

Lot 1

RESERVE PRICE **RM1,170,000.00**



Auction Date: 4/11/2026 / 9.00AM
Type : An Extended And Renovated Double Storey Mid Terraced House
Area: 242 sq metres / 2,604.80 sq feet
Assignor(s): Chenbagam A/P Vyran
Solicitors: Azhar & Wong (KL)
Execution No: WA-38-1900-05/2026

No. 5, Jalan Hulubalang 1/4, The Vantage, Section 4, Bandar Mahkota Cheras, 43200 Cheras, Selangor Darul Ehsan

CHERAS

Lot 2

RESERVE PRICE **RM250,000.00**



Auction Date: 12/11/2026 / 9.00AM
Type : A 3-Bedroom Condominium
Area: 85 sq metres / 915 sq feet
Assignor(s): Nik Amirrul Haqimi Bin Roslan
Solicitors: B H Gan, Nor & Kim (KL)
Execution No: WA-38-1749-04/2026

No. PI-16-02, Laksamana Puri, Jalan Laksamana 5, Kampung Laksamana Jaya, 68100 Batu Caves, Selangor Darul Ehsan

BATU CAVES

Lot 3

RESERVE PRICE **RM242,757.00**



Auction Date: 11/11/2026 / 9.00AM
Type : An End Unit Double-Storey Linked House (Malay Reserve)
Area: 130 sq metres / 1399 sq feet
Assignor(s): Nurain Binti Abd Razak & Mohd Nor Afiq Bin Zaidi
Solicitors: Goh & Partners (KL)
Execution No: WA-38-1743-04/2026

No 16 Jalan 1/10 Taman Desa Vista, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Darul Ehsan

SEPANG

Lot 4

RESERVE PRICE **RM240,000.00**



Auction Date: 26/11/2026 / 9.00AM
Type : A Three-Bedroom Apartment Unit
Area: 78 sq metres /840 sq feet
Assignor(s): Kanthimathey A/P Rama Krishnan
Solicitors: Sidek Teoh Wong & Dennis (KL)
Execution No: WA-38-2236-05/2026

Unit No. A-2-5, 2nd Floor, Blok A, Pangsapuri Perdana Villa, Jalan Temenggung 19, Off Jalan Sungai Jati, 41200 Klang, Selangor Darul Ehsan (Address Stated In Utility Bill As Unit No. A-2-5, Blok A, Kondominium Perdana Villa, Off Jalan Sungai Jati, Taman Sentosa Perdana, 41200 Klang, Selangor)

KLANG

Lot 5

RESERVE PRICE **RM210,000.00**



Auction Date: 25/11/2026 / 9.00AM
Type : A Three-Bedroom Apartment Unit
Area: 85 sq metres /915 sq feet
Assignor(s): Mohammad Nadzmie Bin Nasir
Solicitors: Azhar & Wong (KL)
Execution No: WA-38-2137-05/2026

Unit No. P5-A-11-08, 11th Floor, Block A, Sri Ria Apartment, Jalan Pasir Emas, Taman Sepakat Indah, Sungai Chua, Kajang Ulu Langat Selangor Darul Ehsan

KAJANG

Lot 6

RESERVE PRICE **RM108,000.00**



Auction Date: 24/11/2026 / 9.00AM
Type : An Intermediate Walk-Up Low-Cost Apartment Unit
Area: 61 sq metres /657 sq feet
Assignor(s): Mohamad Shahriel Rezza Bin Mohd Nordin
Solicitors: A Rahim & Co (KL)
Execution No: BA-38-1959-05/2026

No. B-4-15, Block B, Pangsapuri Taman Dahlia, Jalan Dahlia 6/3A, Taman Dahlia, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Darul Ehsan

SEPANG

AmBank AmBank Islamic

WILAYAH PERSEKUTUAN

Lot 7

RESERVE PRICE RM550,000.00



KUALA LUMPUR

Auction Date: 4/11/2026 / 9.00AM
Type : Serviced Apartment
Area: 103 sq metres / 1,109 sq feet
Assignor(s): Tham Pei Yee
Solicitors: Goh & Partners (KL)
Execution No: WA-38-1899-05/2026

No. B-36-3A, Block B, Citizen @ Old Klang Road (Residensi Nusantara Petaling) Jalan Nusantara Petaling, 58000 Kuala Lumpur

NEGERI SEMBILAN

Lot 8

RESERVE PRICE RM405,000.00



SEREMBAN

Auction Date: 17/11/2026 / 11.00AM
Type : An Intermediate Double Storey Terraced House
Area: 139 sq metres / 1,496 sq feet
Assignor(s): Gunasakaran A/L Sivasankaran & Shankari Devi A/P Thiagarajan
Solicitors: Ibrahim Nik Junainah & Associates (Melaka)
Execution No: NA-38-903-07/2026

No. 1106, Jalan Ara Sendayan 5/7, Ara Sendayan, 70300 Seremban, Negeri Sembilan Darul Khusus.

PULAU PINANG

Lot 9

RESERVE PRICE RM270,000.00



NIBONG TEBAL

Auction Date: 23/11/2026 / 11.00AM
Type : A Single Storey Terrace House
Area: 102 sq metres / 1,098 sq feet
Assignor(s): Vinaikar A/L Rarman & Jayanthi A/P Krishnan
Solicitors: Jayadeva & Kamal (Alor Setar)
Execution No: PA-38-1412-08/2026

No 9 Lorong Bistari 7 Taman Bistari 14300 Nibong Tebal Pulau Pinang

JOHOR

Lot 10

RESERVE PRICE RM261,000.00



JOHOR BAHRU

Auction Date: 23/11/2026 / 11.00AM
Type : A Three Bedroom Apartment Unit Sited On The 12th Floor Of 17-Storey Block
Area: 100 sq metres / 1076 sq feet
Assignor(s): Thillainathan Reddy A/L Paskaran
Solicitors: Ibrahim Nik Junainah & Associates (Johor Bahru)
Execution No: JA-38-1664-07/2026

Unit No 12-06, Block D, Apartment Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru Johor

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)
[formerly known as Heritage Auction House Enterprise (001269594-A)]
Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.
Tel: 03-5518 1442 Fax: 03-5518 1443
Whatsapp Hotline: 011 5585 1442
Email: hauctionhouse@gmail.com
Website: **www.heritageauctioneers.my**
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Step 2 : Login

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"***.
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Step 6: Auction Day

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18. Click ***"Bid Now"***.
    - Click (+) to **increase** bid price.
    - Click (-) to **lower** the bid price.

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High Court E-Lelong
NOVEMBER 2026

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PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF NOVEMBER 2026

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- *Auction can be withdrawn anytime before the auction. Please contact our hotline number for the updates.*

LOT 1
Reserve Price **RM 550,800**



Type: 2 Storey Terrace House
Area: 1,259 square feet
Address: No. 12, Jalan F3, Taman Melawati, 53100, Kuala Lumpur

Auction Date : 2nd November 2026
Time : 9.00am

KUALA LUMPUR

End Lot

LOT 2
Reserve Price **RM 486,000**



Type: Condominium, 3 bedrooms
Area: 1,302 square feet
Address: Unit No. A-15-09, Block A, Tingkat 15, Residensi Riverville, Jalan Taman Seri Sentosa, Taman Seri Sentosa, 58000, Kuala Lumpur

Auction Date : 5th November 2026
Time : 9.00am

KUALA LUMPUR

LOT 3
Reserve Price **RM 405,000**



Type: Service Apartment, 2 bedrooms
Area: 775 square feet
Address: Unit No. B-43-01, Tingkat 43, Menara B, 28 Boulevard, Jalan Perdana 3/10, Pandan Perdana, 55300, Kuala Lumpur

Auction Date : 18th November 2026
Time : 9.00am

KUALA LUMPUR

LOT 4
Reserve Price **RM 874,800**



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

Auction Date : 11th November 2026
Time : 9.00am

SELANGOR

LOT 5
Reserve Price **RM 405,000**



Type: Duplex Town House
Area: 1,604 square feet
Address: Unit No. A-30, Crescent Park Townvilla, Jalan BM 9/7C, Seksyen 9, Bandar Bukit Mahkota, 43000 Kajang, Selangor

Auction Date : 18th November 2026

SELANGOR

LOT 6
Reserve Price **RM 378,000**



Type: 2 Storey Terrace House
Area: 1,302 square feet
Address: No. 5, Jalan TPS 2/22, Taman Pelangi Semenyih 2, 43500 Semenyih, Selangor

Auction Date : 2nd November 2026
Time : 9.00am

SELANGOR

LOT 7
Reserve Price **RM 324,000**



Type: Terrace House
Area: 1,302 square feet
Address: No. 9, Jalan Mahagoni 1C, Bandar Utama Batang Kali, 44300 Batang Kali, Selangor

Auction Date : 18th November 2026

SELANGOR

LOT 8
Reserve Price **RM 300,000**



Type: Apartment, 3 bedrooms
Area: 1,098 square feet
Address: Unit No. A-4-9, Block A, Desa Saujana Apartments, Taman Sungai Besi Indah, Seksyen 111, 43300 Seri Kembangan, Selangor

Auction Date : 2nd November 2026
Time : 9.00am

SELANGOR

LOT 9
Reserve Price **RM 288,000**



Type: Condominium, 3 bedrooms
Area: 1,216 square feet
Address: Unit No. B-6-3A, Tingkat 6, Blok B, Kondominium Juta Mines, 43300 Seri Kembangan, Selangor

Auction Date : 5th November 2026
Time : 9.00am

SELANGOR

LOT 10

Reserve Price **RM 260,000**



Type: Apartment
Area: 775 square feet
Address: Unit No. E-05-02, Block E, Mentari Court, Jalan PJS 8/9, Taman Seri Mentari, 46150 Petaling Jaya, Selangor

Auction Date : 26th November 2026

SELANGOR

LOT 11

Reserve Price **RM 245,057**



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

Auction Date : 2nd November 2026
Time : 9.00am

SELANGOR

LOT 12

Reserve Price **RM 200,000**



Type: Apartment, 3 bedrooms
Area: 657 square feet
Address: Unit No. L8-02-03, Block L8, Pangsapuri Teratai, Jalan Penggawa, Seksyen 2, Bandar Mahkota Cheras, 43200 Cheras, Selangor

Auction Date : 12th November 2026
Time : 9.00am

SELANGOR

LOT 13

Reserve Price **RM 180,000**



Type: Apartment
Area: 667 square feet
Address: Unit No. 51-1-109, Rumah Pangsa Kos Rendah, Seksyen 7, 40000 Shah Alam, Selangor

Auction Date : 30th November 2026
Time : 9.00am

SELANGOR

LOT 14

Reserve Price **RM 150,903**



Type: Apartment
Area: 1,001 square feet
Address: Unit No. 31-5, Block F, Sri Manja Square 1, Jalan PJS 3/48, Taman Sri Manja, 46000 Petaling Jaya, Selangor

Auction Date : 2nd November 2026
Time : 9.00am

SELANGOR

LOT 15

Reserve Price **RM 105,300**



Type: 1 Storey Terrace House
Area: 1,076 square feet
Address: No. 34, Jalan Angkasa 1D/6, Bandar Mahkota Banting, 42700 Banting, Selangor

Auction Date : 5th November 2026
Time : 9.00am

SELANGOR

LOT 16

Reserve Price **RM 81,000**



Type: Apartment, 3 bedrooms
Area: 657 square feet
Address: Unit No. B-3-10, Block B, Apartment Seri Permai, Jalan 15, Kampung Baru Semenyih, 43500 Semenyih, Selangor

Auction Date : 5th November 2026
Time : 9.00am

SELANGOR

LOT 17

Reserve Price **RM 620,000**



Type: 2 Storey Terrace House
Area: 1,561 square feet
Address: No. 627, Jalan Pulai Jaya 31, Bandar Pulai Jaya, 81300 Johor Bahru, Johor

Auction Date : 23rd November 2026
Time : 11.00am

JOHOR

LOT 18

Reserve Price **RM 560,000**



Type: 2 Storey Terrace House
Area: 1,173 square feet
Address: No. 3, Jalan Seri Austin 1/18, Taman Seri Austin, 81100 Johor Bahru, Johor

Auction Date : 2nd November 2026
Time : 11.00am

JOHOR

LOT 19

Reserve Price **RM 380,000**



Type: Apartment
Area: 1,119 square feet
Address: Unit No. #01-01, Block C, Pangsapuri Sri Akasia, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor

Auction Date : 2nd November 2026
Time : 11.00am

JOHOR

LOT 20

Reserve Price **RM 364,500**



Type: 2 Storey Terrace House
Area: 1,539 square feet
Address: No. 24, Jalan Perwira Jaya 1, Taman Perwira Jaya, 86000 Kluang, Johor

Auction Date : 24th November 2026
Time : 11.00am

JOHOR

LOT 21

Reserve Price **RM 350,000**



Type: Service Apartment
Area: 1,206 square feet
Address: Unit No. #02-09, Blok 8, Prima Regency, Jalan Masai Baru, 81750 Masai, Johor

Auction Date : 12th November 2026
Time : 11.00am

JOHOR

LOT 22

Reserve Price **RM 340,000**



Type: Apartment
Area: 1,109 square feet
Address: Unit No. #02-03, Block A, Bistari Impian Apartment, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor

Auction Date : 17th November 2026
Time : 11.00am

JOHOR

LOT 23

Reserve Price **RM 315,900**



Type: 1 Storey Terrace House
Area: 1,760 square feet
Address: No. A-134, Jalan Bendahara, Taman Kulaijaya, 81000 Kulai, Johor

Auction Date : 12th November 2026
Time : 11.00am

JOHOR

LOT 24

Reserve Price **RM 315,000**



Type: 2 Storey Terrace House
Area: 1,399 square feet
Address: No. 8, Jalan Kemboja 9, Taman Sri Penawar, 81930 Bandar Penawar, Johor

Auction Date : 24th November 2026
Time : 11.00am

JOHOR

LOT 25

Reserve Price **RM 288,000**



Type: 2 Storey Terrace House
Area: 3,025 square feet
Address: No. 24, Jalan Sutera 3/4, Taman Puteri, 86000 Kluang, Johor

Auction Date : 2nd November 2026
Time : 11.00am

Corner Lot

JOHOR

LOT 26

Reserve Price **RM 260,000**



Type: Apartment
Area: 1,076 square feet
Address: Unit No. 04-06, Blok B, Pangsapuri Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor

Auction Date : 17th November 2026
Time : 11.00am

JOHOR

LOT 27

Reserve Price **RM 220,000**



Type: Apartment
Area: 807 square feet
Address: Unit No. #02-01, Tingkat 2, Block J, Ria Apartment 2, Jalan Cenderai 19, Bandar Baru Kota Puteri, 81750 Masai, Johor

Auction Date : 30th November 2026
Time : 11.00am

JOHOR

LOT 28

Reserve Price **RM 505,197**



Type: 3 Storey Terrace House
Area: 1,668 square feet
Address: No. 6, Tingkat Sungai Rusa 6, Rena Park, 11010 Balik Pulau, Penang

Auction Date : 4th November 2026
Time : 11.00am

PENANG

LOT 29

Reserve Price **RM 500,000**



Type: 2 Storey Terrace House
Area: 1,141 square feet
Address: No. 18, Lorong 20/SS9, Ambay Park, Bandar Tasek Mutiara, 14120 Simpang Ampat, Penang

Auction Date : 11th November 2026
Time : 11.00am

PENANG

LOT 30

Reserve Price **RM 393,660**



Type: Service Apartment, 3 bedrooms
Area: 1,206 square feet
Address: Unit No. 26-12, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Penang

Auction Date : 23rd November 2026
Time : 11.00am

Corner Lot

PENANG

LOT 31

Reserve Price **RM 380,000**



Type: 1 Storey Terrace House
Area: 1,970 square feet
Address: No. 31, Lorong Cempaka 11, Batu Kawan, 14100 Simpang Ampat, Penang

Auction Date : 23rd November 2026
Time : 11.00am

PENANG

LOT 32

Reserve Price **RM 226,800**



Type: Apartment, 3 bedrooms
Area: 904 square feet
Address: Unit No. A-26-07, Pangsapuri Casa Prima, Jalan Sutera Prima, 13700 Perai, Penang

Auction Date : 24th November 2026
Time : 11.00am

PENANG

LOT 33

Reserve Price **RM 220,000**



Type: 2 Storey Cluster House
Area: 574 square feet
Address: No. 21, Lorong Sembilang 22, Seberang Jaya, 13700 Perai, Penang

Auction Date : 2nd November 2026
Time : 11.00am

PENANG

LOT 34

Reserve Price **RM 211,410**



Type: Town House
Area: 1,087 square feet
Address: Unit No. B-1-09, Lorong Indera Putera 4, Kondo Villa Putera, 13200 Kepala Batas, Penang

Auction Date : 12th November 2026
Time : 11.00am

PENANG

LOT 35

Reserve Price **RM 194,400**



Type: Condominium, 3 bedrooms
Area: 700 square feet
Address: Unit No. 15-07, Blok D, Kondominium Mutiara, Jalan Perda Barat, Bandar Perda, 14000 Bukit Mertajam, Penang

Auction Date : 17th November 2026
Time : 11.00am

Corner Lot

PENANG

LOT 36

Reserve Price **RM 190,000**



Type: Flat, 3 bedrooms
Area: 689 square feet
Address: Unit No. 9-3-9, Taman Sri Angsana, Lebuh Relau 3, 11900 Bayan Lepas, Penang

Auction Date : 16th November 2026
Time : 11.00am

Corner Lot

PENANG

LOT 37

Reserve Price **RM 189,540**



Type: 2 Storey Cluster House
Area: 818 square feet
Address: No. 19, Persiaran Seksyen 6/4, Bandar Putra Bertam, 13200 Kepala Batas, Penang

Auction Date : 2nd November 2026
Time : 11.00am

PENANG

LOT 38

Reserve Price **RM 137,700**



Type: Flat, 2 bedrooms
Area: 538 square feet
Address: Unit No. 15-4, Blok Akasia, Mutiara Perdana, Lengkok Kelicap, 11900 Bayan Lepas, Penang

Auction Date : 26th November 2026
Time : 11.00am

PENANG

LOT 39

Reserve Price **RM 120,000**



Type: Flat, 2 bedrooms
Area: 495 square feet
Address: Unit No. 24-5-6, Persiaran Mayang Pasir 5, Bandar Bayan Baru, 11950 Bayan Lepas, Penang

Auction Date : 10th November 2026
Time : 9.00am

PENANG

LOT 40

Reserve Price **RM 225,000**



Type: 1 Storey Terrace House
Area: 1,399 square feet
Address: No. 232A, Jalan Bujang Utama 3, Taman Lembah Bujang Utama, 08100 Bedong, Kedah

Auction Date : 18th November 2026
Time : 11.00am

KEDAH

LOT 41

Reserve Price **RM 460,000**



Type: Terrace House
Area: 1,701 square feet
Address: No. 28, Jalan Medan Taiping 6, Medan Taiping, 34000 Taiping, Perak

Auction Date : 23rd November 2026

PERAK

LOT 42

Reserve Price **RM 224,000**



Type: Condominium, 2 bedrooms
Area: 818 square feet
Address: Unit No. B-6-3, Block B, Jalan Meru Idaman 1, Taman Meru Idaman, 30020 Ipoh, Perak

Auction Date : 30th November 2026
Time : 11.00am

PERAK

LOT 43

Reserve Price **RM 180,000**



Type: 1 Storey Terrace House
Area: 1,302 square feet
Address: No. 1025, Jalan Residen 3/23, Residen 3, Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak

Auction Date : 26th November 2026
Time : 11.00am

PERAK

LOT 44

Reserve Price **RM 70,000**



Type: Flat
Area: 624 square feet
Address: Unit No. B 1/4, Block B, Tingkat 1/4, Rumah Pangsa Batas Baru, 20300 Kuala Terengganu, Terengganu

Auction Date : 4th November 2026
Time : 11.00am

TERENGGANU

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

Call :
03-2162 3333
(ext. 1023 / 1038 / 2008)

Whatsapp :
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No. 7, Ground Level, Block B, (B-0-7), Megan Avenue II,
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SCAN TO VIEW ALL LOTS

NOTE :

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

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

Step 2 : Login

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

Step 3 : Choose Property

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

Step 4 : Bidding Registration

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

Step 5 : Checking Upcoming Bidding

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

Step 6 : Auction Day

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

NOTE :

High Court E-Lelong

November 2026

FOR ENQUIRIES, PLEASE E-MAIL TO
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For Company bidder(s)
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WILL SELL BY PUBLIC AUCTION
VIA ELECTRONIC AT E-LELONG WEBSITE, PUSAT OPERASI E-LELONG, KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR.

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

- The subject properties will be sold on an "as is where is"basis, subject to the Conditions of sale as printed in the Proclamation of Sale.
- The photographs shown herein are solely for general identification.
- Bidders are required to register on the website **https://elelong.kehakiman.gov.my/BidderWeb/** and submit the sum equivalent to 10% by bank draft in favour of the plaintiff's name at least one(I) 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.

PAHKL 01 | **RESERVE PRICE: RM567,000.00** | **Kuala Lumpur**



PAH41111

Description: Sebuah Unit Tepi Kondominium
Address: Unit No. A-22-11, Block A, Residensi Riverville, Jalan Taman Seri Sentosa, Taman Seri Sentosa, 58000, KUALA LUMPUR, Wilayah Persekutuan Kuala Lumpur
Area: approx 130 square metres
Defendant: Hiew Yee Sin & Hiew Li Li
Solicitor: M/S Zain Megat & Murad
Auction Date: 4/11/2026 (9.00 am)

PAHKL 02 | **RESERVE PRICE: RM461,700.00** | **Kuala Lumpur**



PAH38511

Description: Satu unit pangsapuri tiga bilik tidur
Address: Unit No. A-25-01, Tingkat 25, Blok A, Residensi Riverville, Jalan Taman Sri Sentosa, Taman Seri Sentosa, 58000, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.
Area: approx 113 square metres
Defendant: Wong Wai Shin & Wong Yi Win
Solicitor: M/S GOH & PARTNERS
Auction Date: 4/11/2026 (9.00 am)

PAHKL 03 | **RESERVE PRICE: RM150,000.00** | **Kuala Lumpur**



PAH41156

Description: Sebuah Unit flat kos rendah tiga bilik tidur
Address: Unit No. D-13-1, Tingkat 13, Blok D, AC4, Flat Kos Rendah, Jalan Taman Sri Sentosa, Taman Sri Sentosa, 58000, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.
Area: approx 58 square metres
Defendant: Prema Balan A/l Supramaniam & Rohini A/p Appanna
Solicitor: M/S B H GAN NOR & KIM
Auction Date: 4/11/2026 (9.00 am)

PAHKL 04 | **RESERVE PRICE: RM130,000.00** | **Kuala Lumpur**



PAH41217

Description: Satu unit pangsapuri kos rendah dua bilik tidur
Address: Unit No. 12-2-6, Tingkat 2, Block 12, Lorong 9/125, Desa Petaling, 57100, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur
Area: approx 52 square metres
Defendant: Ravindran A/l Veeriah
Solicitor: M/S GOH & PARTNERS
Auction Date: 5/11/2026 (9.00 am)

PAHKL 05 | **RESERVE PRICE: RM4,500,000.00** | **Selangor**



PAH38221

Description: 3-storey detached house
Address: No. 44 (Lot 281), Jalan Kinta 2, Mines Resort City, 43300, Seri Kembangan, Selangor.
Area: approx 910 square metres
Defendant: Munusamy A/l Karuppiah
Solicitor: M/S NIK HISHAM FAKIHAH & CO.
Auction Date: 3/11/2026 (9.00 am)

PAHKL 06 | **RESERVE PRICE: RM810,000.00** | **Selangor**



PAH37675

Description: Sebuah rumah teres dua tingkat
Address: No 22, Jalan LEP 1/14, Taman Lestari Putra, 43300, Seri Kembangan, Selangor.
Area: approx 195.1 square metres
Defendant: KWA KOK KEONG
Solicitor: M/S GOH & PARTNERS
Auction Date: 5/11/2026 (9.00 am)

PAHKL 07 | **RESERVE PRICE: RM567,000.00** | **Selangor**



PAH41124

Description: RUMAH TERES UNIT HUJUNG DUA TINGKAT
Address: No. 51, Jalan Sungai Renggam 32/10, Berjaya Park, Seksyen 32, 40460, Shah Alam, Selangor
Area: approx 252 square metres
Defendant: Suguna A/p Paulayah & Vengittaramaiah A/l Surinarayanan
Solicitor: M/S Manjit Singh Sachdev Mohammad Radzi & Partners
Auction Date: 5/11/2026 (9.00 am)

PAHKL 08 | **RESERVE PRICE: RM546,750.00** | **Selangor**



PAH41169

Description: Sebuah rumah teres dua tingkat (unit hujung)
Address: No. 76, Jalan Saujana KLIA 3/4, Saujana KLIA, 43900, Sepang, Selangor.
Area: approx 303 square metres
Defendant: KHAZLANY BIN ABD RAHMAN
Solicitor: M/S GOH & PARTNERS
Auction Date: 4/11/2026 (9.00 am)

PAHKL 09 | **RESERVE PRICE: RM401,533.00** | **Selangor**



PAH41129

Description: Rumah Teres Pertengahan Dua Setengah Tingkat
Address: No. 25, Jalan MR 1/29, Taman M-Residensi, 48020, Rawang, Selangor.
Area: approx 163.52 square metres
Defendant: Norhashimah Binti Arifin & Mohd An Nur Allif Bin Abdul Rahim
Solicitor: M/S B H GAN NOR & KIM
Auction Date: 2/11/2026 (9.00 am)
Ambank Islamic Berhad

PAHKL 10 | **RESERVE PRICE: RM380,000.00** | **Selangor**



PAH41125

Description: SEBUAH RUMAH TERES SATU TINGKAT
Address: No. 524, Jalan Pjs 10/16 (jalan Rambutan), 46000, Petaling Jaya, Selangor.
Area: approx 111 square metres
Defendant: Manokari A/p Munokara
Solicitor: M/S VAS & CO.
Auction Date: 11/11/2026 (9.00 am)

PAHKL 11 | **RESERVE PRICE: RM216,000.00** | **Selangor**



PAH41112

Description: UNIT PANGSAPURI TIGA BILIK TIDUR
Address: Unit No. J11-11-14, Tingkat 11, Blok J, Pangsapuri Meranti USJ 1, 47620, Subang Jaya, Selangor
Area: approx 67 square metres
Defendant: Muhamad Khairul Asyraf Bin Mazlan
Solicitor: M/S AZHAR & WONG
Auction Date: 5/11/2026 (9.00 am)
Ambank Islamic Berhad

PAHKL 12 | **RESERVE PRICE: RM137,700.00** | **Penang**



PAH41733

Description: Sebuah rumah pangsa kos rendah bersama dua bilik tidur
Address: No 11-12, Blok Asoka , Mutiara Perdana, Lengkok Kelicap, 11900 Bayan Lepas, Pulau Pinang
Area: approx 50 square metres
Defendant: Nor Aniza Binti Che Senawi
Solicitor: M/S JAYADEVA & KAMAL
Auction Date: 5/11/2026 (11.00 am)

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PAHKL 13 | **RESERVE PRICE: RM500,000.00** | **Johor**



PAH41519

Description: Rumah teres satu tingkat-hujung
Address: No.107, Jalan Putera Indah 9/16, Taman Putera Indah, 83000, Batu Pahat, Johor.
Area: approx 343 square metres
Defendant: Muhammad Firdaus Bin Abu Hassan Asari
Solicitor: M/S A RAHIM & CO.
Auction Date: 16/11/2026 (11.00 am)
Ambank Islamic Berhad

PAHKL 14 | **RESERVE PRICE: RM410,000.00** | **Johor**



PAH41750

Description: Unit pangsapuri kos sederhana
Address: No.13-01, Blok A, Pangsapuri Mutiara Idaman, Jalan Idaman Utama, Taman Larkin Idaman, 80350, Johor Bahru, Johor
Area: approx 93 square metres
Defendant: Kumanan A/l Sathasiwan
Solicitor: M/S A RAHIM & CO
Auction Date: 16/11/2026 (11.00 am)

PAHKL 15 | **RESERVE PRICE: RM290,000.00** | **Johor**



PAH41466

Description: Rumah Teres Satu Tingkat
Address: No. 107, Jalan Bunga Dahlia 2, Taman Aman, 81400, Senai, Johor
Area: approx 100 square metres
Defendant: Naidu A/L Suriakalan
Solicitor: M/S NOR DING & CO.
Auction Date: 12/11/2026 (11.00 am)
Ambank Islamic Berhad

PAHJB 01 | **RESERVE PRICE: RM470,000.00** | **Iskandar Puteri**



PAHJ/7943(SA)

Description: 2 storey terrace house intermediate lot
Area: 123 square metres (1,320 square feet).
Address: 7, Jalan Nusa Perintis 3/3, Taman Nusa Perintis, 79200 Iskandar Puteri, Johor
Defendant(S): Prasat A/L Rajendran
Solicitor: M/S A. Rahim & Co. (JB)
Auction Date : 25th November 2026 (11:00 AM)

PAHJB 02 | **RESERVE PRICE: RM460,000.00** | **Johor Bahru**



PAHJ/7887(SA)

Description: service apartment
Area: 100 square metres (1,076 square feet).
Address: No. 17-03A, Blok A, Pangsapuri Dedaun Hijau, Jalan Skudai Lama, 81200 Johor Bahru, Johor.
Defendant(S): Mohd Khirrul Syahril Bin Mohd Khir
Solicitor: M/S A. Rahim & Co. (JB)
Auction Date : 2nd November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 03 | **RESERVE PRICE: RM440,000.00** | **Ulu Tiram**



PAHJ/7921(SA)

Description: single storey terrace house intermediate lot
Area: 130 square metres (1,399 square feet).
Address: NO. 9, JALAN BESTARI 44/2, TAMAN BESTARI INDAH 1, 81800 ULU TIRAM, JOHOR
Defendant(S): VINOTH RAJ A/L M RAJANDRA
Solicitor: M/S Nor Ding & Co.
Auction Date : 17th November 2026 (11:00 AM)

PAHJB 04 | **RESERVE PRICE: RM432,000.00** | **Bandar Penawar**



PAHJ/7750(SA)

Description: 2 storey terrace house Area: 143 square metres (1,539 square feet)
Address: NO. 42, JALAN ANGGERIK 7, TAMAN SRI PENAWAR, 81930 BANDAR PENAWAR, JOHOR
Defendant(S): LEE LAM HOW
Solicitor: M/S Ibrahim Nik Junainah & Associates.
Auction Date : 16th November 2026 (11:00 AM)

PAHJB 05 | **RESERVE PRICE: RM420,000.00** | **Ulu Tiram**



PAHJ/7263(SA)

Description: single storey terrace house
Area: 143 square metres (1,539 square feet)
Address: NO. 28, JALAN LADING 33, TAMAN PUTERI WANGSA, 81800 ULU TIRAM, JOHOR
Defendant(S): AZALI BIN MD DAN
Solicitor: M/S Ibrahim Nik Junainah & Associates.
Auction Date : 30th November 2026 (11:00 AM)

PAHJB 06 | **RESERVE PRICE: RM380,000.00** | **Pasir Gudang**



PAHJ/7946(SA)

Description: extended single storey terrace house intermediate lot
Area: 121 square metres (1,302 square feet)
Address: No. 11, Jalan Mangga 20, Taman Kota Masai, 81700 Pasir Gudang, Johor.
Defendant(S) : Munau Anak Ipa
Solicitor: M/S Nor Ding & Co.
Auction Date : 18th November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 07 | **RESERVE PRICE: RM360,000.00** | **Pasir Gudang**



PAHJ/7916(SA)

Description: single storey terrace house intermediate lot
Area: 130 square metres (1,399 square feet)
Address: NO. 4, JALAN CIKU 1, TAMAN KOTA MASAI, 81700 PASIR GUDANG, JOHOR
Defendant(S) : NOORHASIDAH BINTI MOHTAR
Solicitor: M/S A. Rahim & Co. (JB)
Auction Date : 11th November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 08 | **RESERVE PRICE: RM320,000.00** | **Skudai**



PAHJ/7899(SA)

Description: single storey low cost terrace house intermediate lot
Area: 97 square metres (1,044 square feet)
Address: NO. 21, JALAN RONGGENG 17, TAMAN SKUDAI BARU, 81300 SKUDAI, JOHOR.
Defendant(S) : NANTAKUMAR A/L VENKATESAN
Solicitor: M/S A. Rahim & Co. (JB)
Auction Date : 2nd November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 09 | **RESERVE PRICE: RM307,800.00** | **Skudai**



PAHJ/7960(SA)

Description: 3 bedroom apartment
Area: 113 square metres (1,216 square feet)
Address: UNIT NO. E-03-07, BLOK E, PANGSAPURI SKUDAI VILLA, JALAN AMAN, TAMAN SKUDAI BARU, 81300 SKUDAI, JOHOR
Defendant(S) : NOR AZRUL BIN AHMAD MOKTI
Solicitor: M/S A. Rahim & Co. (Kluang)
Auction Date : 16th November 2026 (11:00 AM)

PAHJB 10 | **RESERVE PRICE: RM291,600.00** | **Pasir Gudang**



PAHJ/7492(SA)

Description: single storey terrace house intermediate lot
Area: 109 square metres (1,173 square feet)
Address: NO. 4, JALAN KUINI 1 TAMAN KOTA MASAI, 81700 PASIR GUDANG, JOHOR
Defendant(S) : PRABU A/L G RAMACHANDRAN
Solicitor: M/S Nor Ding & Co.
Auction Date : 18th November 2026 (11:00 AM)

PAHJB 11 | **RESERVE PRICE: RM288,000.00** | **Sungai Petani**



PAHJ/7984(SA)

Description: low cost terrace house Area: 223 square metres (2,400 square feet)
Address: NO. 634, LORONG ANGSANA 17, TAMAN KELADI, 08000 SUNGAI PETANI, KEDAH
Defendant(S) : RADHAKRISHNAN A/L CHANDRAKATHAN & VENUMATHI A/P MAHA ESPARAM
Solicitor: M/S Azmi Rahim & Co. (Sg. Petani)
Auction Date : 30th November 2026 (11:00 AM)

PAHJB 12 | **RESERVE PRICE: RM280,000.00** | **Kulai**



PAHJ/7917(SA)

Description: 2 storey medium low cost terrace house intermediate lot
Area: 72 square metres (775 square feet)
Address: NO. 221, JALAN SCIENTEX 7,TAMAN SCIENTEX, KELAPA SAWIT, KULAI, 81030 KULAI JOHOR
Defendant(S) : MOHAMAD NURDIN BIN RD TAHIR
Solicitor: M/S Nor Ding & Co.
Auction Date : 12th November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 13 | **RESERVE PRICE: RM280,000.00** | **Ipoh**



PAHJ/7906(SA)

Description: 2 storey terrace house intermediate lot
Area: 153 square metres (1,647 square feet)
Address: No. 34, Jalan Tawas Impiana 1, Anjung Tawas Impiana, 30010 Ipoh, Perak
Defendant(S) : Thiagarajan A/L Viran
Solicitor: M/S Lalchand & Nawawi (Ipoh)
Auction Date : 5th November 26 (11am)
Ambank Islamic Berhad

PAHJB 14 | **RESERVE PRICE: RM262,440.00** | **Alor Gajah**



PAHJ/7936(SA)

Description: 2 storey semi detached cluster house
Area: 251 sq metres (2,702 sq feet)
Address: KM 45, Jalan Kasa Heights 13, Taman Kasa Height Fasa Ii, 78000 Alor Gajah, Melaka.
Defendant(S) : AIDAH BINTI ALI & MUHAMMAD ADI BIN TAJUDIN
Solicitor: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Auction Date : 18th November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 15 | **RESERVE PRICE: RM247,860.00** | **Penang**



PAHJ/7945(SA)

Description: 3 bedroom apartment
Area: 65 square metres (700 square feet)
Address: NO. 3C-02-08, JALAN BATU UBAN, MUKIM 13, 11700 GLUGOR, PENANG
Defendant(S) : TEOH THYE POH
Solicitor: M/S Zaid Ibrahim & Co. (Penang)
Auction Date : 23rd November 2026 (11:00 AM)

PAHJB 16 | **RESERVE PRICE: RM150,000.00** | **Kamunting**



PAHJ/7947(SA)

Description: 3 bedroom apartment Area: 83 square metres (893 square feet)
Address: Unit No. A207, Blok A, Tingkat 1, Jalan Bukit Jana, Fairway Heights, Taiping Golf Resort, 34600 Kamunting, Perak
Defendant(S) : Dinesh A/L Parnirsilvam & Mangalasree A/P Subramaniam
Solicitor: M/S Nor Ding & Co (Manjung)
Auction Date : 17th November 2026 (11:00 AM)

PAHJB 17 | **RESERVE PRICE: RM198,000.00** | **Ipoh**



PAHJ/7938(SA)

Description: single storey terrace house
Area: 143 sq metres (1,539 sq feet)
Address: NO. 58, PERSIARAN JELAPANG 7, TAMAN SILIBIN, 30100 IPOH, PERAK
Defendant(S) : SANTI A/P GANAPATHI
Solicitor: M/S Nor Ding & Co (Manjung)
Auction Date : 26th November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 18 | **RESERVE PRICE: RM178,200.00** | **Sitiawan**



PAHJ/7937(SA)

Description: extended single storey terrace house intermediate lot
Area: 130 square metres (1,399 square feet)
Address: NO. 19, Taman Cantik II, Pasir Panjang Laut, 32040 Sitiawan, Perak
Defendant(S) : Fadzil Bin Alias
Solicitor: M/S Lalchand & Nawawi (Ipoh)
Auction Date : 23rd November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 19 | **RESERVE PRICE: RM136,800.00** | **Teluk Intan**



PAHJ/7901(SA)

Description: single storey terrace house
Area: 121 sq metres (1,302 sq feet)
Address: No. 105, Lorong Lagenda 57 (TIC67A/1171), Seksyen 3, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak
Defendant(S) : Mohd Faizzuan Bin Adnan
Solicitor: M/S Nor Ding & Co (Manjung)
Auction Date : 5th Nov 2026 (11AM)
Ambank Islamic Berhad

PAHJB 20 | **RESERVE PRICE: RM135,000.00** | **Pulau Pinang**



PAHJ/8044(SA)

Description: 3 bedroom flat unit
Area: 64 square metres (689 square feet)
Address: NO. 16-13-6, LORONG BUKIT KUKUS, 11060 PULAU PINANG
Defendant(S) : KOAY LAI HOCK
Solicitor: M/S Lalchand & Nawawi (Ipoh)
Auction Date : 24th November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 21 | **RESERVE PRICE: RM133,650.00** | **Pulau Pinang**



PAHJ/7909(SA)

Description: 2 bedroom flat unit
Area: 43 sq metres (463 sq feet)
Address: No. 10-02-26, Lintang Sungai Batu, Taman Teluk Kumbar, 11920, Teluk Kumbart, Pulau Pinang
Defendant(S) : NOOR HAYATI BINTI AHMAD
Solicitor: M/S Jayadeva & Kamal (Alor Setar)
Auction Date : 10th November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 22 | **RESERVE PRICE: RM118,098.00** | **Pulau Pinang**



PAHJ/7939(SA)

Description: 3 bedroom low cost flat unit
Area: 49 sq metres (527 square feet)
Address: NO. 3-7-4, MUTIARA PERDANA 2, LORONG KELICAP, 11900 BAYAN LEPAS,PULAU PINANG
Defendant(S) : AHMAD BIN ABDUL RAHMAN
Solicitor: M/S Zaid Ibrahim & Co (Penang)
Auction Date : 10th November 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJB 23 | **RESERVE PRICE: RM108,000.00** | **Skudai**



PAHJ/7696(SA)

Description: 2 bedroom low cost flat unit
Area: 46 square metres (495 square feet)
Address: 0420, BLOK 67, TAMAN UNGKU TUN AMINAH, 81300 SKUDAI, JOHOR
Defendant(S) : YOGA MALAR
Solicitor: M/S M/S Ibrahim Nik Junainah & Associates.
Auction Date : 2nd November 2026 (11:00 AM)

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

1. Go to *https://elelong.kehakiman.gov.my/BidderWeb*
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4. Once registered, check your email **INBOX** or **SPAM** to click *"Activate your Account"* button.

Step 2 : Login

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

Step 3 : Choose Property

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

Step 4 : Bidding Registration

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

Step 5 : Checking Upcoming Bidding

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

Step 6 : Auction Day

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

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

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

PROPERTY AUCTION HOUSE SDN BHD (187793X)

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

Johor:
No. 44-01, Jalan Kebun Teh 1, Pusat Perdagangan Kebun Teh, 80250 Johor Bahru, Johor
Tel: 07-3336226
Email: johor@auctions.com.my

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

PROPERTY AUCTION HOUSE SDN. BHD. Licensed Auctioneer Estb. 1980

AmBank | AmBank Islamic

High Court E-lelong

November 2026

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

AmBank Financing Please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder
Cammy Siew : 012-254 4463



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

PALMA AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

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

The property will be sold on an "as is where is" basis subject to a reserve price and to the conditions of sale as printed in the Proclamation Of Sale as per link below:
https://elelong.kehakiman.gov.my/BidderWeb/Home/Index
Bidder are required to register on the website https://elelong.kehakiman.gov.my/BidderWeb/Home/Index and submit the payment of ten per cent (10%) of the reserve price as deposit in the form of Bank Draft in the name of the Plaintiff at the latest by (1) working day before the auction date. Kindly refer to the Proclamation of Sale for the submission method.

NOTE : (1) Prior to the auction sale, all intending bidders are advised to :- (i) inspect the subject property (ii) conduct an official Strata Title search at the relevant Land Office (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale

(2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

(3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent / transfer (if applicable) pertaining to the auction from the Developer/ Proprietor and/ or the relevant authorities

PROPERTY AUCTION SALES (NON-LACA) FOR THE MONTH OF NOVEMBER 2026

LOT 01 Batu Gajah — Reserve Price **RM 350,000**



Double Storey Terrace Shophouse
1,399 sq.ft.

Unit No. 35, Persiaran Pinggiran Saujana, Taman Pinggiran Saujana, 31000, Batu Gajah, Perak

Assignor / Borrower :
Mohanasundaram A/L Gopala Krishnan

Solicitor :
Lalchand & Nawawi (Ipoh) Tel No.05-7820009

Auction Date & Time :
16 November, 2026 (11:00 AM)

Perak

LOT 02 Ipoh — Reserve Price **RM 280,800**



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

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

Assignor / Borrower :
Md Rahim bin Mohamed

Solicitor :
Raja Nor & Su Lyn (KL) Tel No: 03-22027053

Auction Date & Time :
02 November, 2026 (11:00 AM)

Perak

LOT 03 Kinta — Reserve Price **RM 250,000**



2 Storey Terrace House
1,496 sq.ft.

Unit No. 35, Medan Lahat 4, Medan Lahat Baru, Lahat 31500 Kinta, Perak

Assignor / Borrower :
Chandra Prakash A/L Shanmugam

Solicitor :
Nor Ding & Co (Manjung) Tel No.05-6882627

Auction Date & Time :
16 November, 2026 (11:00 AM)

Perak

LOT 04 Ayer Itam — Reserve Price **RM 153,061**



Apartment
764 sq.ft.

Unit No. 1-4-2, Jalan Sempadan, Boundary Court, 11400, Ayer Itam, Pulau Pinang

Assignor / Borrower :
Bok Lian Beng

Solicitor :
Jayadeva & Kamal Tel No. 04-7771161

Auction Date & Time :
03 November, 2026 (11:00 AM)

Penang

= AmBank (M) Berhad = AmBank Islamic Berhad

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

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

AmBank AmBank Islamic

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

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

Step 2 : Login

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

Step 3 : Choose Property

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

Step 4: Bidding Registration

10. Click ***"Download"*** bidding form and prepare bank draft.
11. Submit bank draft and bidding form to high court can be made by Pos Laju to Pusat Operasi e-Leolong, Pahang or by hand to any High Court of Malaya in Peninsular.
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15. Bidder are advised to open 15 minutes earlier.
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17. Select ***"My bids"***, then ***"Upcoming"***..
18. Click ***"Bid Now"***.
    - Click (+) to **increase** bid price.
    - Click (-) to **lower** the bid price.

PALMA AUCTIONEERS SDN BHD

Suite 5.02 (Parcel D), MBF Tower, No.53, Jalan Sultan Ahmad Shah, 10050 Penang.
04-229 9777
palma.bidnow.my
elelong.palma@gmail.com

PALMA AUCTIONEERS
SDN BHD · 1324107-M

NOTE : _____

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