

High Court E-Lelong September 2025

FOR ENQUIRIES, PLEASE E-MAIL TO
auctionsale@ambankgroup.com

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

WILL SELL THE PROPERTY DESCRIBED BELOW BY

ELECTRONICALLY ON THE e-LELONG WEBSITE

e-LELONG OPERATION CENTER

KUANTAN COURT COMPLEX, PAHANG DARUL MAKMUR

Please visit

<https://elelong.kehakiman.gov.my/bidderweb>

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

<https://elelong.kehakiman.gov.my/bidderweb/home/index>.

Bidders are required to register on the website <https://elelong.kehakiman.gov.my/bidderweb> and submit the payment of ten per cent (10%) of the reserve price as deposit in the form of Bank Draft in the name of the Plaintiff at the latest by (1) working day before the auction date.

Please refer to the Proclamation Of Sale for submission method.

 **AMBANK (M) BERHAD**  **AMBANK ISLAMIC BERHAD**

For any inquiries please contact the company appointed by the Plaintiff :

ARENA AUCTIONEERS SDN BHD (1092337-X)

TEL : 03-7845 5890 / 03-7842 5660

EMAIL : aasb@arenaauctioneers.com

H/P : 012-327 5047

WEBSITE : arenaauctioneers.com

01

AUCTION DATE : 04/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 900,000.00



DESCRIPTION : AN EXTENDED AND RENOVATED THREE STOREY MID TERRACED HOUSE
LAND AREA : 2,885.00 SQUARE FEET
ASSIGNOR(S) : 1) JOHANIF TEOH BIN ABDULLAH
2) TJUT HATIN BINTI ZULZALALIN
SOLICITOR : MESSRS AZHAR & WONG (KL)
EXECUTION NO. : WA-38-796-03/2025

AMPANG

NO. PREMIS 14, JALAN WANGSA 3, WANGSA UKAY, 68000 AMPANG, SELANGOR

02

AUCTION DATE : 10/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 350,000.00



DESCRIPTION : A 3-BEDROOM TOWNHOUSE (LEVEL 1) WITHIN A 4-STOREY INTERMEDIATE TOWNHOUSE
FLOOR AREA : 1,087.00 SQUARE FEET
ASSIGNOR(S) : 1) KOGILAN A/L KANASAN
2) S ROOBASHREE A/P SIVANATHAM
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
EXECUTION NO. : WA-38-858-04/2025

CHERAS

1-10-1, PERSIARAN PUTERI SATU, TAMAN PUTERI (VENICE HILLS) CHERAS, 43200 CHERAS, SELANGOR

03

AUCTION DATE : 11/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 280,000.00



DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT SITED ON THE SEVENTEEN FLOOR OF A EIGHTEEN STOREY BLOCK
FLOOR AREA : 775.00 SQUARE FEET
ASSIGNOR(S) : MOHD FUIZZUDDIN BIN MURSID
SOLICITOR : MESSRS GOH & PARTNERS (KL)
EXECUTION NO. : WA-38-203-01/2025

PETALING JAYA

NO. UNIT A-17-05, BLOK A, MENTARI COURT, JALAN PJS 8/9, TAMAN SERI MENTARI, 46150 PETALING JAYA, SELANGOR

04

AUCTION DATE : 03/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 190,000.00



DESCRIPTION : A 3-BEDROOM APARTMENT
FLOOR AREA : 753.00 SQUARE FEET
ASSIGNOR(S) : ABDUL RAHMAN BIN AMIRUDDIN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
EXECUTION NO. : WA-38-556-03/2025

PETALING JAYA

NO. D-06-21, APARTMENT PERMAI, JALAN TROPICANA SELATAN 1, PJU 3, 47301 PETALING JAYA, SELANGOR

05

AUCTION DATE : 25/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 160,000.00



DESCRIPTION : A 3-BEDROOM LOW-MEDIUM COST APARTMENT
 FLOOR AREA : 743.00 SQUARE FEET
 ASSIGNOR(S) : 1) PANNIR SELVAM A/L MUTHAN
 2) MULLAI KODI A/P MUTHAN
 SOLICITOR : MESSRS VAS & CO (KLG)
 EXECUTION NO. : BA-38-1678-05/2025

BATU
CAVES

NO. B-04-03, BLOK B, PANGSAPURI LAKSAMANA JAYA, JALAN
 LAKSAMANA 2, KAMPUNG LAKSAMANA JAYA, 68100 BATU
 CAVES, SELANGOR

06

AUCTION DATE : 10/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 150,000.00



DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT
 FLOOR AREA : 646.00 SQUARE FEET
 ASSIGNOR(S) : MUHAMMAD NAZMI AKHMAL BIN
 SHIKH ALADIN
 SOLICITOR : MESSRS VAS & CO (KLG)
 EXECUTION NO. : BA-38-1504-05/2025

BATU
CAVES

NO. A-12-08, BATAI APARTMENT, JALAN SH 1/2, SELAYANG
 HEIGHT, 68100 BATU CAVES, SELANGOR

07

AUCTION DATE : 02/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 88,000.00



DESCRIPTION : A 2 BEDROOM WALK-UP APARTMENT
 FLOOR AREA : 645.83 SQUARE FEET
 ASSIGNOR(S) : HAWANI BINTI FAUZI
 SOLICITOR : MESSRS B H GAN, NOR & KIM
 EXECUTION NO. : WA-38-501-03/2025

SERI
KEMBANGAN

NO. UNIT D2-4-3, TINGKAT 4, BLOK D2, JALAN PUTRA PERMAI 3,
 TAMAN EQUINE, 43300 SERI KEMBANGAN, SELANGOR

08

AUCTION DATE : 08/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 450,000.00



DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT
 FLOOR AREA : 1,130.00 SQUARE FEET
 ASSIGNOR(S) : TAN FUN PIN
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 EXECUTION NO. : WA-38-843-04/2025

KUALA
LUMPUR

UNIT NO. B1-22-06, 22ND FLOOR, BLOCK B1, ROYAL DOMAIN-SRI
 PUTRAMAS II, JALAN PUTRAMAS, OFF JALAN KUCHING, 51200
 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

09

AUCTION DATE : 09/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 109,350.00



DESCRIPTION : A TWO (2) BEDROOM MEDIUM-COST WALK-UP APARTMENT
 FLOOR AREA : 549.00 SQUARE FEET
 ASSIGNOR(S) : 1) MOHD HASNI BIN ABD MAJID
 2) MARDZIYAH BINTI HAJI HASHIM
 (WAKIL DIRI BAGI HARTA SIMATI
 MOHD HASNI BIN ABD MAJID)
 SOLICITOR : MESSRS JS LING, DIYANA & SINGH
 (KL)
 EXECUTION NO. : NO: WA-38-779-03/2025

KUALA
LUMPUR

NO. 2-04-01, BLOK A, KELOMPOK TEMPUA, JALAN 9/56, AMPANG,
 ULU KELANG, 54200 KUALA LUMPUR, WILAYAH PERSEKUTUAN
 KUALA LUMPUR

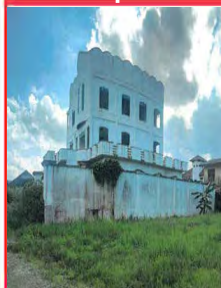
10

AUCTION DATE : 10/09/2025

RESERVE PRICE

TIME : 9.00 AM

RM 765,450.00



DESCRIPTION : AN UNCOMPLETED ABANDONED
 THREE (3) STOREY DETACHED
 HOUSE
 LAND AREA : 11,205.32 SQUARE FEET
 ASSIGNOR(S) : NUR FAZZLIN SULASTRI BINTI
 ISMAIL @ OTHMAN
 SOLICITOR : MESSRS H.S. LIM & MALIK (KOTA
 BHARU)
 EXECUTION NO. : DA-38-727-07/2025
 NOTE : RIZAB MELAYU

KOTA
BHARU

LOT 10435 & 10436, LORONG PUTERI SAADONG, KAMPUNG KOTA,
 15100 KOTA BHARU, KELANTAN

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



GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



USER REGISTRATION

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



LOGIN

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



CHOOSE PROPERTY

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



BIDDING REGISTRATION

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



CHECKING UPCOMING BIDDING

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



AUCTION DAY

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

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High Court E-Lelong September 2025

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

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

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

Note : Prospective bidders are advised to conduct an official Title search at the relevant Land Office, check all dependents, encumbrances and conduct their own investigation and verification on the accuracy and correctness of the subject property prior to the auction sale.

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

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

SOUTHERN

LOT 1 RESERVE PRICE: RM 800,000.00 ULU TIRAM Auction Date : 03/09/2025 / 11:00 a.m Type : Double Storey Semi Detached House Assignor : Lew Zi Xian Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 44, Jalan Samping 2, Taman Bukit Jaya, 81800 Ulu Tiram, Johor  AMBT387	LOT 2 RESERVE PRICE: RM 690,000.00 JOHOR BAHRU Auction Date : 23/09/2025 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Lee Fook Keong Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 24, Jalan Indah 20/5, Taman Bukit Indah 2, 81200 Johor Bahru, Johor Kaveat : AmBANK (M) BERHAD No. Pers: 24960/2024 Bertarikh: 9/6/2024  AMBT425
LOT 3 RESERVE PRICE: RM 495,000.00 KOTA TINGGI Auction Date : 23/09/2025 / 11:00 a.m Type : Double Storey Terrace House Assignor : Chow Woon Long Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 8, Jalan Salak 2, Taman Kota Jaya 2, 81900 Kota Tinggi, Johor  AMBT192(2)	LOT 4 RESERVE PRICE: RM 430,000.00 JOHOR BAHRU Auction Date : 23/09/2025 / 11:00 a.m Type : Service Apartment Assignor : Ramachandran A/L Raman Solicitor : Nor Ding & Co (Johor Bahru) Address : Unit No. A-16-05, Block A, Pangsapuri Dedau Hijauan, Jalan Skudai Lama, 81200, Johor Bahru, Johor Kaveat : AmBANK (M) BERHAD No. Pers: 31756/2023 Bertarikh: 26/7/2023  AMBT424
LOT 5 RESERVE PRICE: RM 410,000.00 ISKANDAR PUTERI Auction Date : 02/09/2025 / 11:00 a.m Type : Service Apartment Assignor : Prem A/L Ramas Solicitor : Nor Ding & Co (Johor Bahru) Address : No. B-17-2, Inspira Bestari, Jalan Bestari 15/2, Taman Nusa Bestari, 79150 Iskandar Puteri, Johor.  AMBT483	LOT 6 RESERVE PRICE: RM 405,000.00 SENAI Auction Date : 08/09/2025 / 11:00 a.m Type : Double Storey Terrace House Assignor : Sumitra A/P Vigneswaran Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 783, Jalan Scientex Jaya 15, Taman Scientex, Senai, Johor 81400 Johor Kaveat : AmBANK (M) BERHAD No. Pers: 57263/2023 Bertarikh: 6/12/2023  AMB266(2)
LOT 7 RESERVE PRICE: RM 380,000.00 MASAI Auction Date : 04/09/2025 / 11:00 a.m Type : Single Storey Terrace House Assignor : Muhammad Jerry Bin Abdullah Solicitor : A Rahim & Co (JB) Address : No. 6, Jalan Bayan 3/4, Bandar Baru Kota Puteri, 81750, Masai, Johor. Kaveat : Nombor Persendirian : 2314/2023 Kaveat Persendirian atas Tanah oleh AMBANK ISLAMIC BERHAD No. Syarikat : 199401009897 (295576-U) didaftarkan pada 16 Januari 2023  AMBT314	LOT 8 RESERVE PRICE: RM 350,000.00 PASIR GUDANG Auction Date : 08/09/2025 / 11:00 a.m Type : Double Storey Intermediate Unit Terrace House Assignor : Ahmad Bin Duasa Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 13, Jalan Pulasan 38, Taman Kota Masai, 81700 Pasir Gudang Johor  AMBT392

LOT 9	RESERVE PRICE: RM 340,000.00	KLUANG
Auction Date : 24/09/2025 / 11:00 a.m	Type : Single Storey Medium Cost Terrace House, Intermediate Lot	
Assignor : Mohamad Syawal Bin Samsuddin	Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)	
Address : No 122 Jalan Impiana Casa 7/47, Bandar Seri Impian, 86000, Kluang Johor		
		AMBT364

LOT 10	RESERVE PRICE: RM 295,245.00	MASAI
Auction Date : 17/09/2025/ 11:00 a.m	Type : Condominium Unit	
Assignor : Sin Poo Kiong	Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)	
Address : Unit No. 03-08, Blok A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor Darul Takzim		
		AMBT403

LOT 11	RESERVE PRICE: RM 291,600.00	KLUANG
Auction Date : 17/09/2025 / 11:00 a.m	Type : Single Storey Semi Detached	
Assignor : Vigneshvaran A/L Parasuraman	Solicitor : A Rahim & Co (JB)	
Address : No. 44, Jalan Seri Ehsan 3, Taman Seri Ehsan, 86000 Kluang, Johor		
		AMBT101(2)

LOT 12	RESERVE PRICE: RM 270,000.00	JOHOR BAHRU
Auction Date : 17/09/2025 / 11:00 a.m	Type : Medium Cost Apartment	
Assignor : Ganabathi A/L Sivamani	Solicitor : A Rahim & Co (JB)	
Address : #13-15, Blok A, Pangsapuri Puteri, Jalan Bayu Puteri 1/2, Taman Bayu Puteri, 80050 Johor Bahru, Johor		
		AMBT405

LOT 13	RESERVE PRICE: RM 240,000.00	JOHOR BAHRU
Auction Date : 02/09/2025 / 11:00 a.m	Type : Apartment Unit	
Assignor : Kumarakurubaran A/L Marthandan	Solicitor : Nor Ding & Co (Johor Bahru)	
Address : No. 14-04, Blok C, Pangsapuri Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor		
Kaveat : AmBANK (M) BERHAD No. Pers: 44624/2019 Bertarikh: 5/11/2019		
		AMBT451

LOT 14	RESERVE PRICE: RM 186,300.00	SKUDAI
Auction Date : 17/09/2025 / 11:00 a.m	Type : An Extended Single Storey Intermediate Unit Low - Cost Terrace House	
Assignor : Muhammad Raihan Bin Ismail	Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)	
Address : No 12, Jalan Malinja 9, Perumahan Awam Lima Kedai, 81300 Skudai, Johor		
Kaveat : No. Perserahan: 6593/2018 kaveat Pendaftaran atas Tanah didaftarkan pada 26/02/2018 (No. Rujukan Fail PTG.02/03/01/0201/0034/2017/0504/2017(4))		
		AMBT402

CENTRAL

LOT 15	RESERVE PRICE: RM 469,800.00	CHERAS
Auction Date : 09/09/2025 / 9:00 a.m	Type : A Double Storey Terrace House - Intermediate Unit	
Assignor : Thevan Krishnan	Solicitor : B H Gan, Nor & Kim (KL)	
Address : No 52 Jalan Penghulu 12/3, Bandar Mahkota Cheras, 43200 Cheras Selangor		
		AMBT343

LOT 16	RESERVE PRICE: RM 400,000.00	KAJANG
Auction Date : 18/09/2025 / 9:00 a.m	Type : An Intermediate Unit Single Storey Terrace House	
Assignor : Rajeswari A/P Subramaniam	Solicitor : Goh & Partners (KL)	
Address : No. 4 Jalan Seksyen 1/8, Taman Kajang Utama, 43000 Kajang, Selangor		
Kaveat : Kaveat Persendirian Atas Tanah telah didaftarkan oleh AmBank (M) Berhad pada 23/9/2021 melalui perserahan no: 33422/2021		
		AMBT324

LOT 17	RESERVE PRICE: RM 291,000.00	RAWANG
Auction Date : 22/09/2025/ 9:00 a.m	Type : An Extended And Renovated Double Storey Mid Traced House	
Assignor : Pravin A/L S Nanaprakasham	Solicitor : Goh & Partners (KL)	
Address : Premises No. 19 Jalan Desa 4/5, Bandar Country Homes, 48000 Rawang, Selangor Darul Ehsan		
Kaveat : Kaveat Persendirian Atas Tanah telah didaftarkan oleh AmBank (M) Berhad pada 24/9/2020 melalui perserahan no:33355/2020		
		AMBT011(2)

LOT 18	RESERVE PRICE: RM 230,000.00	CHERAS
Auction Date : 23/09/2025 / 9:00 a.m	Type : A Three-Bedroom Low-Cost Flat Unit	
Assignor : Saifullah Bin Baiduri	Solicitor : Sidek Teoh Wong & Dennis (KL)	
Address : No C-16-21 Block C Pangsapuri Sri Penara Jln Sri Permaisuri 1 Bdr Sri Permaisuri, 56000, Cheras, Selangor.		
Kaveat : Lodged by AmBank Islamic Berhad vide Presentation No. PDB1710/2022, dated 17th February 2022		
		AMBT294

LOT 19	RESERVE PRICE: RM 110,000.00	KLANG
Auction Date : 03/09/2025 / 9:00 a.m	Type : A Three-Bedroom Walk-up Shop Apartment Unit	
Assignor : Ong Wei Chyuan	Solicitor : Azhar & Wong (KL)	
Address : Unit No. 335-3F, Tingkat 3, Jalan Hulubalang 28, Taman Sentosa, Klang, Selangor, 41200, Selangor		
		AMBT288

NORTHERN

LOT 20	RESERVE PRICE: RM 405,000.00	PULAU PINANG
Auction Date : 10/09/2025 / 11:00 a.m Type : A 2-Storey Intermediate Terrace House Assignor : Muhammad Ferdaus Bin Shahul Hamid Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 12, Lorong Seri Penaga 4, Taman Seri Penaga, 13100 Penaga, Pulau Pinang		AMBT394

LOT 21	RESERVE PRICE: RM 390,000.00	NIBONG TEBAL
Auction Date : 10/09/2025 / 11:00 a.m Type : A 2-Storey Intermediate Terrace House Assignor : Nelsonraj A/L David Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 2, Lorong Cenderawasih Indah 6, Taman Cenderawasih Indah, 14300 Nibong Tebal, Pulau Pinang		AMBT434

LOT 22	RESERVE PRICE: RM 297,000.00	IPOH
Auction Date : 24/09/2025 / 11:00 a.m Type : An Extended Intermediate Unit Double Storey Terraced House Assignor : G Krishana Jeyanthi A/P Gopalakrishnan Solicitor : Nor Ding & Co (Manjung) Address : No. 57, Jalan Taman Star, Taman Wah Keong, 31400 Ipoh Perak Darul Ridzuan		AMBT370

LOT 23	RESERVE PRICE: RM 280,000.00	SIMPANG
Auction Date : 18/09/2025 / 9:00 a.m Type : Single Storey Semi Detached House Assignor : Santhana Kumar A/L Sivakumaran Solicitor : Nor Ding & Co (Manjung) Address : No. 302, Lorong 21, Taman Kota Jaya, 34700 Simpang, Perak		AMBT328

LOT 24	RESERVE PRICE: RM 279,000.00	SUNGAI PETANI
Auction Date : 02/09/2025 / 9:00 a.m Type : An Extended And Renovated Double Storey Terrace House, Intermediate Unit Assignor : Rames A/L Ekambaram Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 231, Lorong Perdana 2/12, Bandar Perdana, 08000 Sungai Petani, Kedah Darul Aman		AMBT448

LOT 25	RESERVE PRICE: RM 259,200.00	GELUGOR
Auction Date : 23/09/2025 / 11:00 a.m Type : 3 Bedroom Apartment Unit Assignor : Mohd Nazim Bin Othman Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 3D-25-06, N-park Jalan Batu Uban, 11700, Gelugor, Pulau Pinang.		AMBT398

LOT 26	RESERVE PRICE: RM 252,000.00	PULAU PINANG
Auction Date : 09/09/2025 / 11:00 a.m Type : A Threee Bedroom Condominium Unit Assignor : Khairi Rizal Bin Mohd Nabri Solicitor : Jayadeva & Kamal (Alor Setar) Address : No 6-1-7 Ferringhi Emas Resort (Eden Seaview) Jalan Sungai 1, 11100, Batu Feringghi, Pulau Pinang Kaveat : Keveat persendirian atas tanah Oleh Ambank Islamic Berhad Bersama No Pers : 0799b2016008409 Telah Didaftarkan Pada 24 Ogos 2016		AMBT399

LOT 27	RESERVE PRICE: RM 234,000.00	TELUK INTAN
Auction Date : 24/09/2025 / 11:00 a.m Type : A Single Storey Corner Terraced House Assignor : Sudager A/L Nandakumar Solicitor : Nor Ding & Co (Manjung) Address : Plot 2646 (TIC67A/2646), Bandar Lagenda Teluk Intan, Teluk Intan, 36000 Hilir Perak Perak		AMBT195(2)

LOT 28	RESERVE PRICE: RM 220,000.00	CHEMOR
Auction Date : 25/09/2025 / 11: 00 a.m Type : A Single-storey Intermediate Terrace House Assignor : Haslinda Binti Sahludin Solicitor : Nor Ding & Co (Manjung) Address : No. 16, Hala Klebang Restu 13, Medan Klebang Restu, 31200 Chemor, Perak Darul Ridzuan Kaveat : Kaveat persendirian atas tanah oleh Arab Malaysian Finance Berhad No. Perserahan 00B18564/2001 didaftarkan pada 4/10/2001		AMBT376

LOT 29	RESERVE PRICE: RM 216,000.00	BAYAN LEPAS
Auction Date : 25/09/2025 / 11:00 a.m Type : A Corner Unit Of Three (3) Bedrooms Flat Assignor : Gangadharren A/L Chandran Solicitor : Lalchand & Nawawi (IPOH) Address : No. 9-3-9, Lebuhr Relau 3, 11900 Bayan Lepas, Penang		AMBT406

LOT 30	RESERVE PRICE: RM 140,000.00	KAMPAR
Auction Date : 09/09/2025 / 11:00 a.m Type : Double Storey Low Cost Terrace House Assignor : Mohd Zain Bin Abu Bakar Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 1107, Jln Emas, Taman Bandar Baru, 31900 Kampar, Perak		AMBT342

LOT 31	RESERVE PRICE: RM 121,500.00	BAYAN LEPAS
Auction Date : 22/09/2025 / 11:00 a.m Type : A 2-Bedroom Low-cost Walk-up Flat Assignor : Siti Hasmah Binti Abdul Samad Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 24-5-6, Persiaran Mayang Pasir 5, Bandar Bayan Baru, 11950 Bayan Lepas, Pulau Pinang		AMBT410

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GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

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



Step 2 : Login

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



Step 3 : Choose Property

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



Step 4 : Bidding Registration

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



Step 5 : Checking Upcoming Bidding

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



Step 6 : Auction Day

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.

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High Court E-Lelong SEPTEMBER 2025

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For Individual bidder(s)

Yuan Chik Chong : 012-223 2498

For Company bidder

Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

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

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

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

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

LOT 1 RESERVE PRICE : RM765,000.00 SENDAYAN



Type : A Corner Double Storey Terrace House
Area : Approx 472 sqmt / 5,081 sqft
Assignor(s) : Cheng Mee Ling & Lee Chong Yi
Solicitor : M/S Heiley Hassan Tan & Partners
(Tel : 03-27704948)
Auction Date : 8 September 2025 (Monday)
Time : 9.00 AM

NO. 576, JALAN SURIAMAN 2/17, SURIAMAN 2, 71950 BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

LOT 2 RESERVE PRICE : RM700,000.00 SENAWANG



Type : A Corner Unit Double Storey Detached House
Area : Approx 383 sqmt / 4,123 sqft
Assignor(s) : Lee Pak Chee
Solicitor : M/S Ibrahim Nik Junainah & Associates
(No. Tel : 06-5216272)
Auction Date : 8 September 2025 (Monday)
Time : 11.00 AM

NO 288, JALAN SENAWANG PERDANA 10, TAMAN SENAWANG PERDANA, 71450 SUNGAI GADUT, NEGERI SEMBILAN.

LOT 3 RESERVE PRICE : RM600,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 143 sqmt / 1,539 sqft
Assignor(s) : Ilyani Syariha Binti Sukeri
Solicitor : M/S Ibrahim Nik Junainah & Associates
(No. Tel : 06-5216272)
Auction Date : 17 September 2025 (Wednesday)
Time : 11.00 AM
Note : LOT UNTUK BUMIPUTERA

NO. 1064, JALAN HIJAYU 2/ 64, NO. 1064, JALAN HIJAYU 2/ 64, BANDAR SRI SENDAYAN, 71950 SEREMBAN, NEGERI SEMBILAN.

LOT 4 RESERVE PRICE : RM550,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 164 sqmt / 1,765 sqft
Assignor(s) : Jayababu A/L Samuthram
Solicitor : M/S Ibrahim Nik Junainah & Associates
(No. Tel : 06-5216272)
Auction Date : 25 September 2025 (Thursday)
Time : 11.00 AM

ISLAMIC

NO 1536, JALAN HIJAYU 3/58 HIJAYU 3, BANDAR SRI SENDAYAN, 71950 SEREMBAN, NEGERI SEMBILAN.

LOT 5 RESERVE PRICE : RM459,270.00 BAHAU



Type : An Intermediate Double Storey Shop Office
Area : Approx 143 sqmt / 1,539 sqft
Assignor(s) : Nilai Genting Sdn. Bhd.
Solicitor : M/S Nik Hisham Fakhiah & Co.
(No. Tel : 03-41012399)
Auction Date : 25 September 2025 (Monday)
Time : 11.00 AM

NO. 34, JALAN MASJID, PUSAT PERNIAGAAN BAHAU, 72100 BAHAU, NEGERI SEMBILAN

LOT 4 RESERVE PRICE : RM450,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 121 sqmt / 1,302 sqft
Assignor(s) : Kishen Kumar A/I P.Ravi
Solicitor : M/S Ibrahim Nik Junainah & Associates
(No. Tel : 06-5216272)
Auction Date : 8 September 2025 (Monday)
Time : 11.00 AM

NO 901, B. JALAN LAMAN SENDAYAN 2B/6, LAMAN SENDAYAN FASA 2, 71950 BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

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



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LOT 5 RESERVE PRICE : RM450,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 130 sqmt / 1,399 sqft
Assignor(s) : Nur Ikhwan Binti Beraham
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 8 September 2025 (Monday)
Time : 11.00 AM
ISLAMIC

NO. 171, JALAN NUSARI BAYU 6/1L, NUSARI BAYU 2, 71950 BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

LOT 6 RESERVE PRICE : RM450,000.00 SEREMBAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 131 sqmt / 1,410 sqft
Assignor(s) : Ahmad Bin Mursaling
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 8 September 2025 (Monday)
Time : 11.00 AM
ISLAMIC

NO. 499, LORONG IRINGAN BAYU 41/6 PRECINT 8, TAMAN IRINGAN BAYU, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 7 RESERVE PRICE : RM432,000.00 SENDAYAN



Type : Double Storey Terrace House
Area : Approx 139 sqmt / 1,496 sqft
Assignor(s) : Johari Bin Jaffar
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (Tel: 03-26987533)
Auction Date : 22 September, 2025 (Monday)
Time : 9.00 AM
ISLAMIC

NO. 62, JALAN SURIAMAN 1/4, SURIAMAN 1, 71950 BANDAR SRI SENDAYAN, NEGERI SEMBILAN

LOT 8 RESERVE PRICE : RM430,000.00 TAMPIN



Type : An End Extended Unit Double Storey Terrace House
Area : Approx 188 sqmt / 2,024 sqft
Assignor(s) : Erizal Bin Darani & Farawayu Idarni Binti Shahidan
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 10 September, 2025 (Wednesday)
Time : 11.00 AM

NO. 7319, JALAN TAMAN GUNUNG MAS 2/2, TAMAN GUNUNG MAS 2, 73000 TAMPIN, NEGERI SEMBILAN

LOT 9 RESERVE PRICE : RM405,000.00 LABU



Type : An Intermediate Double Storey Terrace House
Area : Approx 121 sqmt / 1,302 sqft
Assignor(s) : Amira Syazwani Binti August Salem
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (Tel: 03-26987533)
Auction Date : 9 September, 2025 (Tuesday)
Time : 9.00 AM
ISLAMIC

NO. 1970, JALAN TIARA SENDAYAN 6/5, TAMAN TIARA SENDAYAN, 71900 LABU, NEGERI SEMBILAN.

LOT 10 RESERVE PRICE : RM350,000.00 SEREMBAN



Type : An Intermediate Single Storey Terrace House
Area : Approx 131 sqmt / 1,410 sqft
Assignor(s) : Devasena A/L Mariappan & Trivikram A/L Mariappan
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 11 September, 2025 (Thursday)
Time : 11.00 AM

NO. 126, LORONG IRINGAN BAYU 34/6, PRECINT 3, TAMAN IRINGAN BAYU, MAMBAU, 70300 SEREMBAN, NEGERI SEMBILAN

LOT 6 RESERVE PRICE : RM297,000.00 SEREMBAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 153 sqmt / 1,647 sqft
Assignor(s) : Muhammad Khairani Afiq Bin Abdul Halim & Terrace Nur Aizawani Binti Mohd Yusoff
Solicitor : M/S Goh & Partners (No. Tel : 06-21668)
Auction Date : 25 September 2025 (Thursday)
Time : 11.00 AM
ISLAMIC

NO. 90, JALAN TASIK SENANGIN 16/5, BANDAR TASIK SENANGIN, 71750 LENGGENG, NEGERI SEMBILAN

LOT 11 RESERVE PRICE : RM280,000.00 SEREMBAN



Type : An Intermediate Single Storey Terrace House
Area : Approx 143 sqmt / 1,539 sqft
Assignor(s) : Geva Nathan A/L Sinnaiah & Usha Rani A/P Mariapan
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 8 September, 2025 (Monday)
Time : 11.00 AM

NO. 3673, JALAN SJ 3/11, TAMAN SEREMBAN JAYA, 70450 SEREMBAN, NEGERI SEMBILAN

LOT 12 RESERVE PRICE : RM207,000.00 SENAWANG



Type : An Intermediate Low Cost Single Storey Terrace House
Area : Approx 112 sqmt / 1,206 sqft
Assignor(s) : Farah Aida Binti Hj Hasabdin
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (Tel: 03-26987533)
Auction Date : 17 September, 2025 (Wednesday)
Time : 9.00 AM
ISLAMIC

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

LOT 13 RESERVE PRICE : RM161,000.00 NILAI



Type : A Parcel Of Vacant Residential Detached Plot
Area : Approx 1,216 sqmt / 13,088 sqft
Assignor(s) : Low Shu Nyok
Solicitor : M/S Heiley Hassan Tan & Partners (Tel: 03-27704948)
Auction Date : 17 September, 2025 (Wednesday)
Time : 9.00 AM

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

LOT 14 RESERVE PRICE : RM145,800.00 RANTAU



Type : An End Unit Of Single Storey Terraced House
Area : Approx 112 sqmt / 1,206 sqft
Assignor(s) : Gunalan A/L Subramaniam & Khogilah A/P Govindarasan
Solicitor : M/S Heiley Hassan Tan & Partners (Tel: 03-27704948)
Auction Date : 25 September, 2025 (Thursday)
Time : 9.00 AM

NO. 268, JALAN EKAR 1/6, BANDAR EKAR, 71200 RANTAU, NEGERI SEMBILAN

LOT 15 RESERVE PRICE : RM141,750.00 PORT DICKSON



Type : An Intermediate Single Storey Terrace House
Area : Approx 111 sqmt / 1,195 sqft
Assignor(s) : Nadarajan A/L Maniam & Sarasvathy A/P M Nagappan
Solicitor : M/S B H Gan Nor & Kim (No. Tel : 03-21429393)
Auction Date : 9 September, 2025 (Tuesday)
Time : 11.00 AM

NO. 472, LORONG ANGGERIK 19, BANDAR SUNGGALA, 71050 PORT DICKSON, NEGERI SEMBILAN

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LOT 16 RESERVE PRICE : **RM108,000.00** PORT DICKSON



Type : Two Bedroom Condominium
 Area : Approx 97 sqmt / 1,044 sqft
 Assignor(s) : Nur Atiqah Binti Abdul Aziz
 Solicitor : M/S Manjit Singh Sachdev
 Mohammad Radzi & Partners
 (Tel: 03-26987533)
 Auction Date : 3 September, 2025 (Wednesday)
 Time : 11.00 AM

ISLAMIC

UNIT NO. D-7-8, OCEAN VIEW RESORT,
 BATU 9 JALAN PANTAI,
 71050 PORT DICKSON, NEGERI SEMBILAN.

LOT 5 RESERVE PRICE : **RM90,000.00** PORT DICKSON



Type : An Intermediate Double Storey
 Low Cost Terrace House
 Area : Approx 89 sqmt / 958 sqft
 Assignor(s) : Michael Vernon Cheah Poh
 Chuan & Shamsiah Binti Ibrahim
 Solicitor : M/S Salina Taib & Co
 (No. Tel : 06-2820614)
 Auction Date : 25 September 2025 (Monday)
 Time : 11.00 AM

NO. 2471, JALAN MAWAR 11,
 TAMAN PD UTAMA, 71000 PORT DICKSON,
 NEGERI SEMBILAN

LOT 17 RESERVE PRICE : **RM45,000.00** SEREMBAN



Type : A Three-bedroom Low-cost
 Walk-up Flat Unit
 Area : Approx 64 sqmt / 689 sqft
 Assignor(s) : Prem Kumar A/L Vijayakumar
 Solicitor : M/S Heiley Hassan Tan &
 Partners (Tel: 03-27704948)
 Auction Date : 11 September, 2025 (Thursday)
 Time : 11.00 AM

UNIT NO. F5-1, 5TH FLOOR, BLOCK F, FLAT WANGSA DELIMA,
 JALAN TAN SRI MANICKAVASAGAM,
 70200 SEREMBAN, NEGERI SEMBILAN

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PROPERTY AUCTION



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

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

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

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

LOT 1  KUALA LUMPUR	Reserve Price RM 520,000 Type: Service Apartment, 3 Bedrooms Area: 1,130 square feet Address: Unit No. A-35-3, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, Selayang, 68100, Kuala Lumpur Auction Date : 22nd September 2025 Time : 9.00am
LOT 2  SELANGOR	Reserve Price RM 145,800 Type: Flat, Low cost, 3 bedrooms Area: 786 square feet Address: Unit No. K-1-01, Blok K, Puchong Utama Court 1, No. 1, Jalan Puchong Utama 7, Taman Puchong Utama, 47140 Puchong, Selangor Auction Date : 24th September 2025 Time : 9.00am
LOT 3  SELANGOR	Reserve Price RM 251,100 Type: Condominium, 2 bedrooms Area: 1,001 square feet Address: Unit No. C13-07, Block C, Magna Ville Selayang, Lebuhraya Selayang-Kepong, Selayang Bahagia, 68100 Batu Caves, Selangor Auction Date : 10th September 2025 Time : 9.00am
LOT 4  SELANGOR	Reserve Price RM 385,000 Type: Condominium Area: 1,055 square feet Address: Unit No. 03-05, Blok 19, Pangsapuri Elaeis 2, Jalan Bait U8/1, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor Auction Date : 23rd September 2025 Time : 9.00am
LOT 5  SELANGOR	Reserve Price RM 550,000 Type: 2 Storey Terrace House Area: 1,647 square feet Address: No. 73, Jalan Saujana KLIA 2/2, Taman Saujana KLIA, 43900 Sepang, Selangor Auction Date : 2nd September 2025 Time : 9.00am
LOT 6  SELANGOR	Reserve Price RM 620,000 Type: 3 Storey Terrace House Area: 1,539 square feet Address: No. 10, Jalan Majestic 2, Majestic Rawang, 48000 Rawang, Selangor Auction Date : 8th September 2025 Time : 9.00am
LOT 7  SELANGOR	Reserve Price RM 820,000 Type: 2 Storey Terrace House Area: 2,077 square feet Address: No. 9, Jalan Sentosa 6/KS06, Taman Bayu Tinggi, 41200 Klang, Selangor Auction Date : 10th September 2025 Time : 9.00am
LOT 8  JOHOR	Reserve Price RM 99,000 Type: Flat Area: 499 square feet Address: Unit No. 04-51, Tingkat 3, Block Cempaka 2, Taman Cempaka, 81100 Johor Bahru, Johor Auction Date : 9th September 2025 Time : 11.00am
LOT 9  JOHOR	Reserve Price RM 130,000 Type: 2 Storey Terrace House, Low cost Area: 775 square feet Address: No. 16, Jalan 14/1, Taman Delima, 86000 Kluang, Johor Auction Date : 3rd September 2025 Time : 11.00am
LOT 10  JOHOR	Reserve Price RM 200,000 Type: 1 Storey Terrace House Area: 1,765 square feet Address: No. 19, Jalan Bunga Raya 2, Taman Sri Lalang, 86100 Ayer Hitam, Johor Auction Date : 8th September 2025 Time : 11.00am
LOT 11  JOHOR	Reserve Price RM 226,800 Type: 1.5 Storey Terrace House, Medium-Low cost Area: 1,200 square feet Address: No. 24, Jalan Binjai 2, Taman Kota Jaya, 81900 Kota Tinggi, Johor Auction Date : 8th September 2025 Time : 11.00am
LOT 12  JOHOR	Reserve Price RM 234,900 Type: Apartment Area: 1,001 square feet Address: Unit No. N-3-02, Block N, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor Auction Date : 17th September 2025 Time : 11.00am

LOT 13 Reserve Price **RM 243,000**



Type: Apartment
Area: 1,076 square feet
Address: Unit No. #12-02, Block B, Pangsapuri Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor
Auction Date : 23rd September 2025
Time : 11.00am

JOHOR

LOT 14 Reserve Price **RM 306,000**



Type: Apartment
Area: 1,109 square feet
Address: Unit No. H-05-10, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date : 3rd September 2025
Time : 11.00am

JOHOR

LOT 15 Reserve Price **RM 333,000**



Type: Apartment
Area: 1,109 square feet
Address: Unit No. F-02-07, Skudai Villa Apartment, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date : 3rd September 2025
Time : 11.00am

JOHOR

LOT 16 Reserve Price **RM 370,000**



Type: 1 Storey Terrace House
Area: 1,076 square feet
Address: No. 46, Jalan Dataran 1/6, Taman Kempas, 81200 Johor Bahru, Johor
Auction Date : 9th September 2025
Time : 11.00am

JOHOR

LOT 17 Reserve Price **RM 370,000**



Type: 2 Storey Terrace House
Area: 1,098 square feet
Address: No. 11, Jalan Mawar 30, Taman Mawar, 81700 Pasir Gudang, Johor
Auction Date : 8th September 2025
Time : 11.00am

JOHOR

LOT 18 Reserve Price **RM 387,000**



Type: 1 Storey Semi Detached House
Area: 2,982 square feet
Address: No. 16, Jalan Cempaka Sari, Taman Seri Cempaka, 84000 Muar, Johor
Auction Date : 9th September 2025
Time : 11.00am

JOHOR

LOT 19 Reserve Price **RM 540,000**



Type: 2 Storey Terrace House
Area: 2,618 square feet
Address: No. 2, Jalan Lili 1/3, Bandar Bestari Perdana, 81700 Pasir Gudang, Johor
Auction Date : 4th September 2025
Time : 11.00am

JOHOR Comer Lot

LOT 20 Reserve Price **RM 560,000**



Type: 2 Storey Terrace House
Area: 1,540 square feet
Address: No. 8, Jalan Badik 32, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor
Auction Date : 3rd September 2025
Time : 11.00am

JOHOR

LOT 21 Reserve Price **RM 702,000**



Type: 2 Storey Semi Detached House
Area: 4,499 square feet
Address: No. 51, Jalan Jati 10, Taman Desaru Utama, 81930 Bandar Penawar, Johor
Auction Date : 17th September 2025
Time : 11.00am

JOHOR

LOT 22 Reserve Price **RM 1,100,000**



Type: 3 Storey Cluster House
Area: 2,080 square feet
Address: No. 17, Jalan Mutiara 2/9, Taman Mutiara Mas, 81300 Skudai, Johor
Auction Date : 17th September 2025
Time : 11.00am

JOHOR

LOT 23 Reserve Price **RM 140,000**



Type: 1 Storey Terrace House
Area: 1,080 square feet
Address: No. 8, Jalan SJ 16/4, Taman Setia Jasa, 28000 Temerloh, Pahang
Auction Date : 22nd September 2025
Time : 9.00am

PAHANG

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Jalan Yap Kwan Seng, 50450 Kuala Lumpur.
Johor
Unit 19-04B, Level 19, Menara Zurich, Johor.

Contact Us (Mon - Fri)
E-mail : info@ngchanmau.com
Website : www.ngchanmau.com



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.
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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.

NOTE :

High Court E-Lelong September 2025

FOR ENQUIRIES, PLEASE E-MAIL TO
auctionsale@ambankgroup.com

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

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

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

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

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

1	RESERVE PRICE: RM1,458,000.00	Selangor
	Description: Rumah sesebuah dua tingkat reka bentuk sendiri Address: Premis No. 8., Jalan 2, Taman Bukit Suria, 43000, Kajang, Selangor. Area: approx 5,995 square feet Defendant: Yeong Kok Chung & Lew Fong Kiew Solicitor: M/S B H GAN NOR & KIM Auction Date: 10/9/2025 (9.00 am)	Our Ref: PAH38282

2	RESERVE PRICE: RM780,000.00	Selangor
	Description: Rumah Teres Dua Tingkat (tengah) Address: No 36, Jalan Kubah U8/63, Seksyen U8, Bukit Jelutong, 40150, Shah Alam, Selangor. Area: approx 1,905 square feet Defendant: Abd Rahim Bin Awang & Hadzariah Binti Adnan Solicitor: M/S Zain Megat & Murad Auction Date: 23/9/2025 (9.00 am)	Our Ref: PAH38783

3	RESERVE PRICE: RM450,000.00	Selangor
	Description: Kondominium 4 Bilik Tidur Address: No. D-01-06, Block D, Tiara Parkhomes, Jalan Bukit Ria, Taman Bukit Ria, 43000, Kajang, Selangor. Area: approx 1,636 square feet Defendant: Anisha Kumari A/p Anil Kumar Solicitor: M/S AZHAR & WONG Auction Date: 25/9/2025 (9.00 am) AmBank Islamic Berhad	Our Ref: PAH37895

4	RESERVE PRICE: RM345,000.00	Selangor
	Description: Rumah Teres Dua Tingkat Lot Hujung Address: No. 2, Jalan Cekap 25/45, Taman Sri Muda, 40400, Shah Alam, Selangor Area: Approx 1,947 Square Feet Defendant: Jeventran A/I Sandaran Solicitor: M/s B H Gan Nor & Kim Auction Date: 11/9/2025 (9.00 am)	Our Ref: PAH37692(2)

5	RESERVE PRICE: RM270,000.00	Selangor
	Description: Satu Unit Pangsapuri Address: No. B-9-09, Pangsapuri Casa Riana, Persiaran Taman Puncak Jalil, Bandar Putra Permai, 43300, Seri Kembangan, Selangor. Area: Approx 807 Square Feet Defendant: Haslinda Binti Ngah & Jigsunder Singh A/I Narain Singh Solicitor: M/s Zain Megat & Murad Auction Date: 4/9/2025 (9.00 Am)	Our Ref: PAH37894

6	RESERVE PRICE: RM117,000.00	Selangor
	Description: Satu Unit Apartment 3 Bilik Tidur Address: No. lcf 4-08, Blok Desa Angsana, Jalan Desa Cahaya 1, Taman Desa Bukit Cahaya, 56100, Cheras, Selangor. Area: Approx 667 Square Feet Defendant: Syakila A/p Rupri Solicitor: M/s Goh & Partners Auction Date: 9/9/2025 (9.00 am)	Our Ref: PAH38260

7	RESERVE PRICE: RM90,000.00	Melaka
	Description: Sebuah Rumah Townhouse Dua Tingkat Lot Tengah Address: No. 33, Jalan Ap 7, Taman Alai Perdana, 75460, Melaka, Melaka Area: Approx 592 Square Feet Defendant: Mohd Faizal Bin Che Ali & Siti Asmah Binti Ali Solicitor: M/s Manjit Singh Sachdev Mohammad Radzi & Partners Auction Date: 4/9/2025 (9.00 am)	Our Ref: PAH38256

8	RESERVE PRICE: RM850,000.00	Johor Bahru
	Description: 2 storey cluster house Address: No. 30, Jalan Indah 14/10, Taman Bukit Indah, 81200 Johor Bahru, Johor. Area: approx 2,239 square feet Defendant: Chin Ting Sim Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 3/9/2025 (11.00 am)	Our Ref: PAHJ/7482(SA)

9	RESERVE PRICE: RM620,000.00	Johor Bahru
	Description: 2 storey cluster house Address: No. 32, Jalan Jaya Putra 3/30, bandar Jaya Putra, 81100 Johor Bahru, Johor Area: approx 1,170 square feet Defendant: Thirumagan A/L Sinnathurai Solicitor: M/S Nor Ding & Co Auction Date: 8/9/2025 (11.00 am)	Our Ref: PAHJ/7488(SA)

10	RESERVE PRICE: RM610,000.00	Kluang
	Description: 2 storey medium cost terrace house, corner lot Address: No. 127, Jalan Seri Impian 6/9, Bandar Seri Impian, 86000 Kluang, Johor Area: approx 5,834 square feet Defendant: Kalliarasi A/P Muthu Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 4/9/2025 (11.00 am)	Our Ref: PAHJ/7481(SA)

11	RESERVE PRICE: RM558,000.00	Johor Bahru
	Description: 2 storey intermediate unit terrace house Address: No. 42, Jalan Setia Tropika 3/9, Taman Setia Tropika, 81200 Johor Bahru, Johor. Area: approx 1,399 square feet Defendant: Zaidi Bin Abu Bakar Solicitor: M/S Nor Ding & Co. Auction Date: 23/9/2025 (11.00 am)	Our Ref: PAHJ/7501(SA)

12	RESERVE PRICE: RM500,000.00	Iskandar Puteri
	Description: Double storey terrace house intermediate lot Address: No 38, Jalan NB2 11/7, Taman Nusa Bestari 2, 79150 Iskandar Puteri, Johor. Area: approx 1,400 square feet Defendant: Nagesvaran A/L Arumugam Solicitor: M/S Nor Ding & Co. Auction Date: 17/9/2025 (11.00 am)	Our Ref: PAHJ/7491(SA)

13	RESERVE PRICE: RM465,000.00	Iskandar Puteri	 Description: 2 storey terrace house intermediate lot Address: No. 38, Jalan Badik 9, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor Area: approx 1,540 square feet Defendant: Fong Ming Tuck Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 3/9/2025 (11.00 am)	 Description: Service apartment Address: Unit No. 16-07, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor Area: approx 1,324 square feet Defendant: Tong Kee Yong Solicitor: M/S A. Rahim & Co Auction Date: 8/9/2025 (11.00 am)	 Description: 3 bedroom apartment unit Address: Unit 06-04, Blok D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor. Area: approx 1,410 square feet Defendant: Uma Suthan Nair A/L Jayaindaran & Maalini A/P Velayan Solicitor: M/S Nor Ding & Co Auction Date: 17/9/2025 (11.00 am)
Our Ref: PAHJ/7479(SA)	Our Ref: PAHJ/7485(SA)	Our Ref: PAHJ/7461(SA)			
16	RESERVE PRICE: RM324,000.00	Masai	 Description: Condominium Address: Unit No. 04-01, Block H, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor. Area: approx 1,324 square feet Defendant: Ong Teck Wah Solicitor: M/S A. Rahim & Co Auction Date: 8/9/2025 (11.00 am)	 Description: Single storey terrace house intermediate lot Address: No. 4, Jalan Kuini 1, Taman Kota Masai, 81700, Pasir Gudang, Johor. Area: approx 1,173 square feet Defendant: Prabu A/L G Ramachandran Solicitor: M/S Nor Ding & Co Auction Date: 8/9/2025 (11.00 am)	 Description: Apartment Address: Unit No. C-4-4, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300, Skudai, Johor Area: approx 1,109 square feet Defendant: Kalaiselvan A/L Ellumalai Solicitor: M/S A. Rahim & Co Auction Date: 23/9/2025 (11.00 am)
Our Ref: PAHJ/7279(SA)	Our Ref: PAHJ/7462(SA)	Our Ref: PAHJ/7504(SA)			
19	RESERVE PRICE: RM300,000.00	Skudai	 Description: Single storey low-cost terrace house Address: No. 20, Jalan Kejayaan 32, Taman Universiti, 81300 Skudai Area: approx 1,044 square feet Defendant: Annathi A/P Palanivel Solicitor: M/S Nor Ding & Co Auction Date: 4/9/2025 (11.00 am)	 Description: Condominium Address: Unit No. 04-02, Block E, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor Area: approx 1,324 square feet Defendant: Tan Tat Kian Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 17/9/2025 (11.00 am)	 Description: Apartment Address: No. Unit 04-04, Tingkat 4, Block G, Jalan Permas 6/18, Bandar Baru Permas Jaya, 81750, Masai, Johor Area: approx 915 square feet Defendant: Rinasafina Binti Che Omar Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 3/9/2025 (11.00 am) Ambank Islamic Berhad
Our Ref: PAHJ/7486(SA)	Our Ref: PAHJ/7500(SA)	Our Ref: PAHJ/7480(SA)			
22	RESERVE PRICE: RM270,000.00	Pasir Gudang	 Description: 2 storey low medium cost terrace house Address: No. 4, Jalan Tembikai 18, Taman Kota Masai, 81700, Pasir Gudang, Johor Area: approx 775 square feet Defendant: Mohamad Nazri Bin Nordin Solicitor: M/S A. Rahim & Co Auction Date: 8/9/2025 (11.00 am) Ambank Islamic Berhad		
Our Ref: PAHJ/7484(SA)					

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

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

PROPERTY AUCTION HOUSE SDN BHD (187793X)

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

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

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



High Court E-lelong September 2025

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PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

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

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

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

Bidder are required to register on the website <https://elelong.kehakiman.gov.my/BidderWeb/Home/Index> and submit the payment of ten per cent (10%) of the reserve price as deposit in the form of Bank Draft in the name of the Plaintiff at the latest by (1) working day before the auction date. Kindly refer to the Proclamation of Sale for the submission method.

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

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

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

PROPERTY AUCTION SALES (NON-LACA) FOR THE MONTH OF SEPTEMBER 2025

LOT 1 Balik Pulau RM 770,000  3 Storey Terrace House Unit 1,668 sq.ft. Unit No. 6, Tingkat Sungai Rusa 6, Rena Park, 11010 Balik Pulau, Pulau Pinang. Assignor / Borrower : Mohamad Zulfadzli Bin Abdul Malik Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 08 September, 2025 (11:00 AM)  Pulau Pinang	LOT 2 Balik Pulau RM 670,000  3 Storey Terrace House Unit 1,399 sq.ft. Unit No. 15, Tingkat Sungai Rusa 6, Rena Park, 11010 Balik Pulau, Pulau Pinang. Assignor / Borrower : Muhammad Azzim Bin Hashim Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 25 September, 2025 (11:00 AM)  Pulau Pinang	LOT 3 Sungai Jawi RM 405,000  2 Storey Terrace House Unit 1,195 sq.ft. Unit No. 2A, Lorong Jawi Jaya 15, Taman Jawi Jaya, 14200 Sungai Jawi, Pulau Pinang. Assignor / Borrower : Ahmad Faisul Bin Haji Abdul Rashid Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 22 September, 2025 (11:00 AM)  Pulau Pinang
LOT 4 Bayan Lepas RM 400,000  Apartment Unit 1,119 sq.ft. Unit No. 31-05-10, Tingkat Bukit Jambul 1, Mukim 13, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Charles Rajakumaran A/L Silvadass Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 11 September, 2025 (11:00 AM)  Pulau Pinang	LOT 5 Kepala Batas RM 306,000  1 Storey Terrace House Unit 1,292 sq.ft. Unit No. 37, Persiaran Seksyen 3/1, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang. Assignor / Borrower : Mohd Shafizan Bin Mat Saad Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 04 September, 2025 (11:00 AM)  Pulau Pinang	LOT 6 Jelutong RM 252,000  Flat Unit 689 sq.ft. Unit No. 3-17-16, Jalan Gangsa, Green Lane Heights - Blok C, 11600 Jelutong, Pulau Pinang. Assignor / Borrower : Leong Wai Kit Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 08 September, 2025 (11:00 AM)  Pulau Pinang
LOT 7 Tanjung Tokong RM 240,000  Flat Unit 657 sq.ft. Unit No. 7A-12-2, Twelfth Floor Block 7A (Palm Court), Nipah And Palm Court Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Timor Laut, Pulau Pinang. Assignor / Borrower : Ang Nancy Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 08 September, 2025 (11:00 AM)  Pulau Pinang	LOT 8 Perai RM 230,000  Apartment Unit 753 sq.ft. Unit No. B-1-6, Pangsapuri Perai Utama, Jalan Perai Utama 4, Taman Perai Utama, 13600 Perai, Pulau Pinang. Assignor / Borrower : Kesavan A/L Mohanadas Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 22 September, 2025 (11:00 AM)  Pulau Pinang	LOT 9 Bayan Lepas RM 162,000  Flat Unit 538 sq.ft. Unit No. Block Asoka 11-12, Lengkok Kelicap, Mukim 12, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Nor Aniza Binti Che Senawi Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 09 September, 2025 (11:00 AM)  Pulau Pinang



= AmBank (M) Berhad



= AmBank Islamic Berhad

LOT 10 Bayan Lepas RM 97,200	 Flat Unit 506 sq.ft. Unit No. B-4-16, Taman Gertak Sanggul, Jalan Gertak Sanggul, 11920 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Saifuel Bin Sarbani Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 11 September, 2025 (11:00 AM)	LOT 11 Ipoh RM 252,000	 Condominium Unit 861 sq.ft. Unit No. B-5-7, Block B, Jalan Meru Idaman 1, Taman Meru Idaman, 30020 Ipoh, Perak. Assignor / Borrower : Goh Meng Hon Solicitor : Nor Ding & Co (Tel: 05-6882627) Auction Date & Time : 24 September, 2025 (11:00 AM)	LOT 12 Teluk Intan RM 162,000	 1 Storey Terrace House Unit 1,302 sq.ft. Unit No. 63, Lorong Lagenda 54 (TIC67A/507), Seksyen 3, Bandar Lagenda Teluk Intan, Teluk Intan, 36000 Hilir Perak Perak. Assignor / Borrower : Mohammad Khairul Bin Noradli Solicitor : Nor Ding & Co (Tel: 05-6882627) Auction Date & Time : 02 September, 2025 (11:00 AM)
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LOT 13 Ipoh RM 160,000	 2 Storey Terrace House Unit 1,140 sq.ft. Unit No. 4, Persiaran Bercham Utara 8, Taman Ramal, 31400 Ipoh, Perak Darul Ridzuan. Assignor / Borrower : Shak Thi Vell A/L Haridass Solicitor : Zain Megat & Murad (Tel: 03-62079931) Auction Date & Time : 24 September, 2025 (11:00 AM)
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= AmBank (M) Berhad



= AmBank Islamic Berhad

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DEPOSIT : Bidders are required to register on the website <https://e1elong.kehakiman.gov.my/bidderweb> and submit the sum equivalent to **10% by bank draft** in favour of the Plaintiff's name at least **one (1) working day before the auction**. Kindly refer to the Proclamation of Sale for the submission method.

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PALMA AUCTIONEERS SDN BHD

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



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

NOTE : _____

High Court E-Lelong SEPTEMBER 2025

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For Company bidder
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

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SELANGOR

Lot 1	RESERVE PRICE RM522,000.00	Lot 2	RESERVE PRICE RM129,600.00
	Auction Date: 17/09/2025 / 9.00AM Type : A 2-Storey Semi-Detached Cluster House Area: 224 sq. metres (2,411 sq. ft) Assignor(s): Nurulhuda Binti Abdullah Solicitors: B H Gan Nor & Kim Execution No: WA-38-964-04/2025 No. 2, Jalan BM 6/5A, Seskyen 6, Bandar Bukit Mahkota, 43000 Kajang, Selangor.		Auction Date: 23/09/2025 / 9.00AM Type : A Low Cost Apartment Unit Area: 61 sq. metres (656.60 sq. ft) Assignor(s): Muhamad Khairi Bin Mohamed Iqbal Solicitors: B H Gan Nor & Kim Execution No: WA-38-585-03/2025 Unit No. B-06-11, Pangsapuri Rimba, Jalan Lengkuas 16/19, Seksyen 16, 40200 Shah Alam, Selangor.
KAJANG	AMBANK ISLAMIC BERHAD	SHAH ALAM	AMBANK ISLAMIC BERHAD

KELANTAN

Lot 3	RESERVE PRICE RM229,635.00	HERITAGE AUCTIONEERS SDN. BHD. (791253-V) [formerly known as Heritage Auction House Enterprise (001269594-A)] Lot 2-14, 2nd Floor, Complex PKNS, 40505 Shah Alam, Selangor Darul Ehsan. Tel: 03-7890 0501 Whatsapp Hotline: 011 5585 1442 Email: hauctionhouse@gmail.com Website: www.heritageauctioneers.my Facebook : heritageauctioneersMY	
	Auction Date: 10/09/2025 / 9.00AM Type : A Single-Storey Detached House Area: 617 sq. metres (6,641 sq. ft) Assignor(s): Mohd Sabri Bin Harun Solicitors: H. S. Lim & Malik Execution No: DA-38-726-07/2025 PT 1274, Kampung Jerus, Bukit Jawa, 16810 Pasir Puteh, Kelantan.		
PASIR PUTEH	AMBANK ISLAMIC BERHAD		

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GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

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



Step 2 : Login

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



Step 3 : Choose Property

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



Step 4: Bidding Registration

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



Step 5: Checking Upcoming Bidding

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



Step 6: Auction Day

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

NOTE : _____
