

High Court E-Lelong October 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 : 22/10/2025

RESERVE PRICE

TIME : 9.00 AM

RM 1,240,030.00



DESCRIPTION : AN INDIVIDUALLY DESIGNED 3-STOREY DETACHED HOUSE
LAND AREA : 12,836.00 SQUARE FEET
ASSIGNOR(S) : FAUZIAH BINTI ABD JALAL
SOLICITOR : MESSRS VAS & CO.
EXECUTION NO. : BA-38-1399-04/2025

RAWANG

NO. 44, JALAN DESA 6/7, BANDAR COUNTRY HOMES, 48000 RAWANG, SELANGOR

02

AUCTION DATE : 08/10/2025

RESERVE PRICE

TIME : 9.00 AM

RM 760,000.00



DESCRIPTION : AN INTERMEDIATE TWO AND A HALF-STOREY TERRACED HOUSE
LAND AREA : 1,647.00 SQUARE FEET
ASSIGNOR(S) : TAN ANG TECK (SI BANKRUPT)
SOLICITOR : MESSRS GOH & PARTNERS (KL)
EXECUTION NO. : WA-38-1092-04/2025

KLANG

NO. 51, LORONG BATU NILAM 13H, BANDAR BUKIT TINGGI, 41200 KLANG, SELANGOR

03

AUCTION DATE : 06/10/2025

RESERVE PRICE

TIME : 9.00 AM

RM 470,000.00



DESCRIPTION : A 1 1/2- STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,302.00 SQUARE FEET
ASSIGNOR(S) : 1) MURALI A/L MUNIANDY
2) MUNIANDY A/L RAMAN
SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
EXECUTION NO. : WA-38-24-01/2025

KLANG

NO. 14, JALAN ZAPIN 1C, DI JALAN HAJI SIRAT, BANDAR BUKIT RAJA, 41050 KLANG, SELANGOR

04

AUCTION DATE : 15/10/2025

RESERVE PRICE

TIME : 9.00 AM

RM 468,000.00



DESCRIPTION : AN INTERMEDIATE DOUBLE-STORY TERRACED HOUSE
LAND AREA : 1,500.00 SQUARE FEET
ASSIGNOR(S) : 1) MAGINDRAN A/L SUBRAMANIAM
2) THIGARAJAN A/L K THANABALAN
SOLICITOR : MESSRS VAS & CO.
EXECUTION NO. : BA-38-2010-06/2025

RAWANG

NO. 45, JALAN ARUNA 5, M ARUNA, 48000 RAWANG, SELANGOR

05

AUCTION DATE : 06/10/2025

TIME : 9.00 AM

RESERVE PRICE

RM 280,000.00

DESCRIPTION : A 3-BEDROOM APARTMENT
 FLOOR AREA : 775.00 SQUARE FEET
 ASSIGNOR(S) : MD NIZAM BIN OSSIN @ HUSSIN
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
 EXECUTION NO. : WA-38-1070-04/2025

PETALING JAYA

NO. C-8-9, BLOCK C, MENTARI COURT, JALAN PJS 8/9, TAMAN SERI MENTARI, 46150 PETALING JAYA, SELANGOR

06

AUCTION DATE : 22/10/2025

TIME : 9.00 AM

RESERVE PRICE

RM 260,000.00

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 883.00 SQUARE FEET
 ASSIGNOR(S) : EBBYTHENCY BIN ABD AZIZ
 SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
 EXECUTION NO. : BA-38-1992-06/2025

PUCHONG

NO. D-02-05, PANGSAPURI MAYANG, JALAN BK 3/1, BANDAR KINRARA, 47180 PUCHONG, SELANGOR

07

AUCTION DATE : 08/10/2025

TIME : 9.00 AM

RESERVE PRICE

RM 243,000.00

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 893.00 SQUARE FEET
 ASSIGNOR(S) : CHOONG CHEE KEONG
 SOLICITOR : MESSRS VAS & CO (KLG)
 EXECUTION NO. : BA-38-1882-05/2025

SHAH ALAM

UNIT NO. 403, 3RD FLOOR, BLOCK 2, SRI KERJAYA APARTMENT, JALAN PEGAWAI U1/33, SECTION U1, 40150 SHAH ALAM, SELANGOR

08

AUCTION DATE : 08/10/2025

TIME : 9.00 AM

RESERVE PRICE

RM 186,300.00

DESCRIPTION : AN APARTMENT UNIT WITHIN 4-STOREY SHOP/APARTMENT
 FLOOR AREA : 1,001.00 SQUARE FEET
 ASSIGNOR(S) : 1) MOHD EDDY NOOR HAFIZ BIN BAHMAN
 2) SITI SURIANI BINTI MD SUKUR
 SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
 EXECUTION NO. : BA-38-1930-06/2025

PETALING JAYA

NO. 31-5, BLOK F, SRI MANJA SQUARE 1, JALAN PJS 3/48, TAMAN SRI MANJA, 46000 PETALING JAYA, SELANGOR

09

AUCTION DATE : 16/10/2025

TIME : 9.00 AM

RESERVE PRICE

RM 130,000.00

DESCRIPTION : A THREE-BEDROOM LOW-COST FLAT UNIT
 FLOOR AREA : 657.00 SQUARE FEET
 ASSIGNOR(S) : KHALID BIN ABU KASIM
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
 EXECUTION NO. : WA-38-1244-05/2025

PETALING JAYA

NO. UNIT C-12-5, TINGKAT 12, BLOK C (CEMPAKA), PELANGI DAMANSARA, PJU 6 PERSIARAN SURIAN, 47800 PETALING JAYA, SELANGOR

10

AUCTION DATE : 08/10/2025

TIME : 11.00 AM

RESERVE PRICE

RM 250,000.00

DESCRIPTION : AN INTERMEDIATE UNIT OF SINGLE STOREY TERRACE HOUSE
 LAND AREA : 1,540.00 SQUARE FEET
 ASSIGNOR(S) : 1) BALASWARAN A/L S SAMBASIVAM
 2) VALI A/P KUPPUSAMY
 3) SHARLANI A/P S SAMBASIVAM
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)
 EXECUTION NO. : MA-38-342-06/2025

HANG TUAH JAYA

JA 6822, JALAN BB 1D, TAMAN BEMBAN BARU, AYER PANAS, 77200 HANG TUAH JAYA, MELAKA

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 October 2025

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

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)
Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF OCTOBER 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 510,000.00 MASAI Auction Date : 15/10/2025 / 11:00 a.m Type : A Double Storey Terrace House Assignor : Dinesh Kumar Chand A/L Mohan Cavin Chand Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 48, Jalan Bayu 18, Bandar Seri Alam, 81750 Masai, Johor Kaveat : Ambank (M) Berhad Pres No: 5358/2021 Bertarikh: 1/3/2021  AMBT420	LOT 2 RESERVE PRICE: RM 500,000.00 ULU TIRAM Auction Date : 15/10/2025 / 11:00 a.m Type : Double Storey Terrace House Assignor : Thanaraj A/L Mohan Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 10, Jalan Soga 13, Taman Bukit Tiram, Ulu Tiram 81800 Johor Bahru, Johor  AMBT447
LOT 3 RESERVE PRICE: RM 470,000.00 SKUDAI Auction Date : 02/10/2025 / 11:00 a.m Type : Single Storey Terrace House Assignor : Kubeindran A/L Veejan Solicitor : A Rahim & Co (JB) Address : No. 12, Jalan Hang Lekiu 11, Taman Skudai Baru, 81300 Skudai, Johor. Kaveat : Nombor Perserahan : 24852/2024 Kaveat Persendirian atas Tanah oleh Ambank Islamic Berhad No. Syarikat 199401009897 (295576-U) didaftarkan pada 6 Jun 2024  AMBT411	LOT 4 RESERVE PRICE: RM 450,000.00 JOHOR BAHRU Auction Date : 08/10/2025 / 11:00 a.m Type : A Serviced Apartment Unit Assignor : Muhamad Jeffery Bin Abdullah Solicitor : A Rahim & Co (JB) Address : #01-05, Block 12A, Royal Strand, Persiaran Danga Perdana, Country Garden Danga Bay, 80200 Johor Bahru, Johor  AMBT412
LOT 5 RESERVE PRICE: RM 440,000.00 KULAI Auction Date : 01/10/2025 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Kanabathi A/L Periyasami Solicitor : A Rahim & Co (JB) Address : No. 7257 Jalan Sri Putri 14/5, Taman Putri Kulai, 81000 Kulai, Johor Kaveat : 1) Nombor Perserahan : 32923/2022 Kaveat Persendirian atas tanah oleh Ambank (M) Berhad No Syarikat : 196901000166 (8515-D) didaftarkan pada 30 Ogos 2022 2) Nombor Perserahan : 21189/2023 Kaveat Persendirian atas tanah oleh Ambank (M) Berhad No Syarikat : 196901000166 (8515-D) didaftarkan pada 24 Mei 2025  AMBT397	LOT 6 RESERVE PRICE: RM 380,000.00 LARKIN Auction Date : 27/10/2025 / 11:00 a.m Type : A Three-bedroom Apartment Unit Assignor : Mohenes Wari A/P Makendran Solicitor : A Rahim & Co (JB) Address : #03-05, Pangsapuri Delima Larkin, Jalan Idaman 1, Taman Larkin Idaman, 80350 Johor Bahru  AMBT468
LOT 7 RESERVE PRICE: RM 372,600.00 KULAI Auction Date : 23/10/2025 / 11:00 a.m Type : Double Storey Terrace House Assignor : Muhammad Alif Bin Ismail Solicitor : A Rahim & Co (Kluang) Address : No. 7308 Jalan Sri Putri 14/5 Taman Putri Kulai 81000 Kulai, Johor  AMBT455	LOT 8 RESERVE PRICE: RM 364,500.00 MASAI Auction Date : 15/10/2025 / 11.00 a.m Type : Condominium Assignor : Gam Chee Ming Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : 18-01, Blok A, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai Johor  AMBT276(2)

LOT 9	RESERVE PRICE: RM 308,367.00	PENGERANG
Auction Date : 16/10/2025 / 11:00 a.m Type : Strata Double Storey Terrace Hse Assignor : Jayakumar A/L Murtee Solicitor : A Rahim & Co (JB) Address : No. 19, Jalan Gunung Pantii 9, Presint Gunung Pantii, Taman Bukit Pelali, 81600 Pengerang, Johor Kaveat : Nombor Perserahan : 7986/2023 Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD No. Syarikat : 196901000166 (8515-D) didaftarkan pada 23 Februari 2023		AMBT048(2)

LOT 10	RESERVE PRICE: RM 260,000.00	JOHORBAHRU
Auction Date : 23/10/2025 / 11:00 a.m Type : Apartment Unit Assignor : Sasikumar A/L Nadarajan Solicitor : A Rahim & Co (JB) Address : No. 03-07, Blok D, Pangsapuri Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor Kaveat : NOMBOR PERESERAHAN 10149/2020 KAVEAT PERSENDIRIAN ATAS TANAH OLEH AMBANK (M) BERHAD NO.Sykt:8515-D didaftarkan pada 3 Mac 2020		AMBT367

LOT 11	RESERVE PRICE: RM 252,000.00	SKUDAI
Auction Date : 14/10/2025 / 11:00 a.m Type : Single Storey Low-cost Terrace House Assignor : Ngoh Sai Brun Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 49, Jalan Pertanian 28, Taman Universiti, 81300 Skudai, Johor. Kaveat : No.Perserahan: 47781/2022 bertarikh 06/12/2022 oleh AMBANK (M) BERHAD		AMBT162(2)

LOT 12	RESERVE PRICE: RM 247,860.00	SKUDAI
Auction Date : 21/10/2025 / 11:00 a.m Type : Apartment Unit Assignor : Lim Jian Wing Solicitor : A Rahim & Co (JB) Address : No C-4-6, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300, Skudai, Johor		AMBT162(2)

LOT 13	RESERVE PRICE: RM 200,000.00	PASIR GUDANG
Auction Date : 01/10/2025 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Muhammad Syukri Bin Ahmad Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No 51 Jalan 8/20 Perjiranan 8, Taman Air Biru 81700 Pasir Gudang, Johor		AMBT433

CENTRAL

LOT 14	RESERVE PRICE: RM 800,000.00	PUCHONG
Auction Date : 06/10/2025 / 9:00 a.m Type : Extended & Renovated Double Storey Mid Terrace House Assignor : Parameswary A/P Karuppiyah Solicitor : Zain Megat & Murad (KL) Address : No. 5 Jalan BK 7B/5, Bandar Kinrara, 47180 Puchong, Selangor		AMBT197

LOT 15	RESERVE PRICE: RM 340,200.00	RAWANG
Auction Date : 07/10/2025 / 9:00 a.m Type : Double Storey Terrace Linked House Assignor : Gunasekaran A/L Sebastian Solicitor : Sidek Teoh Wong & Dennis (KL) Address : No 73 Jalan Desa 4/5 Bandar Country Homes, 48000 Rawang, Selangor		AMBT518

LOT 16	RESERVE PRICE: RM 230,000.00	KLANG
Auction Date : 13/10/2025 / 9:00 a.m Type : A 2 Storey Intermediate Low Cost Terrace House Assignor : Kavitha A/P Sangara Solicitor : Zain Megat & Murad (KL) Address : No. 5, Lorong Manikavasagam 9B, Taman Menara Maju, 41200 Klang, Selangor		AMBT365

LOT 17	RESERVE PRICE: RM 196,830.00	CHERAS
Auction Date : 22/10/2025 / 9:00 a.m Type : An End Condominium Unit Assignor : Noor Azman Bin Mohammad Isa Solicitor : Js Ling, Diyana & Singh (KL) Address : Unit No.2b-01-01, Block B, Jade Tower, Lengkonan Bukit Indah 3/14, Taman Bukit Indah, 68000 Ampang, Selangor Darul Ehsan		AMBT246(2)

NORTHERN

LOT 18 RESERVE PRICE: RM 810,000.00

SUNGAI JAWI

Auction Date : 08/10/2025 / 11:00 a.m
 Type : A Double Storey Corner Semi-Detached House Located Within A Gated And Guarded Housing Scheme
 Assignor : Lake Chun Tai
 Solicitor : Zaid Ibrahim & Co (PENANG)
 Address : No. 1, Lorong Hijauan Valdor 31, Hijauan Valdor, 14200 Sungai Jawi, Pulau Pinang



AMBT408

LOT 19 RESERVE PRICE: RM 660,000.00

BUTTERWORTH

Auction Date : 16/10/2025 / 11:00 a.m
 Type : Double Storey Terraced House
 Assignor : Thamil Selven A/L Saugapillai
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 9, Jalan Bagan 41, Taman Bagan, 13400 Butterworth, Penang
 Kaveat : Kaveat Persendirian oleh Ambank Islamic Berhad dengan No. Perserahan 0799B2018002374



AMBT414

LOT 20 RESERVE PRICE: RM 350,000.00

KINTA

Auction Date : 21/10/2025 / 11:00 a.m
 Type : An Intermediate Unit Double Storey Terraced House
 Assignor : Thiagarajan A/L Viran
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : No. 34, Jalan Tawas Impiana 1, Anjung Tawas Impiana, Ipoh, 30010 Kinta, Perak Darul Ridzuan



AMBT422

LOT 21 RESERVE PRICE: RM 300,000.00

JELUTONG

Auction Date : 08/10/2025 / 11:00 a.m
 Type : A 3 Bedroom Medium Cost Flat
 Assignor : Suhaimi Bin Zainol Abidin
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : No. 1-7-08, Jelutong Park, Lintang Madrasah 11600 Jelutong, Pulau Pinang



AMBT231(2)

LOT 22 RESERVE PRICE: RM 300,000.00

BATU FERINGGI

Auction Date : 25/10/2025 / 11:00 a.m
 Type : Condominium
 Assignor : Gee Han Meng
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 33-2-1, Persiaran Sungai Emas, Ferringhi Delima Condominium, 11100 Batu Ferringgi, Penang



AMBT525

LOT 23 RESERVE PRICE: RM 283,500.00

SUNGAI PETANI

Auction Date : 21/10/2025 / 11:00 a.m
 Type : A Standard Single Storey Semi Detached House
 Assignor : Mohamad Nurhadi Bin Mohamad Suhaimi
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 58, Jalan Impiana, Taman Impiana, 08000 Sungai Petani, Kedah Darul Aman



AMBT320(2)

LOT 24 RESERVE PRICE: RM 280,000.00

KINTA

Auction Date : 09/10/2025 / 11:00 a.m
 Type : A 2-Bedroom Condominium
 Assignor : Yap Ka Sing
 Solicitor : Nor Ding & Co (Manjung)
 Address : No. B-6-3, Block B, Taman Meru Idaman, Ipoh 30020 Kinta, Perak Darul Ridzuan



AMBT382

LOT 25 RESERVE PRICE: RM 280,000.00

IPOH

Auction Date : 15/10/2025 / 11:00 a.m
 Type : A 2-Bedroom Condominium
 Assignor : Leong Way Cheng
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : No. B-5-6, Block B, Jalan Meru Idaman 1, Taman Meru Idaman, 30020 Ipoh, Perak Darul Ridzuan



AMBT513

LOT 26 RESERVE PRICE: RM 270,000.00

TANJONG BUNGAH

Auction Date : 02/10/2025 / 11:00 a.m
 Type : A 3 Bedroom Condominium
 Assignor : Thin Joolian
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 16-13-3, Azuria Condominium, Jalan Lembah Permai, 11200 Tanjung Bungah, Pulau Pinang



AMBT395

LOT 27 RESERVE PRICE: RM 270,000.00

PERAI

Auction Date : 02/10/2025 / 11:00 a.m
 Type : A 3-Bedroom Apartment
 Assignor : Nur Atikah Binti Awaluddin
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 09-01, Pansapuri Prima Aman, Lorong Perai Utama 8, Taman Perai Utama, Perai 13600 Seberang Perai Tengah Penang



AMBT421

LOT 28 RESERVE PRICE: RM 252,000.00

MERBOK

Auction Date : 01/10/2025 / 9:00 a.m
 Type : An Extended Single Storey Terrace House (Cul-De Sac Unit).
 Assignor : Nani Norniyanti Binti Hamdan
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 52C, Jalan Lembah Bujang 8/2, Taman Lembah Bujang, 08400 Merbok, Kedah Darul Aman
 Kaveat : KAVEAT PERSENDIRIAN OLEH AMBANK ISLAMIC BERHAD SURAT WAKIL NO. 67/2022 DIDAFTARKAN PADA 26 SEPTEMBER 2023



AMBT401

LOT 29 RESERVE PRICE: RM 251,000.00

KULIM

Auction Date : 14/10/2025 / 11:00 a.m
 Type : An Extended And Renovated Single Storey Low-Cost Terrace House (Corner Unit)
 Assignor : Khairudin Bin Ab. Rahman
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 87, Lorong Tiong 2/2, Taman Tiong, 09000 Kulim, Kedah.



AMBT274(2)

LOT 30	RESERVE PRICE: RM 250,000.00	BAYAN LEPAS
Auction Date : 14/10/2025 / 11:00 a.m Type : A 3-Bedroom Flat Assignor : Marzila Binti Ali Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 1-11-25, Desa Putra, Persiaran Bayan Indah 3, 11900 Bayan Lepas, Pulau Pinang.		 AMBT445

LOT 31	RESERVE PRICE: RM 230,000.00	TERUBONG
Auction Date : 07/10/2025 / 11:00 a.m Type : An Intermediate Corner Unit Of Three (3) Bedrooms Apartment Assignor : Lingesh A/L Kalithevan Solicitor : Jayadeva & Kamal (Alor Setar) Address : No 11A-14-3A, Tingkat Paya Terubong 2, Mukim 13, 11060, Penang, Pulau Pinang. Kaveat : 1) kaveat persendirian atas petak kepada ambank (M) berhad bersama no pers: 0799B2023016007 telah didaftarkan pada 9 disember 2023.		 AMBT415

LOT 32	RESERVE PRICE: RM 220,500.00	TANJUNG PINANG
Auction Date : 16/10/2025 / 11: 00 a.m Type : An Intermediate Unit Of Three (3) Bedrooms Medium Cost Flat Assignor : Ong Cheng Yee Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 7A-10-19, Jalan Seri Tanjung Pinang, 10470 Pulau Pinang. Kaveat : No. Pers : 0799B2022014452 Kaveat Persendirian Atas Petak oleh AMBANK (M) Berhad didaftarkan pada 20.12.2022		 AMBT366

LOT 33	RESERVE PRICE: RM 176,000.00	SEMANGGOL
Auction Date : 06/10/2025 / 11:00 a.m Type : A Single Storey Semi Detached House Assignor : Shopian Bin Jusoh Solicitor : Lalchand & Nawawi (Ipoh) Address : Lot 632 Rumah Berkembar Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol Perak.		 AMBT146(2)

LOT 34	RESERVE PRICE: RM 135,000.00	BALIKPULAU
Auction Date : 28/10/2025 / 11:00 a.m Type : 2 Bedroom Walk Up Flat Assignor : Muhamad Amirul Asyraf Bin Zulkarnain Solicitor : Azmi Rahim & Co (Sg Petani) Address : No 2B-2-19, Taman Desa Genting, Jalan Pulau Betong, 11000 Balik Pulau, Pulau Pinang		 AMBT476

LOT 35	RESERVE PRICE: RM 130,000.00	BATU FERINGGI
Auction Date : 22/10/2025 / 11:00 a.m Type : A 3-Bedroom Low Cost Flat Assignor : Kaanchana A/P Suppiah Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 600A-2-8, Block A, Pangsapuri Masjid Terapung, Jalan Batu Ferringgi, 11100 Batu Ferringgi, Penang		 AMBT524

LOT 36	RESERVE PRICE: RM 125,550.00	BAYAN LEPAS
Auction Date : 07/10/2025 / 11:00 a.m Type : Flat - Two (2) Bedrooms Intermediate Unit Assignor : Noor Hayati Binti Ahmad Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 10-02-26, Lintang Sungai Batu, Taman Teluk Kumbar, 11920 Bayan Lepas Pulau Pinang Kaveat : keveat persendirian atas petak oleh ambank (m) berhad no pers: 0705B2023000467 telah didaftarkan pada 16 mei 2023.		 AMBT174(2)

LOT 37	RESERVE PRICE: RM 110,000.00	BALIKPULAU
Auction Date : 15/10/2025 / 11:00 a.m Type : Two (2) Bedrooms Flat Assignor : Muhammad Mustaqim Bin Mukhtar Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 2B-4-23, Mukim G, Jalan Pulau Betong, 11000 Balik Pulau, Pulau Pinang		 AMBT431

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
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GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



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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

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14. Select "My bids", then "Upcoming".



Step 6 : Auction Day

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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.

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High Court E-Lelong OCTOBER 2025

FOR ENQUIRY PLEASE E-MAIL TO
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For more information, please call:
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AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



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

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

KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR

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LOT 1 RESERVE PRICE : RM549,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 174 sqmt / 1,873 sqft
Assignor(s) : Samson Lee Sang Sung
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (No. Tel : 03-26987533)
Auction Date : 2 October 2025 (Thursday)
Time : 9:00 AM

NO. 574, JALAN HIJAYU 2/49, RESORT HOMES, HIJAYU 2, 71950 BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

LOT 2 RESERVE PRICE : RM500,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 139 sqmt / 1,496 sqft
Assignor(s) : Gunasakaran A/L Sivasankaran, Shankari Devi A/P Thiagarajan
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 14 October 2025 (Tuesday)
Time : 11:00 AM

NO. 1106, JALAN ARA SENDAYAN 5/7, ARA SENDAYAN, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 3 RESERVE PRICE : RM445,500.00 MAMBAU



Type : An Intermediate Double Storey Terrace House
Area : Approx 149 sqmt / 1,649 sqft
Assignor(s) : Tay Phaik Kim
Solicitor : M/S Zain Megat & Murad (No. Tel : 03-62079331)
Auction Date : 23 October 2025 (Thursday)
Time : 11:00 AM

NO. 620, LORONG IRINGAN BAYU 3, TAMAN IRINGAN BAYU, MAMBAU, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 4 RESERVE PRICE : RM380,000.00 SEREMBAN



Type : An Extended And Renovated Intermediate Unit Single Storey Terrace House
Area : Approx 149 sqmt / 1,604 sqft
Assignor(s) : Santhara Segaran A/L Seritharan
Solicitor : M/S Heiley Hassan Tan & Partners (No. Tel : 03-27704948)
Auction Date : 7 October 2025 (Tuesday)
Time : 9:00 AM

NO. 829, LORONG IRINGAN BAYU 36/7, PRECINT 3, TAMAN IRINGAN BAYU, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 5 RESERVE PRICE : RM330,000.00 PORT DICKSON



Type : A Corner Unit Single Storey Terrace House
Area : Approx 242 sqmt / 2,605 sqft
Assignor(s) : Nazrul Izzaqa Bin Romzi
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 15 October 2025 (Wednesday)
Time : 11:00 AM

NO. 165, JALAN PERDANA 5, TAMAN BUKIT PERDANA, BATU 9, JALAN PANTAI, 71050 PORT DICKSON, NEGERI SEMBILAN.

LOT 6 RESERVE PRICE : RM320,000.00 PORT DICKSON



Type : A Corner Unit Double Storey Terrace House
Area : Approx 169 sqmt / 1,819 sqft
Assignor(s) : Norsyuhada Binti Omar
Solicitor : M/S Heiley Hassan Tan & Partners (No. Tel : 03-27704948)
Auction Date : 6 October 2025 (Monday)
Time : 9:00 AM

NO. 338, JALAN SPRINGHILL 8/2, BANDAR SPRINGHILL, 71000 PORT DICKSON, NEGERI SEMBILAN.

LOT 7 RESERVE PRICE : RM110,000.00 PORT DICKSON



Type : An Intermediate Double Storey Low Cost Terrace House
Area : Approx 74 sqmt / 797 sqft
Assignor(s) : Muhammad Iltizam Bin Abd Hamid
Solicitor : M/S Goh & Partners (No. Tel : 03-21668300)
Auction Date : 14 October 2025 (Tuesday)
Time : 11:00 AM

ISLAMIC

NO. 48, JALAN SPRINGHILL 2/16, BANDAR SPRINGHILL, 71100 PORT DICKSON, NEGERI SEMBILAN.

AmBank (M) Berhad

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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.
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OCTOBER 2025

For more information, please call:
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AmBank Home Financing please contact:
For Individual bidder(s)
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Brian Choi : 019-384 6608



PROPERTY AUCTION



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SELANGOR

Lot 1  AMPANG	RESERVE PRICE RM1,968,300.00 Auction Date: 07/10/2025 / 9.00AM Type : A Two And A Half Storey Detached House Area: 881.621 sq. metres (9,490 sq. ft) Assignor(s): Ali Sulaiman & Sons Sdn Bhd Solicitors: Darshan Chong & Co. Execution No: WA-38-219-01/2025 No. 35, Jalan 14/3, Taman Tun Abdul Razak, 68000, Ampang, Selangor.	Lot 2  BANGI	RESERVE PRICE RM550,000.00 Auction Date: 21/10/2025 / 9.00AM Type : 2-Storey Intermediate Terrace House Area: 130 sq. metres (1,399 sq. ft) Assignor(s): Syed Nazim Bin Syed Faisal Solicitors: Zain Megat & Murad Execution No: BA-38-788-03/2025 No. 15, Jalan 3/20, Bangi Perdana, Seksyen 3, 43650, Bandar Baru Bangi, Selangor. AMBANK ISLAMIC BERHAD
Lot 3  SHAH ALAM	RESERVE PRICE RM300,000.00 Auction Date: 02/10/2025 / 9.00AM Type : A 3 Room Apartment Area: 76 sq. metres (818 sq. ft) Assignor(s): Anis Alia Binti Anuar & Adinur Ikmal Bin Anuar Solicitors: B H Gan Nor & Kim Execution No: WA-38-1030-04/2025 No. 01-07-05, Blok 1, Pangsapuri Seri Jati, No. 2, Jalan Setia Gemilang U13/45C, 40170, Shah Alam, Selangor. AMBANK ISLAMIC BERHAD	Lot 4  BATU CAVES	RESERVE PRICE RM72,900.00 Auction Date: 28/10/2025 / 9.00AM Type : A 3-Bedroom Low-Cost Flat Area: 60 sq. metres (646 sq. ft) Assignor(s): Palanniammah A/P Kanthan & Rajendran A/L Singaran Solicitors: Vas & Co. Execution No: BA-38-2194-06/2025 NO. B-4-14, Block B - Bunga Raya, Taman Selayang Makmur, 68100 Batu Caves, Selangor.

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NOTE : _____

High Court E-Lelong October 2025

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PROPERTY AUCTION



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LOT 1  SELANGOR	Reserve Price RM 477,000 Type: 2 Storey Terrace House Area: 1,302 square feet Address: No. 12, Jalan HP 7/1 (Jalan Hillpark 7/1), Hillpark 3, 43500 Semenyih, Selangor Auction Date : 28th October 2025 Time : 9.00am
LOT 2  SELANGOR	Reserve Price RM 430,000 Type: 1 Storey Terrace House Area: 1,302 square feet Address: No. 26, Jalan Dato Yusuf Shahbudin 4/KS7, Taman Sentosa, 41200 Klang, Selangor Auction Date : 9th October 2025 Time : 9.00am
LOT 3  SELANGOR	Reserve Price RM 380,000 Type: 2 Storey Terrace House Area: 882 square feet Address: No. 32, Jalan SP 8/19, Bandar Saujana Putra, 42610 Jenjarom, Selangor Auction Date : 22nd October 2025 Time : 9.00am
LOT 4  SELANGOR	Reserve Price RM 360,000 Type: 1 Storey Terrace House Area: 1,300 square feet Address: No. 26, Jalan Dato Abdul Hamid 2, Taman Sentosa, 41200 Klang, Selangor Auction Date : 14th October 2025 Time : 9.00am
LOT 5  SELANGOR	Reserve Price RM 330,000 Type: 1 Storey Terrace House Area: 1,539 square feet Address: No. 107, Jalan Kesuma 4C/4, Bandar Tasik Kesuma, 43700 Beranang, Selangor Auction Date : 22nd October 2025 Time : 9.00am
LOT 6  SELANGOR	Reserve Price RM 291,600 Type: 2 Storey Terrace House Area: 1,400 square feet Address: No. 7, Jalan Jenjarum 2C, Seksyen BS2, Bukit Sentosa, 48300 Rawang, Selangor Auction Date : 7th October 2025 Time : 9.00am
LOT 7  JOHOR	Reserve Price RM 1,417,500 Type: 2 Storey Office Building Area: 11,543 square feet Address: No. 225, Jalan Perdana 7, Taman Perdana, Jalan Bakri, 84200 Bakri, Johor Auction Date : 27th October 2025 Time : 11.00am
LOT 8  JOHOR	Reserve Price RM 720,000 Type: 2 Storey Terrace House Area: 1,679 square feet Address: No. 16, Jalan Perjiranan 10/17, Bandar Dato' Onn, 81100 Johor Bahru, Johor Auction Date : 23rd October 2025 Time : 11.00am
LOT 9  JOHOR	Reserve Price RM 550,000 Type: 2 Storey Terrace House Area: 3,132 square feet Address: No. 2514, Jalan Sri Putri 6/17, Taman Putri Kulai, 81000 Kulai, Johor Auction Date : 27th October 2025 Time : 11.00am
LOT 10  JOHOR	Reserve Price RM 520,000 Type: 2.5 Storey Terrace House Area: 1,076 square feet Address: No. 1106, Jalan Scientex Jaya 22, Taman Scientex Senai, 81400 Senai, Johor Auction Date : 22nd October 2025 Time : 11.00am
LOT 11  JOHOR	Reserve Price RM 510,000 Type: 2 Storey Terrace House Area: 1,679 square feet Address: No. 4308, Jalan Sri Putri 8, Taman Putri Kulai, 81000 Kulai, Johor Auction Date : 8th October 2025 Time : 11.00am
LOT 12  JOHOR	Reserve Price RM 500,000 Type: 2 Storey Terrace House Area: 1,170 square feet Address: No. 15, Jalan Prima 5/2, Taman Nusantara Prima, 79200 Iskandar Puteri, Johor Auction Date : 27th October 2025 Time : 11.00am

LOT 13 Reserve Price **RM 480,000**



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: 28th October 2025
Time: 11.00am

JOHOR

LOT 14 Reserve Price **RM 450,000**



Type: 3 Bedrooms Service Apartment
Area: 1,335 square feet
Address: Unit No. 08-10, Pangsapuri Lagenda Tasek, Jalan Padi Makmur, Taman Suria Muafakat, 81200 Johor Bahru, Johor
Auction Date: 15th October 2025
Time: 11.00am

JOHOR

LOT 15 Reserve Price **RM 420,000**



Type: 1 Storey Terrace House
Area: 1,539 square feet
Address: No. 55, Jalan Hang Kasturi, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date: 1st October 2025
Time: 11.00am

JOHOR

LOT 16 Reserve Price **RM 420,000**



Type: 1 Storey Terrace House
Area: 1,302 square feet
Address: No. 3, Jalan Kejayaan 55, Taman Universiti, 81300 Skudai, Johor
Auction Date: 21st October 2025
Time: 11.00am

JOHOR

LOT 17 Reserve Price **RM 400,000**



Type: Condominium
Area: 1,324 square feet
Address: Unit No. 03-01, Block E, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor
Auction Date: 8th October 2025
Time: 11.00am

JOHOR

LOT 18 Reserve Price **RM 369,000**



Type: Condominium
Area: 1,324 square feet
Address: Unit No. 10-03, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor
Auction Date: 14th October 2025
Time: 11.00am

JOHOR

LOT 19 Reserve Price **RM 350,000**



Type: Apartment
Area: 1,044 square feet
Address: Unit No. A-01-03, Pangsapuri Sri Awana, Jalan Silat Lincak, Bandar Selesa Jaya, 81300 Skudai, Johor
Auction Date: 2nd October 2025
Time: 11.00am

JOHOR

LOT 20 Reserve Price **RM 340,200**



Type: Service Apartment
Area: 893 square feet
Address: Unit No. 09-10, Bangunan Duta Impian, Jalan Dato' Abdullah Tahir, 80300 Johor Bahru, Johor
Auction Date: 28th October 2025

JOHOR

LOT 21 Reserve Price **RM 340,000**



Type: 1 Storey Terrace House
Area: 1,400 square feet
Address: No. 7, Jalan Kancil 14, Taman Scientex, 81700 Pasir Gudang, Johor
Auction Date: 8th October 2025
Time: 11.00am

JOHOR

LOT 22 Reserve Price **RM 330,000**



Type: Apartment
Area: 1,109 square feet
Address: Unit No. B-04-09, Skudai Villa Apartment, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date: 27th October 2025
Time: 11.00am

JOHOR

LOT 23 Reserve Price **RM 320,000**



Type: 1 Storey Terrace House
Area: 1,195 square feet
Address: No. 97, Jalan Bunga Dahlia 9, Taman Aman, 81400 Senai, Johor
Auction Date: 16th October 2025
Time: 11.00am

JOHOR

LOT 24 Reserve Price **RM 290,000**



Type: 2 Storey Terrace House, Medium-Low Cost
Area: 775 square feet
Address: No. 85, Jalan Cermat 17, Taman Kota Masai, 81700 Pasir Gudang, Johor
Auction Date: 15th October 2025
Time: 11.00am

JOHOR

LOT 25 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: 8th October 2025
Time: 11.00am

JOHOR

LOT 26 Reserve Price **RM 224,386**



Type: Apartment
Area: 1,216 square feet
Address: Unit No. H-5-3, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Auction Date: 23rd October 2025
Time: 9.00am

JOHOR

LOT 27 Reserve Price **RM 210,600**



Type: 1 Storey Terrace House
Area: 1,540 square feet
Address: No. 27, Jalan Hang Tuah 4/7, Taman Muhibbah, 86000 Kluang, Johor
Auction Date: 1st October 2025
Time: 11.00am

JOHOR

LOT 28 Reserve Price **RM 204,120**



Type: 2 Storey Terrace House, Medium-Low Cost
Area: 775 square feet
Address: No. 11, Jalan Berlian 23, Taman Cahaya Masai, 81700 Pasir Gudang, Johor
Auction Date: 1st October 2025
Time: 11.00am

JOHOR

LOT 29 Reserve Price **RM 145,800**



Type: Apartment, Low-Medium Cost
Area: 850 square feet
Address: Unit No. L04-07, Blok L, Pangsapuri Sri Intan, Jalan Tasek, Bandar Seri Alam, 81750 Masai, Johor
Auction Date: 28th October 2025
Time: 11.00am

JOHOR

LOT 30 Reserve Price **RM 160,000**



Type: 1 Storey Terrace House
Area: 3,057 square feet
Address: No. 1, Jalan Wawasan Maju 4, Taman Wawasan 2, Teluk Gading, 26820 Kuala Rompin, Pahang
Auction Date: 2nd October 2025
Time: 9.00am

PAHANG

LOT 31 Reserve Price **RM 153,000**



Type: 1 Storey Terrace House
Area: 1,076 square feet
Address: No. 23, Jalan Tas 28, Perumahan Tas, 25150 Kuantan, Pahang
Auction Date: 16th October 2025
Time: 9.00am

PAHANG

LOT 32 Reserve Price **RM 283,500**



Type: Detached House
Area: 6,135 square feet
Address: No. 8931 (1), Jalan Besar Paka, Taman Suria, Kampung Gemia, 21300 Paka Dungun, Terengganu
Auction Date: 2nd October 2025
Time: 11.00am

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Kuala Lumpur

No. 7, Ground Floor, Block B, Megan Avenue II,
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Johor

Unit 19-04B, Level 19, Menara Zurich, Johor.

Contact Us (Mon - Fri)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



←
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TO VIEW
ALL LOTS**

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

October 2025

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

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)
Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF OCTOBER 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: RM1,400,000.00	Selangor
	Description: Rumah berkembar dua tingkat Address: No.28, Jalan MD 1, Taman Meranti Damai, 47120, Puchong, Selangor. Area: approx 432 square metres Defendant: PANG CHEE KEONG Solicitor: M/S Nik Hisham Fakhiah & Co. Auction Date: 6/10/2025 (9.00 am) Ambank Islamic Berhad	
Our Ref: PAH38356		

2	RESERVE PRICE: RM228,520.00	Selangor
	Description: Satu unit kondominium 3 bilik tidur Address: No. G-5-3, Kondo Sri Manja Court, Jalan PJS 3/40, Taman Sri Manja, 46000, Petaling Jaya, Selangor Area: approx 101 square metre Defendant: Dhivager Murahari A/L V.Yogasingam Solicitor: M/S Goh & Partners Auction Date: 13/10/2025 (9.00 am)	
Our Ref: PAH37597		

3	RESERVE PRICE: RM218,700.00	Selangor
	Description: Sebuah Unit Pangsapuri Address: No.H4-00-10, Subang Perdana Goodyear Court 6, Persiaran Kewajipan, USJ 8, 47610, SUBANG JAYA, Selangor Area: approx 73 square metre Defendant: Wakil Diri Bagi Harta Pusaka Si Mati, Vishir Mohamad Bin Rajudin (si Mati) Solicitor: M/S AZHAR & WONG Auction Date: 6/10/2025 (9.00 am)	
Our Ref: PAH38283		

4	RESERVE PRICE: RM178,200.00	Selangor
	Description: Pangsapuri Kos Rendah 3 bilik Address: No.C-10-01, Blok C (Cempaka), Pelangi Damansara, PJU 6, Persiaran Surian, 46200, Petaling Jaya, Selangor Area: Approx 657 Square Feet Defendant: MUSTAFA BIN NAIRI Solicitor: M/s B H Gan Nor & Kim Auction Date: 16/10/2025 (9.00 am)	
Our Ref: PAH38521		

5	RESERVE PRICE: RM75,452.00	Selangor
	Description: Unit Rumah Pangsa Kos Rendah Tiga Bilik Address: Unit No.10-6-14, Tingkat 6, Blok 10, Pangsapuri Utarid Subang, No.1, Jalan Utarid U5/2, Seksyen U5, 40150, SHAH ALAM, Selangor Area: Approx 62 Square Metres Defendant: Norhisham Bin Mohtar & Aaliah Binti Abdullah Solicitor: M/s JS LING, DIYANA & SINGH Auction Date: 8/10/2025 (9.00 am)	
Our Ref: PAH37624		

6	RESERVE PRICE: RM450,000.00	Skudai
	Description: Single storey terrace house intermediate lot Address: No. 22, Jalan Pulai 8, Taman Pulai Utama, 81300 Skudai, Johor Area: Approx 143 Square Metres Defendant: Selvarani A/P Subermaniam Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 15/10/2025 (11.00 am)	
Our Ref: PAHJ/7521(SA)		

7	RESERVE PRICE: RM430,000.00	Johor Bahru
	Description: Service apartment Address: No. 12-12, Aras 12, Pangsapuri Lagenda Tasek, Jalan Padi Makmur, Taman Suria Muafakat, 81200, Johor Bahru, Johor Area: Approx 1,195 Square Feet Defendant: Pathmanathan A/L Mahanderan Solicitor: M/S Nor Ding & Co Auction Date: 2/10/2025 (11.00 am)	
Our Ref: PAHJ/7518(SA)		

8	RESERVE PRICE: RM430,000.00	Ulu Tiram
	Description: Single storey terrace house Address: No. 15, Jalan Kambia 6, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor. Area: Approx 143 Square Metres Defendant: Kanesan A/L Balachandera Solicitor: M/S Nor Ding & Co Auction Date: 15/10/2025 (11.00 am)	
Our Ref: PAHJ/7526(SA)		

9	RESERVE PRICE: RM420,000.00	Skudai
	Description: Single storey terrace house Address: No. 12, Jalan Silat Lincah 8, Bandar Selesa Jaya, 81300 Skudai, Johor Area: Approx 143 Square Metres Defendant: Muniandy A/L Varagavan Solicitor: M/S A. Rahim & Co Auction Date: 27/10/2025 (11.00 am)	
Our Ref: PAHJ/7527(SA)		

10	RESERVE PRICE: RM369,000.00	Masai
	Description: Kondominium Address: Unit No. 21-05, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor Area: Approx 1,345 Square Feet Defendant: Chan Man Wai Solicitor: M/S Nor Ding & Co Auction Date: 1/10/2025 (11.00 am)	
Our Ref: PAHJ/7403(SA)		

11	RESERVE PRICE: RM360,000.00	Pasir Gudang
	Description: 2 storey terrace house Address: No. 19, Jalan Lili 1/8, Bandar Bistari Perdana, 81700, Pasir Gudang, Johor. Area: Approx 109 Square Metres Defendant: Jainor Tunding Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 14/10/2025 (11.00 am)	
Our Ref: PAHJ/7421(SA)		

12	RESERVE PRICE: RM360,000.00	Johor Bahru
	Description: medium cost apartment Address: Unit No. 16-04, Block B, Pangsapuri Mutiara Idaman, Jalan Idaman Utama, Taman Larkin Idaman, 80350, Johor Bahru, Johor Area: Approx 93 Square Metres Defendant: Tan Siau Chen Solicitor: M/S Nor Ding & Co Auction Date: 1/10/2025 (11.00 am)	
Our Ref: PAHJ/7520(SA)		

13	RESERVE PRICE: RM350,000.00	Johor Bahru
 Description: Service apartment Address: No. #09-08, Block C, Kip Villa Indah, Jalan Titiwangsa 1, Taman Tampoi Indah, 81200 Johor Bahru, Johor Area: approx 850 square feet Defendant: Turgaswari A/P S. Kanel Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 1/10/2025 (11.00 am)		
Our Ref: PAHJ/7505(SA)		

14	RESERVE PRICE: RM340,000.00	Pasir Gudang
 Description: Double storey terrace house intermediate lot Address: No. 7, Jalan Pulasan 34, Taman Kota Masai, 81700, Pasir Gudang, Johor Area: approx 960 square feet Defendant: Aliah Maisarah Ramli Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 23/10/2025 (11.00 am)		
Our Ref: PAHJ/7528(SA) Ambank Islamic Berhad		

15	RESERVE PRICE: RM280,000.00	Skudai
 Description: 3 bedroom apartment unit Address: Unit No. F-5-3, Tingkat 5, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor Area: approx 861 square feet Defendant: Nurul Atika Binti Mohamed Jufri Solicitor: M/S A. Rahim & Co Auction Date: 2/10/2025 (11.00 am) Ambank Islamic Berhad		
Our Ref: PAHJ/7506(SA)		

16	RESERVE PRICE: RM275,400.00	Skudai
 Description: Apartment Address: Unit No. B-5-4, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor Area: approx 1,109 square feet Defendant: Lim Jun Hong Solicitor: M/S A. Rahim & Co Auction Date: 22/10/2025 (11.00 am)		
Our Ref: PAHJ/7522(SA)		

17	RESERVE PRICE: RM249,318.00	Skudai
 Description: 3 bedroom Apartment Address: Unit No. H-3-7, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor Area: approx 1,216 square feet Defendant: Muhamad Faiz Hafizuddin Bin Mohd Zaidi Solicitor: M/S A. Rahim & Co Auction Date: 27/10/2025 (11.00 am)		
Our Ref: PAHJ/7445(SA)		

18	RESERVE PRICE: RM247,860.00	Bandar Penawar
 Description: Single storey terrace house Address: No. 56, Jalan Kenanga 5, Taman Sri Penawar, 81930, Bandar Penawar, Johor Area: approx 1,399 square feet Defendant: Yusof Bin Ya'cob, Munaliza Binti Omar @ Ahmad (Mohamad), Nur Muhammad Syafiq Bin Yusof. Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 8/10/2025 (11.00 am)		
Our Ref: PAHJ/7357(SA)		

19	RESERVE PRICE: RM242,757.00	Skudai
 Description: Pangsapuri Address: Unit No. A-3-10, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor Area: approx 1,216 square feet Defendant: Yap Wai Loon Solicitor: M/S Nor Ding & Co Auction Date: 1/10/2025 (11.00 am)		
Our Ref: PAHJ/7420(SA)		

20	RESERVE PRICE: RM220,000.00	Masai
 Description: Walk up apartment Address: #02-03, Tingkat 2, Block N, Ria Apartment 2, Jalan Cenderai 19, Bandar Baru Kota Puteri, 81750 Masai, Johor. Area: approx 807 square feet Defendant: Durairaja A/L Narayanasamy Solicitor: M/S Nor Ding & Co Auction Date: 13/10/2025 (11.00 am)		
Our Ref: PAHJ/7382(SA)		

21	RESERVE PRICE: RM108,000.00	Masai
 Description: low medium cost apartment Address: Unit No. A-04-21, Block A, Jalan Masai Utama 2, Taman Masai Utama, 81750 Masai, Johor Area: approx 753 square feet Defendant: Bragglone Tandang Anak Lembang & Menara Anak Minggu Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 8/10/2025 (11.00 am)		
Our Ref: PAHJ/7428(SA)		

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

1. Go to <https://elelong.kehakiman.gov.my/BidderWeb>
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5. Click on the "Login" tab.
6. Enter your email address & password.



Step 3 : Choose Property

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8. Then, click "I am interested".
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 - 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)

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Fax: 03-20729557
E-mail: main@auctions.com.my
Website: www.auctions.com.my

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Pusat Perdagangan Kebun Teh,
80250 Johor Bahru, Johor
Tel: 07-3336226
Email: johor@auctions.com.my

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Plaza Tanjung Aru, Jalan Mat Salleh,
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Fax: 088-210 266
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High Court E-lelong October 2025

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Brian Choi: 019-384 6608



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 OCTOBER 2025

LOT 01  Bukit Mertajam Reserve Price RM 702,000  2 Storey Detached House Unit 5,673 sq.ft. Unit No. 14, Lorong Bukit Noning 6, Taman Bukit Noning, 14000 Bukit Mertajam, Pulau Pinang. Assignor / Borrower : Lim Chiang Rong @ Lim Sin Chuan Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 09 October, 2025 (11:00 AM) 	LOT 02  Penaga Reserve Price RM 480,000  2 Storey Terrace House Unit 1,289 sq.ft. Unit No. 5, Lorong Seri Penaga 3, Taman Seri Penaga, 13100 Penaga, Pulau Pinang. Assignor / Borrower : Nor Amalina Binti Mazalan Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 22 October, 2025 (11:00 AM) 	LOT 03  Bayan Lepas Reserve Price RM 432,000  Condominium Unit 818 sq.ft. Unit No. 108-02-05 Villa Emas Condo Persiaran Bayan Indah 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Muhammad Ariff Hoon Bin Abdullah Solicitor : Zaid Ibrahim & Co (Tel: 04-375100) Auction Date & Time : 06 October, 2025 (11:00 AM) 
LOT 04  Peral Reserve Price RM 370,000  2 Storey Terrace House Unit 1,159 sq.ft. Unit No. 11, Pintas Tenggiri 3, Bandar Seberang Jaya, 13700 Perai, Pulau Pinang Assignor / Borrower : Shaik Azhar Bin Mansoor Solicitor : Azmi Rahim & Co (Tel: 04-4265092) Auction Date & Time : 16 October, 2025 (11:00 AM) 	LOT 05  Butterworth Reserve Price RM 340,000  Apartment Unit 1,001 sq.ft. Unit No. B-5-1, Blok B, Vista Perdana, Jalan Kampung Gajah, Taman Bagan Jermal, 12200 Butterworth, Pulau Pinang. Assignor / Borrower : Lim Choon Liang Solicitor : Azmi Rahim & Co (Tel: 04-4265092) Auction Date & Time : 01 October, 2025 (11:00 AM) 	LOT 06  Jelutong Reserve Price RM 330,000  Flat Unit 689 sq.ft. Unit No. 99-17-1, Taman Pelangi Indah, Lintang Sungai Pinang, 11600 Jelutong, Pulau Pinang. Assignor / Borrower : Lim Kok Aun Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 07 October, 2025 (11:00 AM) 
LOT 07  Bayan Lepas Reserve Price RM 285,000  Apartment Unit 775 sq.ft. Unit No. 22-07-10, Jalan Bukit Belah 1, Mercury Apartment, Teluk Kumbar Heights, 11920 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Jason Lim Peng Chye Solicitor : Zaid Ibrahim & Co (Tel: 04-375100) Auction Date & Time : 09 October, 2025 (11:00 AM) 	LOT 08  Tanjung Tokong Reserve Price RM 240,000  Flat Unit 657 sq.ft. Unit No. 7B-9-1, Block 7B (Palm Court), Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang. Assignor / Borrower : Cheong Yi Min Solicitor : Azmi Rahim & Co (Tel: 04-4265092) Auction Date & Time : 01 October, 2025 (11:00 AM) 	LOT 09  Jelutong Reserve Price RM 226,800  Condominium Unit 850 sq.ft. Unit No. 3-09-19, Jalan Gangsa, Green Lane Heights - Blok C, 11600 Jelutong, Pulau Pinang. Assignor / Borrower : Yeong Kah Man Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 02 October, 2025 (11:00 AM) 

LOT 10

Balik Pulau

Reserve Price

RM 180,000



Flat Unit
603 sq.ft.

Unit No. 3-3-12, Taman Sri Indah, Tingkat Seri Genting 1, 11000 Balik Pulau, Pulau Pinang.

Assignor / Borrower :
Muhammad Amirul Safuan Bin Kamal

Solicitor :
Zaid Ibrahim & Co (Tel: 04-375100)

Auction Date & Time :
08 October, 2025 (11:00 AM)

 Pulau Pinang

LOT 11

Bukit Mertajam

Reserve Price

RM 175,000



Flat Unit
624 sq.ft.

Unit No. 2-04, Block B, Apartment Permata, Jalan Perda Utama, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang.

Assignor / Borrower :
Mohamad Rizal Bin Mohd Yatim

Solicitor :
Zaid Ibrahim & Co (Tel: 04-375100)

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

 Pulau Pinang

LOT 12

Paya Terubong

Reserve Price

RM 150,000



Flat Unit
538 sq.ft.

Unit No. 1066-17-14, Jalan Paya Terubong, Mukim 13, 11060 Pulau Pinang.

Assignor / Borrower :
Abdul Halim Bin Dandai

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

Auction Date & Time :
13 October, 2025 (11:00 AM)

 Pulau Pinang

LOT 13

Paya Terubong

Reserve Price

RM 139,500



Apartment Unit
700 sq.ft.

Unit No. 11-12-3, Tingkat Paya Terubong 5, Taman Terubong Indah, 11060 Paya Terubong, Pulau Pinang.

Assignor / Borrower :
Billy Kek Yeong Loong

Solicitor :
Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :
09 October, 2025 (11:00 AM)

 Pulau Pinang

LOT 14

Bayan Lepas

Reserve Price

RM 129,600



Apartment Unit
495 sq.ft.

Unit No. 1150E-16-12, Jalan Teluk Kumbang, Saujana Heights, 11920 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Nur Syakira Binti Ahmad Shah Budin

Solicitor :
Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :
02 October, 2025 (11:00 AM)

 Pulau Pinang

LOT 15

Bayan Lepas

Reserve Price

RM 126,000



Flat Unit
506 sq.ft.

Unit No. 3-4-16, Bandar Baru Perda Teluk Kumbang, Tingkat Teluk Kumbang, Bandar Baru Teluk Kumbang, 11920 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Muhamad Harith Daniel Bin Muhamad Salleh

Solicitor :
Zaid Ibrahim & Co (Tel: 04-375100)

Auction Date & Time :
09 October, 2025 (11:00 AM)

 Pulau Pinang

LOT 16

Bukit Mertajam

Reserve Price

RM 102,060



Flat Unit
624 sq.ft.

Unit No. 4-06, Block M, Apartment Permata, Jalan Perda Utama, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang.

Assignor / Borrower :
Amirul Razani Bin Abd Razak

Solicitor :
Zaid Ibrahim & Co (Tel: 04-375100)

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

 Pulau Pinang

LOT 17

Sungai Petani

Reserve Price

RM 753,300



1.5 Storey Bungalow Unit
11,506.93 sq.ft.

Unit No. 125, Jalan 9/5, Darulaman Perdana, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Amira Binti Abdul Halim

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

Auction Date & Time :
27 October, 2025 (11:00 AM)

 Kedah

LOT 18

Sungai Petani

Reserve Price

RM 612,000



2 Storey Semi Detached House Unit
4,004 sq.ft.

Unit No. 154, Jalan Presint 9/1, Darulaman Perdana, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Muhamad Azahar Bin Azmi

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

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

 Kedah

LOT 19

Padang Serai

Reserve Price

RM 378,000



1 Storey Bungalow Unit
3,606 sq.ft.

Unit NO. 226, Jalan MBI Desaku 13/1, Taman MBI Desaku, 09400 Padang Serai, Kedah.

Assignor / Borrower :
Siti Khalipah Binti Md Idris

Solicitor :
Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :
01 October, 2025 (9:00 AM)

 Kedah

LOT 20

Padang Serai

Reserve Price

RM 290,000



1 Storey Terrace House Unit
1,399.35 sq.ft.

Unit No. 3222, Jalan Legenda 8/6, Taman Legenda, 09400 Padang Serai, Kedah.

Assignor / Borrower :
Muhammad Mazis Bin Halim

Solicitor :
Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :
09 October, 2025 (11:00 AM)

 Kedah

LOT 21

Sungai Petani

Reserve Price

RM 267,300



2 Storey Terrace House Unit
1,400 sq.ft.

Unit No. 332, Jalan Prima 8, Residensi Prima, Bandar Puteri Jaya 1, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah.

Assignor / Borrower :
Sivnavrin A/L Vathumalai

Solicitor :
Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :
28 October, 2025 (11:00 AM)

 Kedah

LOT 22

Sungai Petani

Reserve Price

RM 250,000



1 Storey Semi Detached House Unit
2,917 sq.ft.

Unit No. 61, Jalan Songket 2, Taman Songket, 08000 Sungai Petani, Kedah.

Assignor / Borrower :
Kumarresan A/L Karuppanan

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

Auction Date & Time :
30 October, 2025 (11:00 AM)

 Kedah

LOT 23

Sungai Petani

Reserve Price

RM 240,000



1 Storey Terrace House Unit
1,300 sq.ft.

Unit No. 944A, Lorong Astana 35/3, Bandar Seri Astana, 08000 Sungai Petani, Kedah.

Assignor / Borrower :
Noor Aini Binti Ghazali

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

Auction Date & Time :
29 October, 2025 (9:00 AM)

 Kedah

LOT 24

Sungai Petani

Reserve Price

RM 226,800



1 Storey Semi Detached House Unit
2,637 sq.ft.

Unit No. 228, Persiaran SP Heights, SP Heights, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Nor Azlina Binti Yaakob

Solicitor :
Azmi Rahim & Co (Tel: 04-4265092)

Auction Date & Time :
13 October, 2025 (11:00 AM)

 Kedah

LOT 25

Sungai Petani

Reserve Price

RM 157,950



1 Storey Terrace House Unit
1,194.53 sq.ft.

Unit No. 130, Jalan Seroja 2/3, Bandar Amanjaya, 08000 Sungai Petani, Kedah.

Assignor / Borrower :
Mohamad Shafiq Bin Shahaudin

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

Auction Date & Time :
07 October, 2025 (11:00 AM)

 Kedah

LOT 26

Ipoh

Reserve Price

RM 230,000



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

Unit No. 54 Laluan Puncak Jelapang 6, Puncak Jelapang Maju, 30020 Ipoh, Perak.

Assignor / Borrower :
Alakahpan A/L Murugiah

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

Auction Date & Time :
02 October, 2025 (11:00 AM)

 Perak

LOT 27

Kamunting

Reserve Price

RM 200,000



1 Storey Terrace House Unit
1,399 sq.ft.

Unit No. 22, Lorong Yayasan 15, Taman Yayasan, 34600 Kamunting, Perak Darul Ridzuan.

Assignor / Borrower :
Mohamad Suhairi Hafiz Bin Mohd Suddin

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

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

 Perak

LOT

28

Kamunting

Reserve Price

RM 200,000

2 Storey Terrace House Unit

904 sq.ft.

Unit No. 194, Jalan Perak, Taman Rakyat,

34600 Kamunting, Perak Darul Ridzuan.

Assignor / Borrower :

Bala Murali A/L Sankaran

Solicitor :

Nor Ding & Co (Tel: 05-6882627)

Auction Date & Time :

27 October, 2025 (11:00 AM)

Perak

LOT

29

Chemor

Reserve Price

RM 175,000

1 Storey Terrace House Unit

1,302 sq.ft.

Unit No. 8 Hala Chepor 5, Taman Chepor

Raya, 31200 Chemor, Perak.

Assignor / Borrower :

Nur Hazwani Binti Abdul Hadi Law

Solicitor :

Lalchand & Nawawi (Tel: 05-7820009)

Auction Date & Time :

02 October, 2025 (11:00 AM)

Perak

LOT

30

Teluk Intan

Reserve Price

RM 171,000

1 Storey Terrace House Unit

1,302 sq.ft.

Unit No. 105, Lorong Lagenda 57

(Tic67a/1171), Seksyen 3, Bandar Lagenda

Teluk Intan, 36000 Teluk Intan, Perak.

Assignor / Borrower :

Mohd Faizuan Bin Adnan

Solicitor :

Nor Ding & Co (Tel: 05-6882627)

Auction Date & Time :

09 October, 2025 (11:00 AM)

Perak

LOT

31

Batu Gajah

Reserve Price

RM 160,000

1 Storey Terrace House Unit

1,399 sq.ft.

Unit No. 25, Laluan Permai 2, Taman Bemban

Permai, 31000 Batu Gajah, Perak.

Assignor / Borrower :

Heong Yi Min

Solicitor :

Nor Ding & Co (Tel: 05-6882627)

Auction Date & Time :

07 October, 2025 (11:00 AM)

Perak

LOT

32

Sitiawan

Reserve Price

RM 148,000

1 Storey Terrace House Unit

1,399 sq.ft.

Unit No. 19, Taman Cantik II, Pasir Panjang

Laut, 32040 Sitiawan, Perak Darul Ridzuan.

Assignor / Borrower :

Fadzil Bin Alias

Solicitor :

Lalchand & Nawawi (Tel: 05-7820009)

Auction Date & Time :

09 October, 2025 (11:00 AM)

Perak



= 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.

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-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.

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



NOTE : _____

LOT
01

Bayan Lepas

Reserve Price

RM 328,000



Condominium Unit
850 sq.ft.

Unit No. B2-27-07, Havana Beach Residences,
Halaman Sungai Tiram, 11900 Bayan Lepas,
Pulau Pinang.

Assignor / Borrower :
Wee Kien Song

Solicitor :
Lim ah guy

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

 Pulau Pinang

LOT
01

Bayan Lepas

Reserve Price

RM 328,000



Condominium Unit
850 sq.ft.

Unit No. B2-27-07, Havana Beach Residences,
Halaman Sungai Tiram, 11900 Bayan Lepas,
Pulau Pinang.

Assignor / Borrower :
Wee Kien Song

Solicitor :
Lim ah guy

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

 Pulau Pinang

LOT
01

Bayan Lepas

Reserve Price

RM 328,000



Condominium Unit
850 sq.ft.

Unit No. B2-27-07, Havana Beach Residences,
Halaman Sungai Tiram, 11900 Bayan Lepas,
Pulau Pinang.

Assignor / Borrower :
Wee Kien Song

Solicitor :
Lim ah guy

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

 Pulau Pinang