

High Court E-Lelong January 2026

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | [ambank.com.my](https://www.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 : 29/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 2,000,000.00



DESCRIPTION : A DOUBLE (2) STOREY SEMI-DETACHED HOUSE
LAND AREA : 9,558.35 SQUARE FEET
ASSIGNOR(S) : MOHD RUSHDI BIN HASSAN
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO. : WA-38-2684-09/2025
LOT ID : 44531

SHAH ALAM

NO.1, JALAN KELAB GOLF 13/6D, SEKSYEN 13, 40100 SHAH ALAM, SELANGOR

02

AUCTION DATE : 06/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 1,458,000.00



DESCRIPTION : A THREE STOREY MID TERRACED SHOP/OFFICE
LAND AREA : 1,920.00 SQUARE FEET
ASSIGNOR(S) : 1) RENEE LIM YIN LYN
2) LIM CHIN HONG
SOLICITOR : MESSRS NIK HISHAM FAKIHAH & CO.
EXECUTION NO. : WA-38-2197-08/2025
LOT ID : 42589

RAWANG

NO. PREMIS 28, JALAN MR 1/3, M-RESIDENSI GALLERIA, 48020 RAWANG, SELANGOR

03

AUCTION DATE : 08/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 1,350,000.00



DESCRIPTION : A THREE STOREY SEMI-DETACHED HOUSE
LAND AREA : 3,197.00 SQUARE FEET
ASSIGNOR(S) : MOHD RUSHDI BIN HASSAN
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO. : WA-38-2272-08/2025
LOT ID : 42600

SHAH ALAM

NO. 15, JALAN MEMANAH 13/55K, SEKSYEN 13, 40100 SHAH ALAM, SELANGOR

04

AUCTION DATE : 22/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 558,000.00



DESCRIPTION : A STRATIFIED 3-STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,539.00 SQUARE FEET
ASSIGNOR(S) : ARAVINDAN A/L PALANI
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO. : WA-38-2577-09/2025
LOT ID : 44073

RAWANG

NO. 10, JALAN MAJESTIC 2, MAJESTIC RAWANG, 48000 RAWANG, SELANGOR

05

AUCTION DATE : 13/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 510,300.00



DESCRIPTION : A DOUBLE STOREY END TERRACE HOUSE
 LAND AREA : 2,378.82 SQUARE FEET
 ASSIGNOR(S) : NUR ASSYKEN BINTI MOHD RAIS
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 EXECUTION NO. : BA-38-3123-09/2025
 LOT ID : 42598

BANDAR
PUNCAK
ALAMNO. 15, JALAN BESTARI 3/3, PUNCAK BESTARI, 42300 BANDAR
PUNCAK ALAM, SELANGOR**06**

AUCTION DATE : 22/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 495,000.00



DESCRIPTION : A 2-STOREY INTERMEDIATE TERRACE HOUSE
 LAND AREA : 1,647.00 SQUARE FEET
 ASSIGNOR(S) : 1) KHAIRUL ANUAR BIN MOHD SHARIFF
 2) MOHD AZRIL BIN KHAIRUL ANUAR
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
 EXECUTION NO. : WA-38-2517-09/2025
 LOT ID : 44071

SEPANG

NO. 73, JALAN SAUJANA KLIA 2/2, TAMAN SAUJANA KLIA, 43900
SEPANG, SELANGOR**07**

AUCTION DATE : 08/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 420,000.00



DESCRIPTION : AN EXTENDED AND RENOVATED DOUBLE STOREY CORNER TERRACED HOUSE
 LAND AREA : 1,819.00 SQUARE FEET
 ASSIGNOR(S) : PURUSHOTHAMAM A/L ARUMUGAM
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
 EXECUTION NO. : WA-38-1861-07/2025
 LOT ID : 42597

KLANG

NO. 1, JALAN TEMENGGUNG 22B, OFF JALAN SUNGAI JATI, 41200
KLANG, SELANGOR**08**

AUCTION DATE : 22/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 350,000.00



DESCRIPTION : A SINGLE STOREY CORNER TERRACED HOUSE
 LAND AREA : 2,088.00 SQUARE FEET
 ASSIGNOR(S) : MUHAMMAD AMIRUL BIN AHMAD RADZI
 SOLICITOR : MESSRS AZHAR & WONG (KL)
 EXECUTION NO. : WA-38-2526-09/2025
 LOT ID : 44070

RAWANG

PREMISES NO. 1, JALAN GU 1/6, TAMAN GARING UTAMA, 48000
RAWANG, SELANGOR**09**

AUCTION DATE : 26/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 330,000.00



DESCRIPTION : A 3-BEDROOM APARTMENT
 FLOOR AREA : 904.00 SQUARE FEET
 ASSIGNOR(S) : 1) PREM KUMAR A/L MUNIYAN
 2) SASIKALA A/P LOOCAS
 SOLICITOR : MESSRS VAS & CO (KLG)
 EXECUTION NO. : BA-38-3321-09/2025
 LOT ID : 43947

KLANG

NO. D-1-02A, PANGSAPURI KASUARINA, PERSIARAN KASUARINA
KS/07, BANDAR BOTANIC, 41200 KLANG, SELANGOR**10**

AUCTION DATE : 22/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 324,000.00



DESCRIPTION : A SINGLE- STOREY INTERMEDIATE TERRACE HOUSE
 LAND AREA : 1,199.96 SQUARE FEET
 ASSIGNOR(S) : RATNADEVI A/P SUKUMAR
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
 EXECUTION NO. : WA-38-2395-08/2025
 LOT ID : 44072

KLANG

NO. 54, JALAN DATO ABDUL HAMID 9, TAMAN SENTOSA, 41200
KLANG, SELANGOR**11**

AUCTION DATE : 06/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 315,000.00



DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 1,076.00 SQUARE FEET
 ASSIGNOR(S) : LIEW WAI CHUN
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
 EXECUTION NO. : BA-38-2916-08/2025
 LOT ID : 42590

CHERAS

NO. 1-08, PANGSAPURI MAHKOTA RESIDENCE, PERSIARAN
MAHKOTA RESIDENCE, BANDAR MAHKOTA CHERAS, 43200
CHERAS, SELANGOR**12**

AUCTION DATE : 29/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 315,000.00



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-38-2666-09/2025
 LOT ID : 44974

CHERAS

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

13

AUCTION DATE : 08/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 310,000.00



DESCRIPTION : A THREE-BEDROOM CONDOMINIUM UNIT
 FLOOR AREA : 1,012.00 SQUARE FEET
 ASSIGNOR(S) : LIM JUN HOW
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
 EXECUTION NO. : WA-38-2287-08/2025
 LOT ID : 42599

KAJANG

UNIT NO. A6-9-5, 9TH FLOOR, BLOCK A6 (DAISY), GREEN ACRE PARK CONDOMINIUM, JALAN SUNGAI LONG, BANDAR SUNGAI LONG, 43000 KAJANG, SELANGOR

14

AUCTION DATE : 27/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 300,000.00



DESCRIPTION : A SINGLE STOREY DETACHED HOUSE
 LAND AREA : 7,039.00 SQUARE FEET
 ASSIGNOR(S) : THARAN RAJA A/L INASI
 SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
 EXECUTION NO. : WA-38-2574-09/2025
 LOT ID : 44064

RASA

NO. 444, JALAN KUALA KALI, 44200 RASA, SELANGOR

15

AUCTION DATE : 08/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 280,000.00



DESCRIPTION : AN EXTENDED INTERMEDIATE SINGLE-STOREY TERRACED HOUSE
 LAND AREA : 1,399.00 SQUARE FEET
 ASSIGNOR(S) : NURUL HANISSYA BINTI MUHAMMAD NIZAM
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
 EXECUTION NO. : WA-38-2278-08/2025
 LOT ID : 42596

BANTING

NO. 28, JALAN BUDI 3, TAMAN BUDIMAN, 42700 BANTING, SELANGOR

16

AUCTION DATE : 12/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 226,800.00



DESCRIPTION : A MEDIUM-COST APARTMENT
 FLOOR AREA : 850.00 SQUARE FEET
 ASSIGNOR(S) : 1) FADZLINA BINTI SUKERI
 2) MAZHAIZAL BIN MOHAMED
 SOLICITOR : MESSRS GOH & PARTNERS (KL)
 EXECUTION NO. : WA-38-2377-08/2025
 LOT ID : 43023

SHAH ALAM

NO. 10-G-08, PANGSAPURI FLORA 1, JALAN ASTEROID U5/30A, SEKSYEN U5, 40150 SHAH ALAM, SELANGOR

17

AUCTION DATE : 26/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 207,000.00



DESCRIPTION : A 3-BEDROOM APARTMENT
 FLOOR AREA : 840.00 SQUARE FEET
 ASSIGNOR(S) : ASLAM ILMAN BIN ZULKIFLEE
 SOLICITOR : MESSRS VAS & CO (KLG)
 EXECUTION NO. : BA-38-2708-07/2025
 LOT ID : 43508

KUALA LUMPUR

NO. E-402, PANDAN LAKE VIEW, JALAN PERDANA 5/1, PANDAN PERDANA, 55300 KUALA LUMPUR, SELANGOR

18

AUCTION DATE : 06/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 204,120.00



DESCRIPTION : A MEDIUM COST APARTMENT UNIT SITED ON THE 3RD FLOOR OF 10 STOREY BLOCK
 FLOOR AREA : 893.40 SQUARE FEET
 ASSIGNOR(S) : SARATHA A/P PALANIANDY
 SOLICITOR : MESSRS VAS & CO (KLG)
 EXECUTION NO. : BA-38-2922-08/2025
 LOT ID : 42592

BATU CAVES

UNIT NO. A-3-4, BLOK ANGGERIK, SRI ASTANA, JALAN SUNGAI TUA, TAMAN SELAYANG, 68100 BATU CAVES, SELANGOR

19

AUCTION DATE : 21/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 126,000.00



DESCRIPTION : A CORNER THREE (3) BEDROOM LOW COST APARTMENT
 FLOOR AREA : 657.00 SQUARE FEET
 ASSIGNOR(S) : KOH KAR LOONG
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
 EXECUTION NO. : WA-38-2533-09/2025
 LOT ID : 43946

KEPONG

NO. 7-10-A, BLOK 7, DESA SATU APARTMENT, OFF LORONG D1/5, DESA AMAN PURI, 52100 KEPONG, SELANGOR

20

AUCTION DATE : 12/01/2026

RESERVE PRICE

TIME : 9.00 AM

RM 120,000.00



DESCRIPTION : A THREE ROOM LOW-COST FLAT
 FLOOR AREA : 657.00 SQUARE FEET
 ASSIGNOR(S) : WAKIL DIRI BAGI HARTA PUSAKA SIMATI JAMALIAH BINTI MUHAMMED SHARIF
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
 EXECUTION NO. : WA-38-300-02/2025
 LOT ID : 43507

KLANG

NO. E-4-13, BLOK E, PANGSAPURI REBANA, JALAN GEMELAN, 41050 KLANG, SELANGOR

21

AUCTION DATE : 12/01/2026

TIME : 9.00 AM

RESERVE PRICE

RM 440,000.00



DESCRIPTION : A UNIT OF A SERVICED APARTMENT
 FLOOR AREA : 807.00 SQUARE FEET
 ASSIGNOR(S) : HENG FU YING
 SOLICITOR : MESSRS A RAHIM & CO (KL)
 EXECUTION NO. : WA-38-2381-08/2025
 LOT ID : 42624

KUALA LUMPUR

NO. C-31-09, REGALIA SERVICE APARTMENT, NO. 2, JALAN ANJUNG PUTRA, OFF JALAN SULTAN ISMAIL, 50250 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

22

AUCTION DATE : 21/01/2026

TIME : 9.00 AM

RESERVE PRICE

RM 421,200.00



DESCRIPTION : A SERVICED APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS AS ACCESSORY PARCELS
 FLOOR AREA : 1,141.00 SQUARE FEET
 ASSIGNOR(S) : WONG LEH YEN
 SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
 EXECUTION NO. : WA-38-2504-09/2025
 LOT ID : 44069

KUALA LUMPUR

NO.13-3A, THE ANNEX @ MEDAN CONNAUGHT, NO.1, JALAN 3/144A, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

23

AUCTION DATE : 08/01/2026

TIME : 9.00 AM

RESERVE PRICE

RM 320,000.00



DESCRIPTION : A DOUBLE STOREY SEMI-DETACHED HOUSE
 LAND AREA : 2,993.00 SQUARE FEET
 ASSIGNOR(S) : SIVAKUMAR A/L VISVANATHAN
 SOLICITOR : MESSRS HEILEY HASSAN TAN & PARTNERS
 EXECUTION NO. : WA-38-1801-07/2025
 LOT ID : 39264

TANJONG KLING

NO. 7351, JALAN SPRING 1, TAMAN SPRING, 76400 TANJONG KLING, MELAKA

24

AUCTION DATE : 06/01/2026

TIME : 9.00 AM

RESERVE PRICE

RM 270,000.00



DESCRIPTION : AN INTERMEDIATE UNIT DOUBLE-STOREY TERRACE HOUSE
 LAND AREA : 1,668.00 SQUARE FEET
 ASSIGNOR(S) : 1) LOW KOK LEONG
 2) CHEN PAI YIN
 SOLICITOR : MESSRS HEILEY HASSAN TAN & PARTNERS
 EXECUTION NO. : WA-38-2118-08/2025
 LOT ID : 42593

HANG TUAH JAYA

NO. 66, JALAN MJ 6, TAMAN MERDEKA JAYA, BATU BERENDAM, 75350 HANG TUAH JAYA, MELAKA

25

AUCTION DATE : 08/01/2026

TIME : 9.00 AM

RESERVE PRICE

RM 137,700.00



DESCRIPTION : AN EXTENDED SINGLE STOREY END TERRACE HOUSE
 LAND AREA : 1,076.00 SQUARE FEET
 ASSIGNOR(S) : MUHAMMAD ASZRI BIN BAHASAN
 SOLICITOR : MESSRS HAMIDAH ROSMAWATI & ASSOCIATES (KUANTAN)
 EXECUTION NO. : CA-38-540-10/2025
 LOT ID : 43017

KUANTAN

NO. 23, JALAN TAS 28, PERUMAHAN TAS, 25150 KUANTAN, PAHANG

26

AUCTION DATE : 22/01/2026

TIME : 9.00 AM

RESERVE PRICE

RM 81,000.00



DESCRIPTION : A TOWNHOUSE UNIT LOCATED ON THE GROUND FLOOR OF AN INTERMEDIATE DOUBLE STOREY TOWNHOUSE
 FLOOR AREA : 592.00 SQUARE FEET
 ASSIGNOR(S) : 1) MOHD FAIZAL BIN CHE ALI
 2) SITI ASMAH BINTI ALI
 SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
 EXECUTION NO. : WA-38-2555-09/2025
 LOT ID : 43952

ALAI

NO. 33, JALAN AP 7, TAMAN ALAI PERDANA, 75460 ALAI, 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



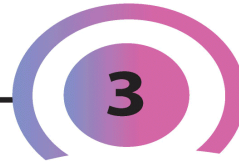
USER REGISTRATION

1. Go to <https://eelong.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.

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 EMAIL : aasb@arenaauctioneers.com

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

High Court E-Lelong January 2026

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 JANUARY 2026

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

Note : Prospective bidders are advised to conduct an official Title search at the relevant Land Office, check all dependents, encumbrances and conduct their own investigation and verification on the accuracy and correctness of the subject property prior to the 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 900,000.00 SKUDAI Auction Date : 19/1/2026 / 11:00 a.m Type : A Three Storey Cluster House Sited Within A Gated And Guarded Scheme Assignor : Tan Ker Maan Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 17, Jalan Mutiara 2/9, Taman Mutiara Mas, 81300 Skudai, Johor  AMBT523	LOT 2 RESERVE PRICE: RM 495,000.00 KULAI Auction Date : 27/1/2026 / 11:00 a.m Type : Double Storey Terrace House, Corner Lot Assignor : Chan Suit Yee Solicitor : A Rahim & Co (JB) Address : No. 2514, Jalan Sri Putri 6/17, Taman Putri Kulai, 81000 Kulai, Johor  AMBT122(2)
LOT 3 RESERVE PRICE: RM 405,000.00 JOHOR BAHRU Auction Date : 20/1/2026 / 11:00 a.m Type : 3 Bedroom Service Apartment Assignor : Logiswaran A/L Rajendran Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : 08-10 Aras 8 Pangsapuri Lagenda Tasek Taman Suria Muafakat 80350 Johor Bahru, Johor.  AMBT560	LOT 4 RESERVE PRICE: RM 332,100.00 MASAI Auction Date : 12/1/2026 / 11:00 a.m Type : Condominium Unit Assignor : Chiah Soh Keang Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : Unit No. 10-03, Blok D, Pangsapuri Seri Mutiara, Bandar Seri Alam, Masai, 801750 Johor Bahru Kaveat : No. Perserahan: 8587/2021 oleh AmBank (M) Berhad didaftarkan pada 28/03/2021  AMBT185(2)
LOT 5 RESERVE PRICE: RM 328,050.00 MASAI Auction Date : 19/1/2026 / 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(3)	LOT 6 RESERVE PRICE: RM 324000.00 JOHOR BAHRU Auction Date : 19/1/2026 / 11:00 a.m Type : A Medium-Cost Apartment Unit Assignor : Tan Siau Chen Solicitor : Nor Ding & Co (Johor Bahru) Address : Unit No. 16-04, Blok B, Pangsapuri Mutiara Idaman, Jalan Idaman Utama, Taman Larkin Idaman, 80350 Johor Bahru, Johor Kaveat : AmBANK (M) BERHAD No. Pers: 28490/2022 Bertarikh: 2/8/2022  AMBT204(2)
LOT 7 RESERVE PRICE: RM 315,000.00 SKUDAI Auction Date : 19/1/2026 / 11.00 a.m Type : Apartment Assignor : Devika A/P Balakrishnan Solicitor : Nor Ding & Co (Johor Bahru) Address : No. A-01-03, Pangsapuri Sri Awana, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor Kaveat : AmBANK (M) BERHAD No. Pers: 25608/2023 Bertarikh: 20/6/2023  AMBT536	LOT 8 RESERVE PRICE: RM 288,000.00 SENAI Auction Date : 26/1/2026 / 11:00 a.m Type : Single Storey Medium-cost Terrace House Assignor : Mohammad Zulkarnai Idham Bin Abdullah Solicitor : A Rahim & Co (Kluang) Address : No. 97, Jalan Bunga Dahlia 9, Taman Aman, 81400 Senai, Johor.  AMBT561

LOT 9	RESERVE PRICE: RM 269,001.00	MASAI
Auction Date : 28/1/2026 / 11:00 a.m Type : Apartment Assignor : Ong Sin Weng Solicitor : A Rahim & Co (JB) Address : No. 12-05, Blok D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor Kaveat : Nombor Persendirian : 44938/2022 Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD No. Syarikat : 8515-D didaftarkan pada 16 November 2022		AMBT032(3)

LOT 10	RESERVE PRICE: RM 218,700.00	JOHOR BAHRU
Auction Date : 19/1/2026 / 11:00 a.m Type : Medium-Cost Apartment Unit Assignor : Hensel Herry A/L Joseph Solicitor : Nor Ding & Co (Johor Bahru) Address : Unit No. 12-02, Blok B, Pangsapuri Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor Kaveat : AmBANK ISLAMIC BERHAD No. Pers: 13640/2020 Bertarikh: 26/5/2020		AMBT527

LOT 11	RESERVE PRICE: RM 153,000.00	MASAI
Auction Date : 20/1/2026 / 11:00 a.m Type : An Extended Double Storey End Unit Low Cost Terrace House With Extra Land Assignor : Nor Ardila Binti Jalal Solicitor : A Rahim & Co (JB) Address : No. 20, Jalan 28, Taman Kluang Barat, 86000 Kluang, Johor Darul Takzim		AMBT571

LOT 12	RESERVE PRICE: RM 130,000.00	PASIR GUDANG
Auction Date : 13/1/2026 / 11:00 a.m Type : Low-Cost Flat Unit Assignor : Noreen Binti Indanan Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. AT5-93, Persiaran Desa Rakyat, Desa Rakyat, 81700 Pasir Gudang, Johor.		AMBT521

CENTRAL

LOT 13	RESERVE PRICE: RM1,710,000.00	SEPANG
Auction Date : 06/1/2026 / 9:00 a.m Type : A Stratified 2-Storey Semi-Detached House Assignor : Wong Kok Meng Solicitor : Goh & Partners (KL) Address : No. 10, Jalan Beethoven 2A, Symphony Hills, Cyber 9, Cyberjaya, 63000 Sepang Selangor		AMBT477

LOT 14	RESERVE PRICE: RM 580,000.00	BERANANG
Auction Date : 28/1/2025 / 9:00 a.m Type : A Double Storey End Terraced House With Extra Land Assignor : Teen Swee Siang Solicitor : Vas & Co (KLG) Address : No.41, Jalan Kesuma 8/2D, D'cendana, Bandar Tasik Kesuma, 43700 Beranang, Selangor Darul Ehsan Kaveat : 001B38706/2023 Kaveat Persendirian atas tanah oleh Ambank (M) Berhad		AMBT534

LOT 15	RESERVE PRICE: RM 450,000.00	SEPANG
Auction Date : 15/1/2026 / 9:00 a.m Type : A Double Storey Mid Terrace House Assignor : Krishnan A/L Thankavelu Solicitor : Sidek Teoh Wong & Dennis (KL) Address : Premises No. 3, Jalan TSW 1/4, Taman Semarak Warisan 43900 Sepang Selangor Darul Ehsan		AMBT494

LOT 16	RESERVE PRICE: RM 400,000.00	KLANG
Auction Date : 07/1/2026 / 9:00 a.m Type : Single-Storey Cluster House Assignor : Suhaimi Bin Ahmad Supari Solicitor : Zain Megat & Murad (KI) Address : No. 17, Lorong Riveria 4/KS9, Taman Riveria, Sijangkang, 42000 Klang, Selangor		AMB452

LOT 17	RESERVE PRICE: RM 252,000.00	SERI KEMBANGAN
Auction Date : 29/1/2026 / 9:00 a.m Type : Apartment Assignor : Haslinda Binti Ngah Solicitor : Zain Megat & Murad (KL) Address : B-09-09, Pangsapuri Casa Riana, Persiaran Taman Puncak Jalil, Bandar Putra Permai 43300 Seri Kembangan, Selangor		AMBT502

LOT 18	RESERVE PRICE: RM 252,000.00	KAJANG
Auction Date : 19/1/2026 / 9:00 a.m Type : An Intermediate Double Storey Terraced House Assignor : Sumalatha A/P Sree Kamlan Solicitor : Vas & Co (KLG) Address : No. 24, Jalan 9, Taman Maju, Jalan Semenyih Kajang, 43000 Kajang, Selangor Darul Ehsan		AMBT495

LOT 19	RESERVE PRICE: RM 225,990.00	BATU CAVES
Auction Date : 27/1/2026 / 9:00 a.m Type : An Intermediate 2 Bedroom Condominium Assignor : Raja Feisal Mukhris Bin Raja Zainal Abidin Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners Address : No. C13-07, Block C, Magna Ville Selayang, Selayang Bahagia, Lebuhraya Selayang-Kepong, 68100 Batu Caves, Selangor Darul Ehsan Kaveat : KAVEAT PERSENDIRIAN NO. PERSERAHAN 002B12002/2020 OLEH AMBANK ISLAMIC BERHAD YANG DIDAFTARKAN PADA 14 OKTOBER 2020		AMBT519

LOT 20	RESERVE PRICE: RM 167,670.00	PETALING JAYA
Auction Date : 05/1/2026 / 11:00 a.m Type : An Apartment Unit Assignor : Wan Muhammad Afiq Ariffin Bin Wan Zainudin Solicitor : Vas & Co (KLG) Address : No B-316, Block B, Apartment Saujana, No. 1 Jalan PJU 10/1C, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan		AMBT463

LOT 21	RESERVE PRICE: RM 153,000.00	SUBANG JAYA
Auction Date : 21/1/2026 / 9:00 a.m Type : A 3 Bedroom Low Cost Apartment Assignor : Muhammad Azfar Bin Hamidon Solicitor : Nik Hisham, Fakhiah & Co (KL) Address : No. H6-06-09, Blok H, Pangsapuri Angsana, Persiaran Mewah, USJ 1, 47620 Subang Jaya, Selangor		
		AMBT517

NORTHERN

LOT 22	RESERVE PRICE: RM 700,000.00	SUNGAI PETANI
Auction Date : 15/1/2025 / 11:00 a.m Type : One A Half (1.5) Storey Bungalow House Assignor : Amira Binti Abdul Halim Solicitor : Lalchand & Nawawi (Ipoh) Address : No.125, Jalan 9/5, Darulaman Perdana, 08000 Sungai Petani, Kedah Darul Aman		
		AMBT568

LOT 23	RESERVE PRICE: RM 550,800.00	SUNGAI PETANI
Auction Date : 27/1/2026 / 11:00 a.m Type : A Double Storey Semi-Detached House Assignor : Muhamad Azahar Bin Azmi Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 154, Jalan Presint 9/1, Darulaman Perdana, 08000 Sungai Petani, Kedah Darul Aman		
		AMBT558

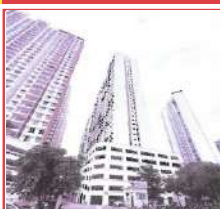
LOT 24	RESERVE PRICE: RM 490,000.00	SIMPANG AMPAT
Auction Date : 07/1/2026 / 11:00 a.m Type : A Double Storey Intermediate Terrace House Assignor : Arvini A/P Subramaniam Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 61, Lorong 9/SS6, Bandar Tasek Mutiara, 14120 Simpang Ampat, Pulau Pinang		
		AMBT551

LOT 25	RESERVE PRICE: RM 432,000.00	PENAGA
Auction Date : 29/1/2026 / 11:00 a.m Type : A Double Storey Intermediate Terrace House Assignor : Nor Amalina Binti Mazalan Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 5, Lorong Seri Penaga 3, Taman Seri Penaga, 13100 Penaga, Pulau Pinang Kaveat : Kaveat pendaftar atas tanah bersama no pers: 0799b201812898 telah didaftarkan pada 7 disember 2018.		
		AMBT081(2)

LOT 26	RESERVE PRICE: RM 320,000.00	PULAU PINANG
Auction Date : 26/1/2026 / 11:00 a.m Type : A Three Bedroom Condominium Unit Assignor : Khoo Kay Soon Solicitor : Jayadeva & Kamal (Alor Setar) Address : Unit No. 488E-15-10, Jalan Burma, Midlands Condo, 10350 Pulau Pinang Kaveat : KAVEAT PERSENDIRIAN ATAS PETAK OLEH AMBANK (M) BERHAD, NO PERS: 0799B2022007502 TELAH DIDAFTARKAN PADA 22 JULAI 2022.		
		AMBT573

LOT 27	RESERVE PRICE: RM 315,000.00	IPOH
Auction Date : 19/1/2025 / 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(2)

LOT 28	RESERVE PRICE: RM 306,000.00	BUTTERWORTH
Auction Date : 05/1/2026 / 11:00 a.m Type : A 3-Bedroom Apartment Assignor : Lim Choon Liang Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. B-5-1 Blok B, Vista Perdana Jalan Kampung Gajah, Taman Bagan Jermal, 12200 Butterworth, Pulau Pinang		
		AMBT535

LOT 29	RESERVE PRICE: RM 300,000.00	BAYAN LEPAS
Auction Date : 21/1/2026 / 11:00 a.m Type : An Intermediate Unit Of Three (3) Bedrooms Flat Assignor : Tan Zen Hwa Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 10B-24-15, Lilitan Sungai Ara, Idaman Selasih, 11900 Bayan Lepas, Penang		
		AMBT570

LOT 30	RESERVE PRICE: RM 285,500.00	SUNGAI PETANI
Auction Date : 12/1/2026 / 11:00 a.m Type : Extended Single Storey Terrace House Assignor : Vallarasan A/L Arumugom Solicitor : Jayadeva & Kamal (Alor Setar) Address : 161, Jalan Kelisa Ria 1/3 Taman Kelisa Ria 08000 Sungai Petani Kedah		
		AMBT567

LOT 31	RESERVE PRICE: RM 275,400.00	JELUTONG
Auction Date : 21/1/2026 / 11:00 a.m Type : A Three Bedroom Apartment Unit Assignor : Khoo Kay Keong Solicitor : Azmi Rahim & Co (Sg Petani) Address : Unit No. 60-15-3, Jalan Slim, Taman Seri Perak, 11600 Jelutong, Pulau Pinang		
		AMBT091(3)

LOT 32	RESERVE PRICE: RM 270,000.00	JELUTONG
Auction Date : 14/1/2026 / 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(3)

LOT 33	RESERVE PRICE: RM 270,000.00	TANJONG BUNGAH
Auction Date : 13/1/2026 / 11:00 a.m Type : A Three Bedroom Apartment Unit Assignor : Susila A/P Subramaniam Solicitor : Zaid Ibrahim & Co (Penang) Address : Unit No. 1-13A-3, Permai Jaya, Lintang Lembah Permai 4, 11200 Tanjung Bungah, Pulau Pinang		
		AMBT550

LOT 34	RESERVE PRICE: RM 260,000.00	KEPALA BATAS
Auction Date : 27/1/2026 / 11:00 a.m Type : A Double Storey Intermediate Cluster House Assignor : Muhammad Syafiq Bin Taha Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 19, Persiaran Seksyen 6/4, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang		
		AMBT563

LOT 35	RESERVE PRICE: RM 260,000.00	KULIM
Auction Date : 26/1/2026 / 11:00 a.m Type : A Single Storey Intermediate Terrace House Assignor : Azmi Bin Ismail Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 1563, Lorong Pr1ma Mahkota, 31/2, Residensi Pr1ma Seri Mahkota, Kulim 09000 Kulim Kedah Address : Kaveat oleh AMBANK ISLAMIC BERHAD melalui Nombor Perserahan : 1406/2024		
		AMBT646

LOT 36	RESERVE PRICE: RM 255,150.00	SUNGAI PETANI
Auction Date : 13/1/2026 / 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(3)

LOT 37	RESERVE PRICE: RM 226,800.00	MERBOK
Auction Date : 05/1/2026 / 11:00 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 Address : KAVEAT PERSENDIRIAN OLEH AMBANK ISLAMIC BERHAD SURAT WAKIL NO. 67/2022 DIDAFTARKAN PADA 26 SEPTEMBER 2023		
		AMBT401(2)

LOT 38	RESERVE PRICE: RM 204,120.00	JELUTONG
Auction Date : 13/1/2026 / 11:00 a.m Type : An Intermediate Unit Of Three (3) Bedrooms Flat Assignor : Yeong Kah Man Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 3-09-19, Jalan Gangsa, Green Lane Heights - Blok C, Jelutong, Penang 11600 Penang		
		AMBT175(2)

LOT 39	RESERVE PRICE: RM 204,120.00	SUNGAI PETANI
Auction Date : 27/1/2026 / 11:00 a.m Type : A Single Storey Semi-Detached House Assignor : Nor Azlina Binti Yaakob Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 228, Persiaran SP Heights, SP Heights, 08000 Sungai Petani, Kedah Darul Aman		
		AMBT552

LOT 40	RESERVE PRICE: RM 200,000.00	PADANG SERAI
Auction Date : 29/1/2026 / 11:00 a.m Type : An Extended Intermediate Unit Single Storey Terrace House Assignor : Muhammad Ikhwan Bin Mohd Nor Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 15, Jalan Permai 2/2, Taman Kerian Permai, 34200 Parit Buntar, Perak Darul Ridzuan		
		AMBT532

LOT 41	RESERVE PRICE: RM 198,450.00	TANJUNG PINANG
Auction Date : 20/1/2026 / 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 Address : No Pers: 0799B2022014452 Kaveat Persendirian Atas Petak oleh AMBANK (M) BERHAD didaftarkan pada 20/12/2022		
		AMBT366(3)

LOT 42	RESERVE PRICE: RM 170,000.00	TEMOH
Auction Date : 22/1/2026 / 11:00 a.m Type : A Single-storey Intermediate Terrace House Assignor : Mohamad Malbawi Bin Itam Mohamed Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 721, Jalan Lagenda 17, Residensi Lagenda Tropika, 35350, Temoh, Perak Darul Ridzuan		
		AMBT512

LOT 43	RESERVE PRICE: RM 129,600.00	BAYAN LEPAS
Auction Date : 20/1/2026 / 11:00 a.m Type : An Intermediate Unit Of Two (2) Bedrooms Flat Assignor : Durga Devi A/P Mumuruthi Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 10-19-02, Lebuhr Relau, Mukim 13, 11900 Bayan Lepas, Penang		
		AMBT340(2)

LOT 44	RESERVE PRICE: RM 125,550.00	PAYA TERUBONG
Auction Date	: 14/1/2026 / 11:00 a.m	
Type	: A Three Bedroom Low-Cost Apartment Unit	
Assignor	: Billy Kek Yeong Loong	
Solicitor	: Azmi Rahim & Co (Sg Petani)	
Address	: Unit No. 11-12-3, Tingkat Paya Terubong 5, Taman Terubong Indah, 11060 Paya Terubong, Pulau Pinang	
		AMBT541

LOT 45	RESERVE PRICE: RM 113,400.00	BAYAN LEPAS
Auction Date	: 21/1/2026 / 11:00 a.m	
Type	: A 2-Bedroom Low-Cost Flat	
Assignor	: Muhamad Harith Daniel Bin Muhamad Salleh	
Solicitor	: Zaid Ibrahim & Co (Penang)	
Address	: No. 3-4-16, Bandar Baru Perda Teluk Kumbar, Tingkat Teluk Kumbar, Bandar Baru Teluk Kumbar, 11920 Bayan Lepas, Pulau Pinang	
		AMBT312(2)

LOT 46	RESERVE PRICE: RM 113,000.00	BAYAN LEPAS
Auction Date	: 21/1/2026 / 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	: KAVEAT PERSENDIRIAN ATAS PETAK OLEH AMBANK ISLAMIC BERHAD BERSAMA NO PERS : 0705B2023000467 TELAH DIDAFKARKAN PADA 16 MEI 2023.	
		AMBT174(3)

LOT 47	RESERVE PRICE: RM 110,000.00	BALIK PULAU
Auction Date	: 20/1/2026 / 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(2)

EAST COAST

LOT 48	RESERVE PRICE: RM279,000.00	PASIR MAS
Auction Date	: 08/1/2026 / 9:00 a.m	
Type	: A Single Storey Detached House	
Assignor	: Mohd Sabri Bin Abdul Kadir	
Solicitor	: H. S. Lim & Malik (Kota Bharu)	
Address	: PT 853, Taman KSN Seroja, Kg Bechah Kubang Sepat, Tendong, 17030 Pasir Mas, Kelantan	
		AMBT580

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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 JANUARY 2026

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Brian Choi : 019-384 6608



PROPERTY AUCTION



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

**WILL SELL BY PUBLIC AUCTION
VIA ELECTRONIC AT E-LELONG WEBSITE,
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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 : **RM494,100.00** 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 (Tel : 03-26987533)
Auction Date : 20 January 2026 (Tuesday)
Time : 9.00 AM

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

LOT 2 RESERVE PRICE : **RM430,000.00** SENAWANG



Type : An Intermediate Double Storey Terrace House
Area : Approx 117 sqmt / 1,259.38 sqft
Assignor(s) : Mohd Shahfuan Bin Murad
Solicitor : M/S Heiley Hassan Tan & Partners (No. Tel : 03-27704948)
Auction Date : 28 January 2026 (Wednesday)
Time : 9.00 AM

ISLAMIC

NO. 24, LORONG BUKIT SENAWANG 2/3, TAMAN BUKIT SENAWANG, 70450 SEREMBAN, NEGERI SEMBILAN.

LOT 3 RESERVE PRICE : **RM170,000.00** NILAI



Type : Apartment
Area : Approx 37 sqmt / 398 sqft
Assignor(s) : Low Tuck Choy
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 29 January 2026 (Thursday)
Time : 11.00 AM

NO. LP3-12-21, BLOCK LP3, LAMAN KOMERSIL ARECA, PUTRA NILAI, 71800 NILAI, NEGERI SEMBILAN.

LOT 4 RESERVE PRICE : **RM97,200.00** PORT DICKSON



Type : 2 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 (No. Tel : 03-26987533)
Auction Date : 22 January 2026 (Thursday)
Time : 9.00 AM

ISLAMIC

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

 **AmBank (M) Berhad**

 **AmBank Islamic Berhad**

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



MOHD NIZAM BIN MOHD SHARIF (P.J.K)
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STEP 2: LOGIN

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STEP 3: CHOOSE PROPERTY

- Once login, please fill property details and click "Search" button.
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STEP 4: BIDDING REGISTRATION

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

STEP 5: CHECK UPCOMING BIDDING

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

STEP 6: AUCTION DAY

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

NOTE :

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



MOHD NIZAM BIN MOHD SHARIF (P.J.K)
LICENSED AUCTIONEER

ESZAM AUCTIONEER SDN. BHD.
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NEGERI SEMBILAN DARUL KHUSUS

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 **06-7616986**
 **eszamauctioneer@yahoo.com**
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High Court E-lelong

JANUARY 2026

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

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

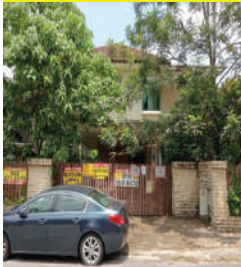
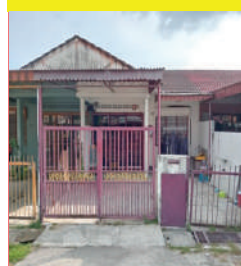
**WILL SELL BY PUBLIC AUCTION
VIA ELECTRONIC AT E-LELONG WEBSITE, PUSAT OPERASI E-LELONG,
KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR**

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

SELANGOR

Lot 1  AMPANG	RESERVE PRICE RM1,968,300.00 Auction Date: 05/01/2026 / 9.00AM Type : A 2 1/2 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-38-2931-10/2025 No. 35, Jalan 14/3, Taman Tun Abdul Razak, 68000 Ampang, Selangor.	Lot 2  SERI KEMBANGAN	RESERVE PRICE RM640,000.00 Auction Date: 20/01/2026 / 9.00AM Type : A Double Storey Intermediate Terrace House Area: 130.06 sq. metres (1,400 sq. ft) Assignor(s): Sunill Bahadur A/L Budiman Bahadur Solicitors: Zain Megat & Murad Execution No: WA-38-2409-08/2025 No. 17, Jalan LEP 6/31, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.
Lot 3  CHERAS	RESERVE PRICE RM580,000.00 Auction Date: 06/01/2026 / 9.00AM Type : 2-Storey Intermediate Terrace House Area: 121 sq. metres (1,302 sq. ft) Assignor(s): Mohd Annuar Bin Jamaludin & Suharti Binti Yahya Solicitors: Nik Hisham Fakhiah & Co. Execution No: WA-38-2081-08/2025 No. 4, Jalan Inang 11/9, Bandar Mahkota Cheras, 43200 Cheras, Selangor. AMBANK ISLAMIC BERHAD	Lot 4  RAWANG	RESERVE PRICE RM540,000.00 Auction Date: 12/01/2026 / 9.00AM Type : A Double Storey Corner Terraced House Area: 242 sq. metres (2,605 sq. ft) Assignor(s): Ramkumar A/L Rajisperan Solicitors: Sidek Teoh Wong & Dennis Execution No: WA-38-1350-05/2025 No. 45, Jalan KJ 1D/3, Taman Kundang Jaya, 48020 Rawang, Selangor.
Lot 5  KLANG	RESERVE PRICE RM450,000.00 Auction Date: 15/01/2026 / 9.00AM Type : An Extended And Renovated Single Storey Mid Terraced House Area: 130.06 sq. metres (1,400 sq. ft) Assignor(s): Segeran A/L Ponnusamy, Vasanthi A/P Raju, Palanivelu A/L Segeran Solicitors: Sidek Teoh Wong & Dennis Execution No: BA-38-3085-08/2025 No. 52, Lorong Samarinda 20, Taman Mesra Indah, Kampung Jawa, 41000 Klang, Selangor.	Lot 6  KLANG	RESERVE PRICE RM324,000.00 Auction Date: 22/01/2026 / 9.00AM Type : An Intermediate Single Storey Terrace House Area: 120.77 sq. metres (1,300 sq. ft) Assignor(s): Pirabakaran A/L Mariyapan Solicitors: Sidek Teoh Wong & Dennis Execution No: WA-38-3017-10/2025 No. 26, Jalan Dato Abdul Hamid 2, Taman Sentosa, 41200 Klang, Selangor.

Lot 7	RESERVE PRICE RM252,000.00
	Auction Date: 29/01/2026 / 9.00AM Type : A 3-Bedroom Apartment Area: 72 sq. metres (775 sq. ft) Assignor(s): Mohd Fuizzuddin Bin Mursid Solicitors: Goh & Partners Execution No: WA-38-2633-09/2025 Unit No. A-17-5, Block A, Mentari Court, Jalan PJS 8/9, Taman Seri Mentari, 46150 Petaling Jaya, Selangor.
PETALING JAYA	AMBANK ISLAMIC BERHAD

Lot 8	RESERVE PRICE
CALLLED OFF	

Lot 9	RESERVE PRICE RM178,200.00
	Auction Date: 15/01/2026 / 9.00AM Type : A 3-Bedroom Low-Cost Apartment Area: 61 sq. metres (657 sq. ft) Assignor(s): Kavitha A/P Velu (As Administrator Of The Estate For Bala Mani A/P Thangavelu, Deceased) Solicitors: Azhar & Wong Execution No: BA-38-2147-06/2025 No. C-19-6, Block C (Cempaka), Pelangi Damansara, PJU 6 Persiaran Surian, 46200 Petaling Jaya, Selangor.
PETALING JAYA	AMBANK ISLAMIC BERHAD

Lot 10	RESERVE PRICE RM171,000.00
	Auction Date: 15/01/2026 / 9.00AM Type : A 3-Bedroom Apartment Area: 70 sq. metres (753 sq. ft) Assignor(s): Abdul Rahman Bin Amiruddin Solicitors: Nik Hisham Fakhiah & Co. Execution No: WA-38-2467-09/2025 No. D-06-21, Apartment Permai, Jalan Tropicana Selatan 1, PJU 3, 47301 Petaling Jaya, Selangor.
PETALING JAYA	AMBANK ISLAMIC BERHAD

Lot 11	RESERVE PRICE RM121,500.00
	Auction Date: 27/01/2026 / 9.00AM Type : A Three Bedroom Low Cost Apartment Area: 55 sq. metres (592 sq. ft) Assignor(s): Amirul Nizam Bin Ali Mahmud Solicitors: Azhar & Wong Execution No: WA-38-2616-09/2025 Unit No. A-T14-04, 14th Floor, Blok A, Pangsapuri Taman Ampang Mewah, Jalan Mewah 6, 68000 Ampang, Selangor.
AMPANG	AMBANK ISLAMIC BERHAD

Lot 12	RESERVE PRICE RM72,000.00
	Auction Date: 21/01/2026 / 9.00AM Type : A 2 Bedroom Apartment Area: 47 sq. metres (506 sq. ft) Assignor(s): Devagran A/L S.Balakrishnan Solicitors: Azhar & Wong Execution No: WA-38-2512-09/2025 Unit No. 4-14, Block B, Taman Cheras Mas, 43200 Cheras, Selangor.
CHERAS	

KUALA LUMPUR

Lot 13	RESERVE PRICE RM730,000.00
	Auction Date: 13/01/2026 / 9.00AM Type : A 2 + 1 Bedroom Serviced Apartment Area: 110 sq. metres (1,184 sq. ft) Assignor(s): Ng Chaw Chen (As Administrator Of The Estate Of Beh Ban Hong) & Ng Chaw Chen Solicitors: Zain Megat & Murad Execution No: WA-38-2461-09/2025 No. S-12-13A, Blok B, Pearl Suria @ Menara Pearl Point 2, Jalan Sepadu, Off Jalan Klang Lama, 58200 Kuala Lumpur.
KUALA LUMPUR	

Lot 14	RESERVE PRICE RM510,300.00
	Auction Date: 05/01/2026 / 9.00AM Type : A Three Bedroom Condominium Unit Area: 133 sq. metres (1,432 sq. ft) Assignor(s): Tan Seok Chin & Ng Hoe San Solicitors: Sidek Teoh Wong & Dennis Execution No: WA-38-1674-07/2025 Unit No. D-8-3A, 8th Floor, Block D, Residensi Vyne Sungai Besi, No. 8, Jalan 1/108D, 57100 Sungai Besi, Wilayah Persekutuan Kuala Lumpur.
KUALA LUMPUR	

Lot 15	RESERVE PRICE RM461,700.00
	Auction Date: 20/01/2026 / 9.00AM Type : An Intermediate 1-Bedroom Serviced Apartment Area: 57 sq. metres (614 sq. ft) Assignor(s): Koh Wai Wai Solicitors: Goh & Partners Execution No: WA-38-2379-08/2025 Unit No. B-26-10, Cormar Suites (Formerly Known As Fraser Place, Lot No. 163, No. 10, Jalan Perak, 50250 Kuala Lumpur.
KUALA LUMPUR	

Lot 16	RESERVE PRICE RM300,000.00
	Auction Date: 06/01/2026 / 9.00AM Type : A Corner 3-Bedroom Walk-Up Apartment Area: 70 sq. metres (753 sq. ft) Assignor(s): Punithan A/L Paramsiven Solicitors: Goh & Partners Execution No: WA-38-652-03/2025 No. 52-00-14, Block 52, Bayview Court 1D, Jalan Sentosa 8 (Jalan 8/133), Taman Sentosa, Off Jalan Klang Lama, 58000 Kuala Lumpur.
KUALA LUMPUR	

MELAKA

Lot 17	RESERVE PRICE RM207,000.00
	Auction Date: 15/01/2026 / 9.00AM Type : An Intermediate Unit Single-Storey Terraced House Area: 143 sq. metres (1,539 sq. ft) Assignor(s): Muhammad Firdaus Robert Bin Abdullah & Norasiah Binti Muhammad Nor Solicitors: Manjit Singh Sachdev Mohammad Radzi & Partners Execution No: WA-38-2304-08/2025 No. 38, Jalan TP 9, Taman Terendak Permai, 76300 Sungai Udang, Melaka. AMBANK ISLAMIC BERHAD
SUNGAI UDANG	

Lot 18	RESERVE PRICE RM150,000.00
	Auction Date: 28/01/2026 / 11.00AM Type : A 3 Bedroom Apartment Unit Area: 82 sq. metres (883 sq. ft) Assignor(s): Sherlina A/P Ramasamy Solicitors: Manjit Singh Sachdev Mohammad Radzi & Partners Execution No: MA-38-518-10/2025 Unit No. A-3-8 (Developer Parcel No. A4-4-B), Block A, Pangsapuri Bunga Raya, Hang Tuah Jaya, Bukit Beruang, 75450 Melaka. AMBANK ISLAMIC BERHAD
BUKIT BERUANG	

PAHANG

Lot 19	RESERVE PRICE RM198,493.00
	Auction Date: 26/01/2026 / 9.00AM Type : An Agriculture Land Area: 0.8296 Hectares (2.05 Acre) Assignor(s): Hashim Bin Ariffin Solicitors: Hamidah, Rosmawati & Associates Execution No: CA-38-567-11/2025 PM 103, Lot 830, Kg. Tanjong Mesoh, Pulau Tioman, 26800 Rompin, Pahang.
PULAU TIOMAN	

Lot 20	RESERVE PRICE RM144,000.00
	Auction Date: 12/01/2026 / 9.00AM Type : Single Storey Terrace House (Corner Lot) Area: 284 sq. metres (3,057 sq. ft) Assignor(s): Goh Hong Eng Solicitors: Hamidah, Rosmawati & Associates Execution No: CA-38-526-10/2025 No. 1, Jalan Wawasan Maju 4, Taman Wawasan 2, Teluk Gading, 26820 Kuala Rompin, Pahang.
KUALA ROMPIN	

KELANTAN

Lot 21	RESERVE PRICE RM35,429.00
	Auction Date: 19/01/2026 / 9.00AM Type : A Parcel Of Vacant Detached Plot Area: 0.0525 Hectares (0.12973 Acre) Assignor(s): Rosniza Binti Mat Ariping Solicitors: H S Lim & Malik Execution No: DA-38-1199-11/2025 GM 3325, Lot 2996, Kampung Selimbar, Ulu Sat, 18500, Machang, Kelantan.
MACHANG	

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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-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 January 2026

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



PROPERTY AUCTION



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

**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  KUALA LUMPUR	Reserve Price RM 405,000 Type: Sri Putramas II Condominium (Royal Domain), 3 Bedrooms Area: 1,130 square feet Address: Unit No. B1-22-06, Block B1, Sri Putramas II (Royal Domain), No. 1, Jalan Putramas, Off Jalan Kuching, 51200, Kuala Lumpur Auction Date : 22nd January 2026 Time : 9.00am
LOT 2  KUALA LUMPUR	Reserve Price RM 279,000 Type: Apartment, 3 Bedrooms Area: 947 square feet Address: Unit No. CT-E-14, Grandeur Tower, Jalan Pandan Indah 1/16, Pandan Indah, 55100, Kuala Lumpur Auction Date : 5th January 2026 Time : 9.00am
LOT 3  KUALA LUMPUR	Reserve Price RM 218,700 Type: Apartment, 3 Bedrooms Area: 753 square feet Address: Unit No. B-2-12, Block B, Putra Suria Residensi, Jalan Jelawat 2, Cheras, 56000, Kuala Lumpur Auction Date : 20th January 2026 Time : 9.00am
LOT 4  SELANGOR	Reserve Price RM 886,950 Type: 2 Storey Terrace House Area: 3,591 square feet Address: No. 17, Jalan Flora 3B/5, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor Auction Date : 20th January 2026 Time : 9.00am End Lot
LOT 5  SELANGOR	Reserve Price RM 810,000 Type: 3 Storey Terrace House Area: 2,885 square feet Address: Premises No. 14, Jalan Wangsa 3, Wangsa Ukay, 68000 Ampang, Selangor Auction Date : 22nd January 2026 Time : 9.00am
LOT 6  SELANGOR	Reserve Price RM 607,500 Type: Condominium Area: 2,024 square feet Address: Unit No. B-03-06, Block B, Windows On the Park, Jalan KPB 18, 43200 Cheras, Selangor Auction Date : 8th January 2026 Time : 9.00am End Lot
LOT 7  SELANGOR	Reserve Price RM 600,000 Type: 2 Storey Terrace House Area: 1,399 square feet Address: No. 16, Jalan Mahligai 2A, Bandar Bukit Raja, 41050 Klang, Selangor Auction Date : 22nd January 2026 Time : 9.00am
LOT 8  SELANGOR	Reserve Price RM 420,000 Type: 1 Storey Terrace House Area: 1,572 square feet Address: No. 17, Jalan SP 1/6, Bandar Saujana Putra, 42610 Jenjarom, Selangor Auction Date : 27th January 2026 Time : 9.00am
LOT 9  SELANGOR	Reserve Price RM 405,000 Type: 1 Storey Terrace House Area: 2,713 square feet Address: No. 1, Jalan Semilang 9, Taman Seri Putra, 42700 Banting, Selangor Auction Date : 12th January 2026 Time : 9.00am Corner Lot
LOT 10  SELANGOR	Reserve Price RM 261,000 Type: Town House Area: 980 square feet Address: Unit No. 22A-1, Residen Mutiara, Jalan DM 5, Taman Desa Mutiara, Bandar Country Homes, 48000 Rawang, Selangor Auction Date : 6th January 2026 Time : 9.00am
LOT 11  SELANGOR	Reserve Price RM 252,000 Type: Apartment Area: 840 square feet Address: Unit No. A-12-08, Pangsapuri Suria Permai, Persiaran Permai Sentosa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor Auction Date : 12th January 2026 Time : 9.00am
LOT 12  SELANGOR	Reserve Price RM 180,000 Type: 1 Storey Terrace House Area: 1,496 square feet Address: No. 70, Jalan 14, Taman Sri Cahaya 2, 45600 Bestari Jaya, Selangor Auction Date : 29th January 2026 Time : 9.00am

LOT 13 Reserve Price **RM 162,000**



Type: Apartment, 3 Bedrooms, Low cost
Area: 657 square feet
Address: Unit No. 11-03-50, Block 11, Jalan PJS 2D/1, Desa Mentari 3, 46000 Petaling Jaya, Selangor

Auction Date : 12th January 2026
Time : 9.00am

SELANGOR

LOT 14 Reserve Price **RM 135,000**



Type: Apartment, 3 Bedrooms
Area: 721 square feet
Address: Unit No. Cindai 4-14, Tingkat 4, Block Cindai, Jalan Astana 13/3, Astana Alam 1, Seksyen 13, 42300 Bandar Puncak Alam, Selangor

Auction Date : 13th January 2026
Time : 9.00am

SELANGOR

LOT 15 Reserve Price **RM 120,000**



Type: Apartment
Area: 667 square feet
Address: Unit No. E-05-06, Blok E, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor

Auction Date : 6th January 2026
Time : 9.00am

SELANGOR

LOT 16 Reserve Price **RM 79,200**



Type: Service Apartment
Area: 645 square feet
Address: Unit No. D2-4-3, Tingkat 4, Blok D2, Jalan Putra Permai 3, Taman Equine, 43300 Seri Kembangan, Selangor

Auction Date : 22nd January 2026
Time : 9.00am

SELANGOR

LOT 17 Reserve Price **RM 61,200**



Type: Apartment
Area: 850 square feet
Address: Unit No. B-4-07, Block B, Pangsapuri Seri Cempaka, Jalan Kiambang 1, Pinggiran Tasik Kiambang, 48200 Serendah, Selangor

Auction Date : 19th January 2026
Time : 9.00am

SELANGOR

LOT 18 Reserve Price **RM 870,000**



Type: Terrace House
Area: 3,649 square feet
Address: No. 1195, Jalan Suriaman 3/14, Suriaman 3, 71950 Bandar Sri Sendayan, Negeri Sembilan

Auction Date : 29th January 2026

NEGERI SEMBILAN

LOT 19 Reserve Price **RM 1,300,000**



Type: 3 Storey Cluster House
Area: 3,100 square feet
Address: No. 7, Jalan Hijauan 7/2, Bukit Horizon, 79100 Iskandar Puteri, Johor

Auction Date : 13th January 2026
Time : 11.00am

JOHOR

LOT 20 Reserve Price **RM 480,000**



Type: 2 Storey Terrace House
Area: 1,539 square feet
Address: No. 37, Jalan Anggerik 2, Taman Sri Penawar, 81930 Bandar Penawar, Johor

Auction Date : 6th January 2026
Time : 11.00am

JOHOR

LOT 21 Reserve Price **RM 445,500**



Type: 2 Storey Terrace House
Area: 1,680 square feet
Address: No. 8, Jalan Salak 2, Taman Kota Jaya 2, 81900 Kota Tinggi, Johor

Auction Date : 19th January 2026
Time : 11.00am

JOHOR

LOT 22 Reserve Price **RM 432,000**



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 : 27th January 2026
Time : 11.00am

JOHOR

LOT 23 Reserve Price **RM 410,000**



Type: Service Apartment
Area: 1,334 square feet
Address: Unit No. B-01-09, Apartment Nusa Puncak, Jalan Gelang Patah, Taman Nusa Puncak, 81550 Iskandar Puteri, Johor

Auction Date : 13th January 2026
Time : 11.00am

JOHOR

LOT 24 Reserve Price **RM 390,000**



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

Auction Date : 20th January 2026
Time : 11.00am

JOHOR

LOT 25 Reserve Price **RM 387,000**



Type: Service Apartment
Area: 1,076 square feet
Address: Unit No. A-16-05, Block A, Pangsapuri Dedaun Hijauan, Jalan Skudai Lama, 81200 Johor Bahru, Johor

Auction Date : 28th January 2026
Time : 11.00am

JOHOR

LOT 26 Reserve Price **RM 360,000**



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 : 7th January 2026
Time : 11.00am

JOHOR

LOT 27 Reserve Price **RM 306,180**



Type: Condominium
Area: 1,410 square feet
Address: Unit No. 06-04, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 19th January 2026
Time : 11.00am

JOHOR

LOT 28 Reserve Price **RM 300,000**



Type: 2 Storey Terrace House
Area: 775 square feet
Address: No. 3, Jalan Lading 48, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor

Auction Date : 19th January 2026
Time : 11.00am

JOHOR

LOT 29 Reserve Price **RM 247,860**



Type: Apartment
Area: 1,109 square feet
Address: Unit No. B-5-4, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor

Auction Date : 26th January 2026
Time : 11.00am

JOHOR

LOT 30 Reserve Price **RM 230,000**



Type: 1 Storey Terrace House
Area: 1,540 square feet
Address: No. 35, Jalan Sutera 1/2, Taman Puteri, 86000 Kluang, Johor

Auction Date : 12th January 2026
Time : 11.00am

JOHOR

LOT 31 Reserve Price **RM 224,386**



Type: Apartment
Area: 1,216 square feet
Address: Unit No. H-3-7, Pangsapuri Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor

Auction Date : 28th January 2026
Time : 11.00am

JOHOR

LOT 32 Reserve Price **RM 223,074**



Type: Apartment
Area: 1,109 square feet
Address: Unit No. C-4-6, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor

Auction Date : 20th January 2026
Time : 11.00am

JOHOR

LOT 33 Reserve Price **RM 97,200**



Type: Apartment
Area: 753 square feet
Address: Unit No. A-04-21, Block A, Jalan Masai Utama 2, Taman Masai Utama, 81750 Masai, Johor

Auction Date : 7th January 2026
Time : 11.00am

JOHOR

LOT 34	Reserve Price	RM 100,000
	Type: 1 Storey Terrace House, Low cost Area: 1,195 square feet Address: JA 2643, Rumah Awam Pondok Batang, 77100 Asahan, Melaka	
MELAKA	Auction Date : 21st January 2026 Time : 11.00am	

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

Call :
03-2162 3333

Whatsapp :
012-295 1388

NCM CoTM

NG CHAN MAU & CO. SDN. BHD. [200601018098 (737850-T)]

Kuala Lumpur

No. 7, Ground Floor, Block B, Megan Avenue II, No. 12,
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



←
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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.

High Court E-Lelong January 2026

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 JANUARY 2026

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

NOTE : Prospective bidders are advised to conduct an official Title search at the relevant Land Office, check all dependents, encumbrances and conduct their own 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: RM2,042,000.00 Selangor  Description: Sebuah rumah sesebuah dua tingkat reka bentuk sendiri Address: No. Premise 6, Jalan Sungai Beranang 32/56A, Bukit Rimau, Seksyen 32, 40460, Shah Alam, Selangor Area: approx 607 square metres Defendant: LIM CHWE KOK Solicitor: M/S GOH & PARTNERS Auction Date: 12/1/2026 (9.00 am) Our Ref: PAH39413	2 RESERVE PRICE: RM1,381,750.00 Selangor  Description: Two and a half storey detached house Address: No. 33, Jalan Siantan, Templer Villas, Peransang Templer Golf, 48000, Rawang, Selangor Area: approx 530 square metre Defendant: Chieng Yew Hing Solicitor: M/S Goh Rafidah Tan Auction Date: 8/1/2026 (9.00 am) Our Ref: PAH37952	3 RESERVE PRICE: RM750,000.00 Selangor  Description: Rumah teres dua Tingkat lot tengah Address: No. 33, Jalan Elektron U16/83, Denai Alam, Seksyen U16, 40160, Shah Alam, Selangor. Area: approx 164 square metre Defendant: SHARMINAN BIN BOHARI & MAS ELIZAWATI BINTI MOHAMMAD ALI Solicitor: M/S B H GAN NOR & KIM Auction Date: 8/1/2026 (9.00 am) Our Ref: PAH37952
4 RESERVE PRICE: RM420,000.00 Selangor  Description: Rumah Teres Dua Tingkat Address: No. 5, Jalan TPS 2/22, Taman Pelangi Semenyih 2, 43500, Semenyih, Selangor. Area: Approx 121 Square Metres Defendant: GOVALAN A/L BALAKRISHNAN & THEANMALAR A/P MUNIANDI Solicitor: M/S VAS & CO Auction Date: 19/1/2026 (9.00 am) Our Ref: PAH39096	5 RESERVE PRICE: RM328,050.00 Selangor  Description: Unit Pejabat Address: Unit Pejabat No.626, Blok A, Kompleks Kelana Centre Point, No.3, Jalan SS7/19, Kelana Jaya, 47301 Petaling Jaya, Selangor Area: Approx 143 Square Metres Defendant: Salient Equity Sdn Bhd Solicitor: M/S Ana Shahrana Annuar & Co Auction Date: 7/1/2026 (9.00 am) Our Ref: PAH39005	6 RESERVE PRICE: RM178,200.00 Selangor  Description: Pangsapuri Kos-Rendah 3-Bilik Address: NO. B-06-1, BLOK B (RAYA), PELANGI DAMANSARA, PJU 6, PERSIARAN SURIAN, 47800, PETALING JAYA, Selangor. Area: Approx 61 Square Metres Defendant: NOORIN BINTI KAMARUDIN & AMRAN BIN ABDUL MANAP Solicitor: M/S VAS & CO. Auction Date: 15/1/2026 (9.00 am) Our Ref: PAH/38664
7 RESERVE PRICE: RM59,400.00 Selangor  Description: Rumah Pangsa- 3 Bilik Tidur Address: No. A-4-22, Blok Palas, Tingkat 4, Pangsapuri Las Palmas, Bandar Country Homes, 48000, Rawang, Selangor Area: Approx 63 Square Metres Defendant: NANTHAGOPAL A/L RAMAN Solicitor: M/S AZHAR & WONG Auction Date: 8/1/2026 (11.00 am) Our Ref: PAH38845	8 RESERVE PRICE: RM1,000,000.00 Muar  Description: 3 storey end unit shophouse Address: No. 107-9, Jalan Lama/Hashim, 84000 Muar, Johor Area: Approx 151 Square Metres Defendant: Ashlinda Binti Mohamed Hassan Solicitor: M/S A. Rahim & Co Auction Date: 5/1/2026 (11.00 am) Our Ref: PAHJ/7577(SA)	9 RESERVE PRICE: RM700,000.00 Ulu Tiram  Description: Double storey terrace house Address: No. 93, Jalan Samping 1, Taman Bukit Jaya, 81800 Ulu Tiram, Johor Area: Approx 188 Square Metres Defendant: Chan Zia Yean & Ng Sze Keong Solicitor: M/S Nor Ding & Co Auction Date: 27/1/2026 (11.00 am) Our Ref: PAHJ/7606(SA)
10 RESERVE PRICE: RM660,000.00 Johor Bahru  Description: Double storey terrace house intermediate lot Address: No. 16, Jalan Setia Tropika 5/13, Taman Setia Tropika, 81200 Johor Bahru, Johor Area: Approx 1,496 Square Feet Defendant: Puvaneswaran Pillai A/L Arutselvan Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 28/1/2026 (11.00 am) Our Ref: PAHJ/7607(SA)	11 RESERVE PRICE: RM630,000.00 Ulu Tiram  Description: Double storey terrace house corner lot Address: No. 9, Jalan Ledang 22, Taman Bukit Tiram, 81800 Ulu Tiram, Johor Area: Approx 201 Square Metres Defendant: Satguru A/L Kanaka Senan Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 19/1/2026 (11.00 am) Our Ref: PAHJ/7601(SA)	12 RESERVE PRICE: RM470,000.00 Kota Tinggi  Description: Double storey terrace house Address: No. 81, Jalan SS 4/3, Taman Sri Saujana, 81900 Kota Tinggi, Johor Area: Approx 130 Square Metres Defendant: Jeevakumar A/L Dayalan Solicitor: M/S Nor Ding & Co Auction Date: 26/1/2026 (11.00 am) Our Ref: PAHJ/7608(SA)

13 **RESERVE PRICE:**
RM405,000.00 **Johor Bahru**



Description: Service apartment
Address: #01-05, Block 12A, Royal Strand, Persiaran Danga Perdana, Country Garden Danga Bay, 80200 Johor Bahru, Johor
Area: approx 958 square feet
Defendant: Muhamad Jeffery Bin Abdullah
Solicitor: M/S A. Rahim & Co
Auction Date: 7/1/2026 (11.00 am)

Our Ref: PAHJ/7583(SA)

14 **RESERVE PRICE:**
RM378,000.00 **Skudai**



Description: Single storey terrace house
Address: No 55, Jalan Hang Kasturi, Taman Skudai Baru, 81300 Skudai, Johor.
Area: approx 1,539 square feet
Defendant: Rangyeetha A/P Krishnasamy
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 5/1/2026 (11.00 am)

Our Ref: PAHJ/7586(SA)

15 **RESERVE PRICE:**
RM378,000.00 **Skudai**



Description: single storey terrace house
Address: No. 12, Jalan Silat Lincah 8, Bandar Selesa Jaya, 81300 Skudai, Johor.
Area: approx 1,539 square feet
Defendant: Muniandy A/L Varagavan
Solicitor: M/S A. Rahim & Co
Auction Date: 26/1/2026 (11.00 am)

Our Ref: PAHJ/7527(SA)

16 **RESERVE PRICE:**
RM332,100.00 **Masai**



Description: Condominium
Address: Unit No. 21-05, Blok 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: 19/1/2026 (11.00 am)

Our Ref: PAHJ/7403(SA)

17 **RESERVE PRICE:**
RM324,000.00 **Pasir Gudang**



Description: Double storey terrace house
Address: No. 19, Jalan Lili 1/8, Bandar Bistari Perdana, 81700 Pasir Gudang, Johor.
Area: approx 1,173 square feet
Defendant: Jainor Tunding
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 12/1/2026 (11.00 am)

Our Ref: PAHJ/7421(SA)

18 **RESERVE PRICE:**
RM260,000.00 **Johor Bahru**



Description: Low medium cost apartment
Address: No. 05-05, Block C5, Pangsapuri Larkin Idaman, Jalan Idaman Utama, Taman Larkin Idaman, 80350 Johor Bahru, Johor.
Area: approx 861 square feet
Defendant: Lee Kuan Lim (Kluang)
Solicitor: M/S A. Rahim & Co.
Auction Date: 19/1/2026 (11.00 am)

Our Ref: PAHJ/7609(SA)

19 **RESERVE PRICE:**
RM247,860.00 **Iskandar Puteri**



Description: Service apartment
Address: Unit No. C-10-6, Tingkat 10, Block C, Jalan Persiaran Nusa Perdana, Taman Nusa Perintis, 79200 Iskandar Puteri, Johor
Area: approx 904 square feet
Defendant: Subaini A/P Krishna
Solicitor: M/S A. Rahim & Co.
Auction Date: 26/1/2026 (11.00 am)

Our Ref: PAHJ/7253(SA)

20 **RESERVE PRICE:**
RM218,481.00 **Skudai**



Description: Apartment
Address: No. A-3-10, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor.
Area: approx 1,109 square feet
Defendant: Yap Wai Loon
Solicitor: M/S Nor Ding & Co
Auction Date: 28/1/2026 (11.00 am)

Our Ref: PAHJ/7420(SA)

21 **RESERVE PRICE:**
RM212,576.00 **Masai**



Description: Condominium
Address: No. 05-07, Blok A, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor
Area: approx 1,324 square feet
Defendant: Tan Ming Hwee
Solicitor: M/S A. Rahim & Co.
Auction Date: 27/1/2026 (11.00 am)

Our Ref: PAHJ/7603(SA)

22 **RESERVE PRICE:**
RM131,220.00 **Masai**



Description: Low medium cost apartment
Address: No. L04-07, Block L, Pangsapuri Sri Intan, Jalan Tasek, Bandar Seri Alam, 817520 Masai, Johor
Area: approx 850 square feet
Defendant: Mior Ahmad Nizam Bin Zainal Abidin
Solicitor: M/S A. Rahim & Co.
Auction Date: 28/1/2026 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHJ/7319(SA)

23 **RESERVE PRICE:**
RM130,000.00 **Johor Bahru**



Description: 3 bedroom apartment
Address: Unit No. 02-04, Blok 2, Jalan Mewah Ria 2/2, Taman Bukit Mewah, 81200 Johor Bahru, Johor
Area: approx 646 square feet
Defendant: Muhammad Saffar Bin Mohd Salleh
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 5/1/2026 (11.00 am)
Ambank Islamic Berhad

Our Ref: PAHJ/7582(SA)

24 **RESERVE PRICE:**
RM120,000.00 **Skudai**



Description: Low cost flat
Address: No. 0408, Block 72, Taman Ungku Tun Aminah, 81300 Skudai, Johor.
Area: approx 495 square feet
Defendant: Oreemilah A/P Saravanan & Ezekiel Raj A/L N. Rajasegar
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date: 19/1/2026 (11.00 am)

Our Ref: PAHJ/7602(SA)

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.
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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.
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Step 5 : Checking Upcoming Bidding

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



Step 6 : Auction Day

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

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

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

PROPERTY AUCTION HOUSE SDN BHD (187793X)

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

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

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



High Court E-lelong January 2026

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For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder
Brian Choi: 019-384 6608



PROPERTY AUCTION



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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 JANUARY 2026

LOT 01 Sungai Jawi Reserve Price RM 729,000  2 Storey Semi Detached House Unit 4,736 sq.ft. No. 1, Lorong Hijauan Valdor 31, Hijauan Valdor, 14200 Sungai Jawi, Pulau Pinang. Assignor / Borrower : Lake Chun Tai Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 06 January, 2026 (11:00 AM) Pulau Pinang	LOT 02 Bukit Mertajam Reserve Price RM 631,800  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 : 07 January, 2026 (11:00 AM) Pulau Pinang	LOT 03 Paya Terubong Reserve Price RM 620,000  Town House Unit 581 sq.ft. Unit No. 51-F, Tingkat Paya Terubong 4, Taman Suria Vista, 11060 Paya Terubong, Pulau Pinang. Assignor / Borrower : Chan Heng Soon & Lim Sow Mei Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 06 January, 2026 (11:00 AM) Pulau Pinang
LOT 04 Bandar Cassia Reserve Price RM 580,000  Service Apartment Unit 463 sq.ft. Unit No. B-2-02, Pangsapuri Perkhidmatan Suasana, Jalan Cassia Barat 2, 14110 Bandar Cassia, Pulau Pinang. Assignor / Borrower : Muhammad Azwan Arif Bin Mohd Yusof Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 12 January, 2026 (11:00 AM) Pulau Pinang	LOT 05 Butterworth Reserve Price RM 540,000  Service Apartment Unit 1,206 sq.ft. No. 26-12, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang. Assignor / Borrower : Chong Thiam Choi Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 07 January, 2026 (11:00 AM) Pulau Pinang	LOT 06 Nibong Tebal Reserve Price RM 310,000  2 Storey Terrace House Unit 883 sq.ft. Unit No. 11A, Lorong Sinter 8, Taman Sinter, 14300 Nibong Tebal, Pulau Pinang. Assignor / Borrower : Kuganeswaran A/L Samuganazan Solicitor : Azmi Rahim & Co (Tel: 04-4265092) Auction Date & Time : 05 January, 2026 (11:00 AM) Pulau Pinang
LOT 07 Jelutong Reserve Price RM 297,000  Flat Unit 689 sq.ft. No. 99-17-1, Taman Pelangi Indah, Lintang Sungai Pinang, 11600 Jelutong, Pulau Pinang. Assignor / Borrower : Lim Kok Aun Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 06 January, 2026 (11:00 AM) Pulau Pinang	LOT 08 Kepala Batas Reserve Price RM 290,000  Town House 1,087 sq.ft. Unit No. A-1-27, Lorong Indera Putera 5, Kondo Villa Putera, 13200 Kepala Batas, Pulau Pinang. Assignor / Borrower : Muhammad Hafiz Bin Tajul Ariffin Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 15 January, 2026 (11:00 AM) Pulau Pinang	LOT 09 Kepala Batas Reserve Price RM 288,000  1 Storey Terrace House 1,528 sq.ft. Unit No. 10, Lorong Bentara 7, Bertam Perdana 3, 13200 Kepala Batas, Pulau Pinang. Assignor / Borrower : Munirah Binti Saidin Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 12 January, 2026 (11:00 AM) Pulau Pinang

LOT 10  Pulau Pinang	Reserve Price RM 243,000 Condominium Unit 689 sq.ft. Unit No. 16-13-3, Azuria Condominium, Jalan Lembah Permai, 11200 Tanjung Bungah, Pulau Pinang. Assignor / Borrower : Thin Joolian Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 05 January, 2026 (11:00 AM)	LOT 11  Pulau Pinang	Reserve Price RM 216,000 Flat Unit 657 sq.ft. Unit No. 7B-9-1, Block 7B (Palm Court), Nipah And Palm, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang. Assignor / Borrower : Cheong Yi Min Solicitor : Azmi Rahim & Co (Tel: 04-4265092) Auction Date & Time : 06 January, 2026 (11:00 AM)	LOT 12  Pulau Pinang	Reserve Price RM 162,000 Flat Unit 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: 04-3753100) Auction Date & Time : 06 January, 2026 (11:00 AM)
LOT 13  Pulau Pinang	Reserve Price RM 135,000 Flat Unit 538 sq.ft. No. 1066-17-14, Jalan Paya Terubong, Mukim 13, 11060 Paya Terubong, Pulau Pinang. Assignor / Borrower : Abdul Halim Bin Dandai Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 13 January, 2026 (11:00 AM)	LOT 14  Pulau Pinang	Reserve Price RM 116,640 Apartment Unit 495 sq.ft. Unit No. 1150E-16-12, Jalan Teluk Kumbar, 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 : 13 January, 2026 (11:00 AM)	LOT 15  Kedah	Reserve Price RM 340,200 1 Storey Bungalow Unit 3,606.01 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 : 05 January, 2026 (11:00 AM)
LOT 16  Kedah	Reserve Price RM 240,570 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 : 27 January, 2026 (11:00 AM)	LOT 17  Kedah	Reserve Price RM 225,990 1 Storey Terrace House Unit 3,057 sq.ft. No. 87, Lorong Tiong 2/2, Taman Tiong, 09000 Kulim, Kedah. Assignor / Borrower : Khairudin Bin Ab. Rahman Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 27 January, 2026 (11:00 AM)	LOT 18  Kedah	Reserve Price RM 220,000 1 Storey Terrace House Unit 1,302 sq.ft. Unit No. 148E, Lorong Astana 14/10, Bandar Seri Astana, 08000 Sungai Petani, Kedah. Assignor / Borrower : Muhammad Ridzwan Bin Ismail Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 06 January, 2026 (11:00 AM)
LOT 19  Kedah	Reserve Price RM 170,000 1 Storey Terrace House Unit sq.ft. Unit No. 273, Jalan Seri Bayu 8, Taman Seri Bayu, 08000 Sungai Petani, Kedah. Assignor / Borrower : Siti Norafidah Binti Mangsor Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 06 January, 2026 (11:00 AM)	LOT 20  Perak	Reserve Price RM 350,000 1 Storey Terrace House Unit 3,578 sq.ft. No. 367, Jalan RB 8, Residensi Bidoria, 35500 Bidor, Perak. Assignor / Borrower : Puvaneswaran A/L Yasudevan Solicitor : Nor Ding & Co (Tel: 05-6882627) Auction Date & Time : 21 January, 2026 (11:00 AM)	LOT 21  Perak	Reserve Price RM 267,300 2 Storey Terrace House Unit 1,760 sq.ft. Unit No. 57, Jalan Taman Star, Taman Wah Keong, 31400 Ipoh, Perak. Assignor / Borrower : G Krishana Jeyanthi A/P Gopalakrishnan Solicitor : Nor Ding & Co (Tel: 05-6882627) Auction Date & Time : 12 January, 2026 (11:00 AM)
LOT 22  Perak	Reserve Price RM 216,000 1 Storey Terrace House Unit 2,293 sq.ft. Unit No. 2, Jalan Perdana 3/6, Taman Serai Perdana, 34300 Bagan Serai, Perak. Assignor / Borrower : Nor Shafira Binti Rosni Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 29 January, 2026 (11:00 AM)	LOT 23  Perak	Reserve Price RM 180,000 1 Storey Terrace House Unit 1,249 sq.ft. Unit No. 53, Lorong 4, Taman Kota Wira, Ulu Sepetang, 34010 Taiping, Perak. Assignor / Borrower : Muhammad Burhanuddin Bin Saharidan Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 15 January, 2026 (11:00 AM)	LOT 24  Perak	Reserve Price RM 121,500 1 Storey Terrace House Unit 1,195 sq.ft. Unit No. 15, Lebuhr Bercham Selatan 1/1, Desa Impian, 31400 Ipoh, Perak Assignor / Borrower : Firdaus Wong Kam Fu Bin Abdullah Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 05 January, 2026 (11:00 AM)



= 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://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.

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 : _____
