

High Court E-Lelong February 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

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 : 05/02/2026

RESERVE PRICE

TIME : 9.00 AM

RM 800,000.00



DESCRIPTION : A CORNER UNIT DOUBLE-STOREY TERRACED HOUSE
LAND AREA : 3,423.00 SQUARE FEET
ASSIGNOR(S) : 1) AHMAD SOBRI BIN MOHAMAD REJAB (Sebagai Wakil Diri Bagi Harta Pusaka NORAZIAN BINTI BONTAK)
2) AHMAD SOBRI BIN MOHAMAD REJAB
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)

KAJANG

NO. 1, JALAN KASIH 5, TAMAN KASIH, 43000 KAJANG, SELANGOR
EXECUTION NO. : WA-38-2733-09/2025

02

AUCTION DATE : 03/02/2026

RESERVE PRICE

TIME : 9.00 AM

RM 550,000.00



DESCRIPTION : A 2-STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,399.00 SQUARE FEET
ASSIGNOR(S) : ZULKIFLI BIN MAHMUD
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
EXECUTION NO. : WA-38-2662-09/2025

SHAH ALAM

NO. 25, JALAN NOVA U5/69, SUBANG BESTARI, SEKSYEN U5, 40150 SHAH ALAM, SELANGOR

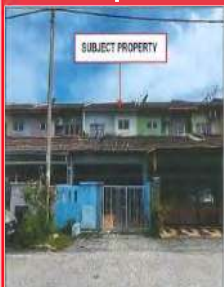
03

AUCTION DATE : 05/02/2026

RESERVE PRICE

TIME : 9.00 AM

RM 315,000.00



DESCRIPTION : A DOUBLE STOREY MID TERRACED HOUSE
LAND AREA : 1,302.00 SQUARE FEET
ASSIGNOR(S) : SELVA KUMAR A/L MUNIANDY
SOLICITOR : MESSRS SIDEK TEOW WONG & DENNIS (KL)
EXECUTION NO. : BA-38-2361-07/2025

RAWANG

PREMIS NO. 77, JALAN GU 2/8, TAMAN GARING UTAMA, 48000 RAWANG, SELANGOR

04

AUCTION DATE : 03/02/2026

RESERVE PRICE

TIME : 9.00 AM

RM 299,700.00



DESCRIPTION : AN END UNIT DOUBLE-STOREY LINKED HOUSE (MALAY RESERVE)
LAND AREA : 1,399.00 SQUARE FEET
ASSIGNOR(S) : 1) NURAIN BINTI ABD RAZAK
2) MOHD NOR AFIQ BIN ZAIDI
SOLICITOR : MESSRS GOH & PARTNERS (KL)
EXECUTION NO. : WA-38-2163-08/2025
NOTE : **REZAB MELAYU**

SEPANG

NO. 16, JALAN VISTA 1/10, DESA VISTA, 43900 SEPANG, SELANGOR

05

AUCTION DATE : 09/02/2026

RESERVE PRICE

TIME : 9.00 AM

RM 218,700.00

DESCRIPTION : AN APARTMENT UNIT
 FLOOR AREA : 893.00 SQUARE FEET
 ASSIGNOR(S) : CHOONG CHEE KEONG
 SOLICITOR : MESSRS VAS & CO (KLG)
 EXECUTION NO. : BA-38-3527-10/2025

**SHAH
ALAM**

UNIT NO. 403, TINGKAT 3, BLOK 2, SRI KERJAYA APARTMENT,
 JALAN PEGAWAI U1/33, SEKSYEN U1, 40150 SHAH ALAM,
 SELANGOR

06

AUCTION DATE : 16/02/2026

RESERVE PRICE

TIME : 9.00 AM

RM 468,000.00

DESCRIPTION : A 3-BEDROOM SERVICED
 APARTMENT UNIT SITED ON THE
 35TH FLOOR OF A 42-STORY
 BLOCK
 LAND AREA : 1,130.21 SQUARE FEET
 ASSIGNOR(S) : MOHD SAIFUL BIN MOHAMED
 SOLICITOR : MESSRS B H GAN, NOR & KIM
 EXECUTION NO. : WA-38-2759-09/2025

**KUALA
LUMPUR**

NO. UNIT A-35-3, RESIDENSI 1 UTARA, NO. 42, JALAN 1/2B, OFF
 JALAN IPOH, SELAYANG, 68100 KUALA LUMPUR, WILAYAH
 PERSEKUTUAN KUALA LUMPUR

07

AUCTION DATE : 26/02/2026

RESERVE PRICE

TIME : 9.00 AM

RM 291,600.00

DESCRIPTION : A 3-BEDROOM WALK-UP
 APARTMENT
 FLOOR AREA : 904.00 SQUARE FEET
 ASSIGNOR(S) : NORHAKIMI BINTI JAMALUDDIN
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
 EXECUTION NO. : WA-38-1737-07/2025

**KUALA
LUMPUR**

NO. 285-1-2, CASA RIA APARTMENT, JALAN JEJAKA, TAMAN
 MALURI, 55100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA
 LUMPUR

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



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.

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auctionsale@ambankgroup.com

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PROPERTY AUCTION



03-7452 1318 | ambank.com.my



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

PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF FEBRUARY 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.

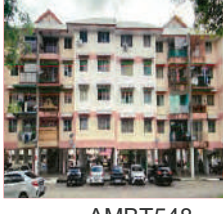
Kindly browse <https://elelong.kehakiman.gov.my/bidderweb>

- 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.

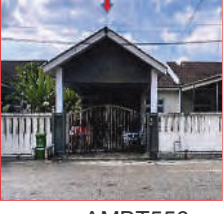
SOUTHERN

LOT 1 RESERVE PRICE: RM 650,000.00 ISKANDAR PUTERI Auction Date : 24/02/2026 / 11:00 a.m Type : Double Storey Terrace House Assignor : Siow Lee Tze Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 106, Jalan Ceria 8, Taman Nusa Indah, 79100 Iskandar Puteri, Johor.  AMBT599	LOT 2 RESERVE PRICE: RM 630,000.00 SKUDAI Auction Date : 04/02/2026 / 11:00 a.m Type : A Double Storey Intermediate Terrace House Assignor : Kanna A/L Subramaniam Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 75, Jalan Pulau 1, Taman Pulau Utama, 81300 Skudai, Johor  AMBT636
LOT 3 RESERVE PRICE: RM 501,917.00 KLUANG Auction Date : 11/02/2026 / 11:00 a.m Type : A Single Storey Bungalow Assignor : Nor Ernarni Binti Jailani @ Gelani Solicitor : Nor Ding & Co (Johor Bahru) Address : No 65 Jalan Seri Impian 5/1 Bandar Seri Impian 86000 Kluang Johor Darul Takzim  AMBT049(2)	LOT 4 RESERVE PRICE: RM 430,000.00 JOHOR BAHRU Auction Date : 04/02/2026 / 11:00 a.m Type : Single Storey Terrace House Assignor : Mohamad Mustaqim Bin Jaapar Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 61, Jalan Keris 36, Taman Puteri Wangsa Ulu Tiram 81800 Johor Bahru Johor  AMBT554
LOT 5 RESERVE PRICE: RM 400,000.00 KULAI Auction Date : 11/02/2026 / 11:00 a.m Type : An Extended Double Storey Intermediate Unit Terrace House Assignor : Chin Hoong Ern Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 343, Jalan Saga 2, Taman Kota Kulai, 81000 Kulai, Johor Darul Takzim  AMBT027(2)	LOT 6 RESERVE PRICE: RM 396,000.00 BATU PAHAT Auction Date : 25/02/2026 / 11:00 a.m Type : Single Storey Terrace House, Corner Lot Assignor : Juliana Binti Zaabar Solicitor : A Rahim & Co (Kluang) Address : No. 33, Jalan Putera Indah 3/8, Taman Putera Indah, Batu Pahat 83010 Batu Pahat Johor  AMBT473(2)
LOT 7 RESERVE PRICE: RM 380,000.00 PASIR GUDANG Auction Date : 24/02/2026 / 11:00 a.m Type : Single Storey Terrace House, Intermediate Lot Assignor : Malarvihli A/P Elangovan Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 4, Jalan Kancil 28, Taman Scientex, 81700 Pasir Gudang, Johor  AMBT604	LOT 8 RESERVE PRICE: RM 378,000.00 JOHOR BAHRU Auction Date : 16/02/2026 / 11:00 a.m Type : A Serviced Apartment Unit Assignor : Ooi An Ni Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : #22-08, Residensi Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor Kaveat : No. Perserahan 14310/2023 oleh AmBank (M) Berhad didaftarkan pada 05/04/2023  AMBT595

LOT 9 RESERVE PRICE: RM 370,000.00 JOHORBAHRU Auction Date : 24/02/2026 / 11:00 a.m Type : Apartment Assignor : Nor Aiman Bin Nor Affandy Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. F-4-8, Skudai Villa, Jalan Aman, Taman Skudai Baru, Skudai, 81300 Johor Bahru, Johor  AMB601	LOT 10 RESERVE PRICE: RM 350,000.00 KULAI Auction Date : 23/02/2026 / 11:00 a.m Type : An Extended Double Storey Intermediate Terrace House Assignor : Abdul Fattah Bin Azman Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 1085, Jalan Scientex 22, Taman Scientex, Kelapa Sawit, Kulai, 81030 Kulai Johor. Kaveat : AmBANK ISLAMIC BERHAD No. Pers: 24798/2020 Bertarikh: 6/8/2020  AMB585
LOT 11 RESERVE PRICE: RM 350,000.00 MASAI Auction Date : 24/02/2026 / 11:00 a.m Type : Service Apartment Assignor : Chia Zheng Hui Solicitor : A Rahim & Co (JB) Address : No. 13-03, Blok B, Residensi Seri Mega, Jalan Kempas 14, Taman Megah Ria, 81750 Masai, Johor  AMB617	LOT 12 RESERVE PRICE: RM 350,000.00 KULAI Auction Date : 16/02/2026 / 11:00 a.m Type : Double Storey Terrace House End Lot Assignor : Muhammad Asraf Bin Mansor Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 1247 Jalan Scientex 23, Taman Scientex 81000 Kulai Johor Kaveat : AmBANK ISLAMIC BERHAD No. Pers: 4746/2021 Bertarikh: 24/2/2021  AMB671
LOT 13 RESERVE PRICE: RM 342,000.00 JOHORBAHRU Auction Date : 16/02/2026 / 11:00 a.m Type : Apartment Unit Assignor : Chong Siew Chin Solicitor : A Rahim & Co (JB) Address : Unit No. 05-15, Blok A, Perumahan Aman Larkin Jalan Tani, Kampung Aman, Johor Bahru 80350 Johor Bahru Johor Kaveat : Nombor Perserahan : 33632/2022 Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD No. Syarikat : 196901000166 (8515-D) didaftarkan pada 5 September 2022  AMB612	LOT 14 RESERVE PRICE: RM 340,200.00 MASAI Auction Date : 16/02/2026 / 11:00 a.m Type : High Cost Apartment Assignor : Lee Ai Ling Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 17-06, Blok B, Pangsapuri Seri Mutiara, Persiaran Seri Alam, Bandar Seri Alam 81750 Masai Johor  AMB591
LOT 15 RESERVE PRICE: RM 333,000.00 PASIR GUDANG Auction Date : 03/02/2026 / 11:00 a.m Type : A Double Storey Terrace House Assignor : Muhammad Hakim Bin Mohd Effendi Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No.11, Jalan Mawar 30, Taman Mawar, 81700 Pasir Gudang, Johor Darul Takzim  AMB504	LOT 16 RESERVE PRICE: RM 320,000.00 JOHORBAHRU Auction Date : 24/02/2026 / 11:00 a.m Type : Medium-Cost Apartment Assignor : Ranjith Kumar A/L Tiyagarajan Solicitor : A Rahim & Co (JB) Address : #05-02, Blok A, Pangsapuri Sri Kenari, Jalan Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor  AMB615
LOT 17 RESERVE PRICE: RM 320,000.00 SKUDAI Auction Date : 23/02/2026 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Kathir A/L Jaysankar Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 16, Jalan Meranti 5 Taman Sri Pulai, Skudai 81300 Johor  AMB582	LOT 18 RESERVE PRICE: RM 307,800.00 JOHORBAHRU Auction Date : 16/02/2026 / 11:00 a.m Type : A Serviced Apartment Assignor : Leow Yee Ni Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : Unit No. #09-15, Blok B, Jalan Austin Perdana 1, Taman Austin Perdana, 81100 Johor Bahru, Johor Darul Takzim Kaveat : No. Perserahan 12914/2020 oleh AmBank (M) Berhad didaftarkan pada 14/05/2020  AMB557(2)
LOT 19 RESERVE PRICE: RM 295,245.00 JOHORBAHRU Auction Date : 24/02/2026 / 11:00 a.m Type : Serviced Apartment Assignor : Tong Kee Yong Solicitor : A Rahim & Co (JB) Address : Unit No. 16-07, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, Masai, 81750 Johor Bahru Johor  AMB160(3)	LOT 20 RESERVE PRICE: RM 290,000.00 JOHORBAHRU Auction Date : 25/02/2026 / 11:00 a.m Type : Double Storey Low Medium-Cost Terrace House Assignor : Muhammad Fikri Bin Esa Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 79, Jalan Pulasan 16, Taman Kota Masai Pasir Gudang 81700 Johor Bahru, Johor  AMB603

LOT 21 RESERVE PRICE: RM 282,123.00 Auction Date : 03/02/2026 / 11:00 a.m Type : A Double Storey Terrace House Assignor : Lau Ghun Hoe Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 47, Jalan 1/2, Taman Sri Kluang 86000 Kluang, Johor Kaveat : No. Perserahan: 21012/2020 oleh AmBank (M) Berhad didaftarkan pada 14/07/2020	KLUANG  AMBT044(3)	LOT 22 RESERVE PRICE: RM 260,000.00 Auction Date : 10/02/2026 / 11:00 a.m Type : A Double Storey Low Cost Terrace House Assignor : Mohd Mirza Bin Kusran Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 2321, Jalan Sri Putri 6/10, Taman Putri, 81000 Kulai, Johor Darul Takzim Kaveat : No. Perserahan 11324/2023 oleh AmBank Islamic Berhad didaftarkan pada 15/03/2023	KULAI  AMBT653
LOT 23 RESERVE PRICE: RM 252,000.00 Auction Date : 23/02/2026 / 11:00 a.m Type : Apartment Assignor : Siti Aisyah Binti Abdullah Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : J-02-01, Pangsapuri Sri Awana, Jalan Silat Lincak, Bandar Selesa Jaya, 81300 Skudai, Johor	SKUDAI  AMBT607	LOT 24 RESERVE PRICE: RM 218,481.00 Auction Date : 16/02/2026 / 11:00 a.m Type : A Three Bedroom Apartment Unit Assignor : Lem Sheng Tat Solicitor : Nor Ding & Co (Johor Bahru) Address : Unit No. B-5-1, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor Darul Takzim Kaveat : No. Perserahan 1462/2023 Bertarikh: 10/1/2023	SKUDAI  AMBT593
LOT 25 RESERVE PRICE: RM 160,000.00 Auction Date : 04/02/2026 / 11:00 a.m Type : Low Medium Cost Apartment Assignor : Kusandi Bin Peri Solicitor : Nor Ding & Co (Johor Bahru) Address : #01-01, Tingkat 1, Blok LM1, Jalan Sagu 34, Taman Daya, 81100 Johor Bahru, Johor	JOHOR BAHRU  AMBT548	LOT 26 RESERVE PRICE: RM - Auction Date : 16/02/2026 / - Type : Double Storey Terrace House Corner Lot Assignor : Davies Ballin Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : Unit No. B-5-1, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor Darul Takzim	SKUDAI  AMBT677

CENTRAL

LOT 27 RESERVE PRICE: RM 1,300,000.00 Auction Date : 03/02/2026 / 9:00 a.m Type : An Extended And Renovated Double Storey Mid Terraced House Assignor : Chenbagam A/P Vyrar Solicitor : Azhar & Wong (KL) Address : No. 5, Jalan Hulubalang 1/4, The Vantage, Section 4, Bandar Mahkota Cheras, 43200 Cheras, Selangor Darul Ehsan	CHERAS  AMBT470	LOT 28 RESERVE PRICE: RM 423,000.00 Auction Date : 26/02/2026 / 9:00 a.m Type : 1 1/2 Storey Terrace House Assignor : Murali A/L Muniandy Solicitor : Nik Hisham, Fakhiah & Co (KL) Address : No. 14, Jalan Zapin 1C, Di Jalan Haji Sirat Bandar Bukit Raja, 41050 Klang, Selangor Darul Ehsan	KLANG  AMBT215(2)
LOT 29 RESERVE PRICE: RM 340,000.00 Auction Date : 05/02/2026 / 9:00 a.m Type : A 'Malay Reserve' Single-Storey Semi-Detached House Assignor : Asmawi Bin Mohd Napis Solicitor : Hamidah Rosmawati & Associates (Kuantan) Address : No. 5, Lorong Kempadang Jaya 12, Perumahan Kempadang Jaya, 26060 Kuantan, Pahang Darul Makmur	KUANTAN  AMBT556	LOT 30 RESERVE PRICE: RM 198,000.00 Auction Date : 24/02/2026 / 9:00 a.m Type : Apartment Corner Unit Assignor : Ng Seow Wei Solicitor : Azhar & Wong (KL) Address : M13A-3-06 Pangsapuri Waja Taman Tun Perak 56000 Cheras, Kuala Lumpur	CHERAS  AMBT065

NORTHERN

LOT 31 RESERVE PRICE: RM 580,000.00 TELUKINTAN

Auction Date : 25/02/2026 / 11:00 a.m
Type : A Double Storey Semi-Detached House
Assignor : Sakinah Binti Zakaria
Solicitor : Lalchand & Nawawi
Address : No. 68 Lorong Raz Intan 3 Taman Raz Intan Cassia 36000 Teluk Intan Perak



AMBT564

LOT 32 RESERVE PRICE: RM 530,000.00 SIMPANG AMPAT

Auction Date : 05/02/2026 / 11:00 a.m
Type : A Double Storey Intermediate Terrace House Located Within A Gated And Guarded Housing Scheme
Assignor : Choe Wei Chun
Solicitor : Jayadeva & Kamal (Alor Setar)
Address : No. 20, Lorong Hijauan Hills 12, Hijauan Hills, 14120 Simpang Ampat, Pulau Pinang



AMBT610

LOT 33 RESERVE PRICE: RM 340,000.00 GLUGOR

Auction Date : 09/02/2026 / 11:00 a.m
Type : A Corner Unit Of Three (3) Bedrooms Apartment
Assignor : Teoh Thye Poh
Solicitor : Zaid Ibrahim & Co (Penang)
Address : No. 3C-02-08, Jalan Batu Uban, Mukim 13, 11700 Glugor, Penang



AMBT 682

LOT 34 RESERVE PRICE: RM 300,000.00 GELUGOR

Auction Date : 24/02/2026 / 11:00 a.m
Type : A 3-Bedroom Apartment
Assignor : Goh Kean Chew
Solicitor : Jayadeva & Kamal
Address : Apartment No. 35-05-3A, Century Park, Persiaran Batu Uban, 11700 Gelugor, Pulau Pinang.
Kaveat : Kaveat Persendirian atas Tanah", oleh AMBANK (M) BERHAD dengan No. Perserahan 0704B2020000289 didaftarkan pada 5 OGOS 2020



AMBT597

LOT 35 RESERVE PRICE: RM 291,600.00 SUNGAI PETANI

Auction Date : 25/02/2026 / 11:00 a.m
Type : A Newly Completed Single Storey Terrace Hosue (Intermediate Unit)
Assignor : Pra Vitt Suvanmanee
Solicitor : Jayadeva & Kamal (Alor Setar)
Address : No 249, Jalan Yarra 8/5, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman



AMBT112(4)

LOT 36 RESERVE PRICE: RM 265,000.00 JELUTONG

Auction Date : 09/02/2026 / 11:00 a.m
Type : A 3-Bedroom Flat
Assignor : Saleem Munawir Bin Haji Mydin
Solicitor : Zaid Ibrahim & Co (Penang)
Address : No. 60-8-10, Pinang Court 2, Lebuhr Sungai Pinang 1, 11600 Jelutong, Pulau Pinang
Kaveat : No. Pers : 0799B2023010220 Kaveat Persendirian atas Petak oleh Ambank (M) berhad didaftarkan pada 24.08.2023



AMBT681

LOT 37 RESERVE PRICE: RM 261,000.00 KEPALA BATAS

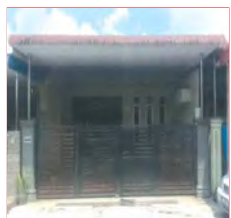
Auction Date : 10/02/2026 / 11:00 a.m
Type : An Intermediate Upper Level Townhouse Unit
Assignor : Mohamad Fadzili Bin Ahmad
Solicitor : Jayadeva & Kamal
Address : No. B-1-09, Lorong Indera Putera 4, Kondo Villa Putera, 13200 Kepala Batas, Penang



AMBT441(2)

LOT 38 RESERVE PRICE: RM 260,000.00 KULIM

Auction Date : 23/02/2026 / 11:00 a.m
Type : An Extended Single Storey Intermediate Terrace House
Assignor : Mohd Syafiq Bin Sepee
Solicitor : Azmi Rahim & Co (Sg. Petani)
Address : No. 2094, Lorong Kenari 11/3, Taman Kenari V, 09000 Kulim, Kedah Darul Aman



AMBT702

LOT 39 RESERVE PRICE: RM 259,200.00 BUTTERWORTH

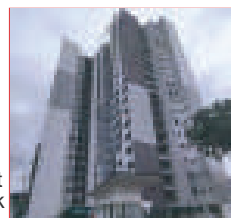
Auction Date : 04/02/2026 / 11:00 a.m
Type : A Three Bedroom Apartment Unit
Assignor : Parthiban A/L Nadeson
Solicitor : Lalchand & Nawawi (Ipoh)
Address : Unit No. 4-18, Block B, Vista Perdana, Jalan Kampung Gajah, Taman Bagan Jermal, 12200 Butterworth, Pulau Pinang



AMBT475(2)

LOT 40 RESERVE PRICE: RM 256,500.00 BAYAN LEPAK

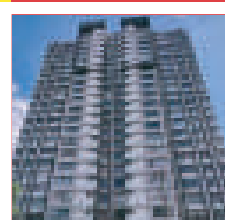
Auction Date : 05/02/2026 / 11:00 a.m
Type : 3-Bedroom Apartment
Assignor : Jason Lim Peng Chye
Solicitor : Heiley Hassan Tan & Partners
Address : No 22-07-10, Jalan Bukit Belah 1, Mercury Apartment, Teluk Kumbar Heights, 11920 Bayan Lepas, Pulau Pinang
Kaveat : No. Pers : 0799B2023010230 Kaveat Persendirian atas Petak oleh Ambank (M) Berhad yang didaftarkan pada 24.08.2023



AMBT542

LOT 41 RESERVE PRICE: RM 252,000.00 KINTA

Auction Date : 05/02/2026 / 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



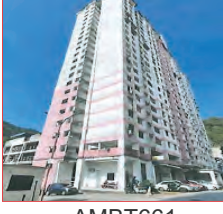
AMBT382(2)

LOT 42 RESERVE PRICE: RM 252,000.00 SIMPANG

Auction Date : 05/02/2026 / 9:00 a.m
Type : Single Storey Semi Detached House
Assignor : Santhana Kumar A/L Sivakumaran
Solicitor : Nor Ding & Co (Manjung)
Address : No. 302, Lorong 21, Taman Kota Jaya, 34700 Simpang, Perak



AMBT328(2)

LOT 43 RESERVE PRICE: RM 234,900.00 Auction Date : 09/02/2026 / 11:00 a.m Type : A Three Bedroom Condominium Unit Assignor : Mariayee A/P Sariappan Solicitor : Jayadeva & Kamal (Alor Setar) Address : Unit No. 31-09-07, Persiaran Sungai Emas, Ferringhi Delima Condominium, 11100 Batu Ferringhi, Pulau Pinang Kaveat : Kaveat persendirian atas petak oleh AMBANK (M) BERHAD beserta no pers: 0799B2019003983 yang telah didaftarkan pada 17 APRIL 2019	BATU FERRINGI  AMBT176(3)	LOT 44 RESERVE PRICE: RM 225,000.00 Auction Date : 09/02/2026 / 11:00 a.m Type : Single Storey Semi Detached House Assignor : Kumarresan A/L Karuppanan Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 61, Jalan Songket 2, Taman Songket, 08000 Sungai Petani, Kedah.	SUNGAIPETANI  AMBT579
LOT 45 RESERVE PRICE: RM 220,000.00 Auction Date : 25/02/2026 / 11:00 a.m Type : An Extended Intermediate Unit Single Storey Terrace House Assignor : Fadzil Bin Alias Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 19, Taman Cantik II, Pasir Panjang Laut, 32040 Sitiawan, Perak Darul Ridzuan	SERIMANJUNG  AMBT543	LOT 46 RESERVE PRICE: RM 220,000.00 Auction Date : 11/02/2026 / 11:00 a.m Type : A Single Storey Intermediate Terrace Shop Assignor : Retnam A/L Rajamoney Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 10, Margosa D/7, Bandar Seri Botani, 31350 Ipoh Perak Darul Ridzuan	IPOH  AMBT 537
LOT 47 RESERVE PRICE: RM 220,000.00 Auction Date : 05/02/2026 / 11:00 a.m Type : A Three Bedroom Apartment Unit Assignor : Kishor A/L Kortanda Bunny Solicitor : Jayadeva & Kamal (Alor Setar) Address : Unit No. 8-06, Block A, Pangsapuri Bagan Sena, Jalan Bagan Sena, 12100 Butterworth, Pulau Pinang	BUTTERWORTH  AMBT588	LOT 48 RESERVE PRICE: RM 204,120.00 Auction Date : 09/02/2026 / 11:00 a.m Type : A Corner Unit Of Three (3) Bedrooms Apartment Assignor : Khairi Rizal Bin Mohd Nabri Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 6-01-07, Jalan Sungai Satu, Ferringhi Emas Resort (Eden Seaview), 11100 Batu Ferringgi, Penang Kaveat : KAVEAT PERSENDIRIAN ATAS PETAK OLEH AMBANK ISLAMIC BERHAD NO PERS 0799B2016008409 TELAH DIDAFTARKAN PADA 24 OGOS 2016	BATU FERRINGGI  AMBT399(2)
LOT 49 RESERVE PRICE: RM 198,000.00 Auction Date : 11/02/2026 / 11:00 a.m Type : A Single-Storey Intermediate Terrace House Assignor : Haslinda Binti Sahludin Solicitor : Nor Ding & Co (Manjung) Address : No. 16, Hala Klebang Restu 13, Medan Klebang Restu, 31200 Chemor, Perak Darul Ridzuan Kaveat : Kaveat persendirian atas tanah oleh Arab Malaysian Finance Berhad No. Perserahan 00B18564/2001 didaftarkan pada 4/10/2001	CHEMOR  AMBT376(2)	LOT 50 RESERVE PRICE: RM 188,964.00 Auction Date : 10/02/2026 / 11:00 a.m Type : A Walk Up Apartment Assignor : Bok Lian Beng Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 1-4-2, Jalan Sempadan Boundary Court 11400 Ayer Itam, Pulau Pinang Kaveat : Kaveat Persendirian atas Tanah oleh ambank (m) berhad , dengan No. Perserahan 0799B2023001812 didaftarkan pada 20 februari 2023	AYER ITAM  AMBT131(2)
LOT 51 RESERVE PRICE: RM 175,000.00 Auction Date : 05/02/2026 / 11:00 a.m Type : Two (2) Bedrooms Intermediate Unit Assignor : Ong Su Yien Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 6-5-02, Jalan Gangsa, 11600 Jelutong, Pulau Pinang Kaveat : No. Pers : 0799B2022009582 Kaveat Persendirian Atas Petak oleh Ambank Islamic Berhad yang didaftarkan pada 07.09.2022	JELUTONG  AMBT661	LOT 52 RESERVE PRICE: RM 160,000.00 Auction Date : 23/02/2026 / 11:00 a.m Type : 1st Floor Intermediate Town House Assignor : Mohamad Helmi Bin Juhari Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 7-1, Lorong Penaga Permai 20, Taman Penaga Permai, 13100 Penaga, Pulau Pinang. Kaveat : KEVEAT PERSENDIRIAN ATAS PETAK OLEH AMBANK ISLAMIC BERHAD NO PERS: 0799B2021004767 TELAH DIDAFTARKAN PADA 9 JULAI 2021.	PENAGA  AMBT141(3)
LOT 53 RESERVE PRICE: RM 147,623.00 Auction Date : 26/02/2026 / 11:00 a.m Type : A Single Story Intermediate Terrace House Assignor : Syairie Husni Bin Sahhir Solicitor : Azmi Rahim & Co (Sg Petani) Address : No. 39 Jalan Bandar Puteri Jaya 2/5, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman	SUNGAIPETANI  AMBT147(4)	LOT 54 RESERVE PRICE: RM 144,000.00 Auction Date : 23/02/2026 / 11:00 a.m Type : An Extended & Renovated Intermediate Unit Double Storey Terraced House Assignor : Shak Thi Vell A/L Haridass Solicitor : Zain Megat & Murad Address : No. 4, Persiaran Bercham Utara 8, Taman Ramai, 31400 Ipoh, Perak Darul Ridzuan	IPOH  AMBT529

LOT 55	RESERVE PRICE: RM 121,500.00	BALIKPULAU
Auction Date : 04/02/2026 / 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(2)

LOT 56	RESERVE PRICE: RM 98,450.00	PAYA TERUBONG
Auction Date : 05/02/2026 / 11:00 a.m Type : A 3-Bedroom Flat Assignor : Lee Kean Huat Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 3-13-6, Taman Terubong Indah, Tingkat Paya Terubong 5, 11060 Paya Terubong, Pulau Pinang		
		AMBT297(2)

LOT 57	RESERVE PRICE: RM -	KUALA KANGSAR
Auction Date : 26/02/2026 / - Type : A 2-Storey Intermediate Terrace House Assignor : Surendheran A/L Ravel Solicitor : Nor Ding & Co Malajun Address : No. 1100, Taman Tun Sambathan, Sungai Siput 31100 Kuala Kangsar, Perak		
		AMBT539

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



Step 1 : User Registration

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



Step 2 : Login

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



Step 3 : Choose Property

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



Step 4 : Bidding Registration

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



Step 5 : Checking Upcoming Bidding

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



Step 6 : Auction Day

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

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High Court E-Lelong FEBRUARY 2026

FOR ENQUIRY 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 FEBRUARY 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.

LOT 1 RESERVE PRICE : RM405,000.00 SEREMBAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 131 sqmt / 1,410 sqft
Assignor(s) : Abdul Rahim Bin Jais
Fatin Nur Izzati Binti Abdul Rahim
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 25 February 2026 (Wednesday)
Time : 11.00 AM
ISLAMIC

NO. 479, LORONG IRINGAN BAYU 41/5 PRECINT 8, TAMAN IRINGAN BAYU, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 2 RESERVE PRICE : RM388,800.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 139 sqmt / 1,496 sqft
Assignor(s) : Johari Bin Jaffar
Solicitor : M/S Manjit Singh Sachdev
Mohammad Radzi & Partners
(No. Tel : 03-26987533)
Auction Date : 5 February 2026 (Thursday)
Time : 9.00 AM
ISLAMIC

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

LOT 3 RESERVE PRICE : RM364,500.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 121 sqmt / 1,302 sqft
Assignor(s) : Amira Syazwani Binti August Salem
Solicitor : M/S Manjit Singh Sachdev
Mohammad Radzi & Partners
(No. Tel : 03-26987533)
Auction Date : 5 February 2026 (Thursday)
Time : 9.00 AM
ISLAMIC

NO. 1970, JALAN TIARA SENDAYAN 6/5, TAMAN TIARA SENDAYAN, 71900 LABU, 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)
LICENSED AUCTIONEER

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

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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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- 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.
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- Select "My bids", then "Upcoming".
- Click "Bid Now".
- Click (+) to increase bid price.
- Click (-) to lower bid price.

NOTE :

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

ESZAM AUCTIONEER SDN. BHD.
(200701002409 / 760902-H)
NO. 14, 1ST FLOOR,
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High Court E-lelong

FEBRUARY 2026

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Brian Choi : 019-384 6608



PROPERTY AUCTION



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SELANGOR

Lot 1  KAJANG	RESERVE PRICE RM730,000.00 Auction Date: 23/02/2026 / 9.00AM Type : An Extended And Renovated Double Storey Mid Terraced House Area: 153 sq. metres (1,647 sq. ft) Assignor(s): Foo Weng Tiong & Chang Siow Moi Solicitors: M/S Vas & Co. Execution No: BA-38-3668-10/2025 Premis No. 66, Jalan Goodview 5, Goodview Heights, 43000, Kajang, Selangor.	Lot 2  PETALING JAYA	RESERVE PRICE RM720,000.00 Auction Date: 24/02/2026 / 9.00AM Type : A 3-Bedroom Condominium Area: 125 sq. metres (1,345 sq. ft) Assignor(s): Kamala A/P Segaran & Vijay Kumar A/L Mohan Solicitors: M/S Vas & Co. Execution No: BA-38-1994-06/2025 No. D-G-8, Kondo Casa Indah, No. 2A, Persiaran Surian, Tropicana Indah, 47410 Petaling Jaya, Selangor.
Lot 3  CYBERJAYA	RESERVE PRICE RM450,000.00 Auction Date: 12/02/2026 / 9.00AM Type : An Office Unit Area: 175 sq. metres (1,884 sq. ft) Assignor(s): Al-Massa Assets Sdn Bhd Solicitors: M/S Sidek Teoh Wong & Dennis Execution No: WA-38-2845-10/2025 Unit No. 4801-2-05, 2nd Floor, Block 4801, CBD Perdana, Cyber 12, 63000 Cyberjaya, Selangor.	Lot 4  KAJANG	RESERVE PRICE RM405,000.00 Auction Date: 16/02/2026 / 9.00AM Type : A 4 Bedroom Condominium Area: 152 sq. metres (1,636 sq. ft) Assignor(s): Anisha Kumari A/P Anil Kumar Solicitors: M/S Azhar & Wong Execution No: WA-38-2897-10/2025 No. D-01-06, 1st Floor, Block D, Tiara Parkhomes, Jalan Bukit Ria, 43000 Kajang, Selangor. AMBANK ISLAMIC BERHAD
Lot 5  KAPAR	RESERVE PRICE RM300,000.00 Auction Date: 23/2/2026 / 9.00AM Type : A Single-Storey Intermediate Terrace House Area: 111 sq. metres (1,195 sq. ft.) Assignor(s): Sivakumar A/L Mallan Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Execution No: BA-38-3489-10/2025 No 20, Jalan Hamzah Alang 60, Taman Kapar Jaya, 42200 Kapar, Selangor.	Lot 6  SUNGAI PELEK	RESERVE PRICE RM280,000.00 Auction Date: 12/02/2026 / 9.00AM Type : A Single Storey Semi-D Terrace House Area: 297 sq. metres (3,196.88 sq. ft) Assignor(s): Mazlan Bin Mohd Arop Solicitors: M/S Goh & Partners Execution No: WA-38-2842-10/2025 No. 10, Jalan Seri Bayu 5, Taman Sri Bayu, 43950 Sungai Pelek, Selangor. AMBANK ISLAMIC BERHAD

Lot 7	RESERVE PRICE RM117,000.00 Auction Date: 3/02/2026 / 9.00AM Type : A Parcel Of Vacant Residential Terrace Plot Area: 100 sq. metres (1,076 sq. ft.) Assignor(s): Suresh A/L Subramaniam Solicitors: M/S Zain Megat & Murad Execution No: WA-38-1647-06/2025 No. 34, Jalan Angkasa 1D/6, Bandar Mahkota Banting, 42700 Banting, Selangor.
BANTING	

Lot 8	RESERVE PRICE RM67,910.00 Auction Date: 26/02/2026 / 9.00AM Type : A 3 Bedroom Low Cost Flat Area: 62 sq. metres (667 sq. ft.) Assignor(s): Norhisham Bin Mohtar & Aliah Binti Abdullah Solicitors: M/S Js Ling, Diyana & Singh Execution No: BA-38-3697-10/2025 Unit No.10-6-14, Tingkat 6, Blok 10, Pangsapuri Utarid Subang, No.1 Jalan Utarid U5/2, Seksyen U5, 40150 Shah Alam, Selangor
SHAH ALAM	

MELAKA

Lot 9	RESERVE PRICE RM80,190.00 Auction Date: 25/02/2026 / 11.00AM Type : A 3 Bedroom Low Cost Walk Up Flat Area: 66 sq. metres (710 sq. ft.) Assignor(s): Nurul Anis Izzati Binti Ismail & Mohamad Affiq Bin Mohamad Idris Solicitors: M/S Ibrahim Nik Junainah & Associates Execution No: MA-38-592-11/2025 No. G-4-4, Block G (Melor), Jalan TU 61, Rumah Pangsa Taman Tasik Utama, Ayer Keroh, 75450 Hang Tuah Jaya, Melaka. AMBANK ISLAMIC BERHAD
AYER KEROH	

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[formerly known as Heritage Auction House Enterprise (001269594-A)]
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 Tel: 03-7890 0501
 Whatsapp Hotline: 011 5585 1442
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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

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8. Then, click **"I am interested"**.
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11. Submit bank draft and bidding form to high court can be made by Pos Laju to Pusat Operasi e-Leolong, Pahang or by hand to any High Court of Malaya in Peninsular.
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Step 5: Checking Upcoming Bidding

13. Open homepage e-Lelong.
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.

NOTE : _____

High Court E-Lelong February 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 FEBRUARY 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.

LOT 1	Reserve Price	RM 180,000
	Type: Apartment Area: 549 square feet Address: Unit No. 2-3-2, Block 2, Kelompok Teratai, Jalan 15/56, Ampang Ulu Klang, 54200, Kuala Lumpur	Auction Date : 2026-02-12 Time : 9.00am
KUALA LUMPUR		

LOT 2	Reserve Price	RM 177,300
	Type: Condominium Area: 893 square feet Address: Unit No. 10-09-03A, Block 10, Petaling Indah Condominium, Jalan 1C/149, Petaling Indah, Off Jalan Sungai Besi, 57100, Kuala Lumpur	Auction Date : 2026-02-12 Time : 9.00am
KUALA LUMPUR		

LOT 3	Reserve Price	RM 98,415
	Type: Apartment Area: 549 square feet Address: Unit No. 2-04-01, Block A, Kelompok Tempua, Jalan 9/56, Ampang Ulu Klang, 54200, Kuala Lumpur	Auction Date : 2026-02-12 Time : 9.00am
KUALA LUMPUR		

LOT 4	Reserve Price	RM 1,260,000
	Type: 2 Storey Semi Detached House Area: 4,650 square feet Address: No. 28, Jalan MD 1, Taman Meranti Damai, 47120 Puchong, Selangor	Auction Date : 2026-02-16 Time : 9.00am
SELANGOR		

LOT 5	Reserve Price	RM 469,800
	Type: 2 Storey Semi Detached Cluster House Area: 2,411 square feet Address: No. 2, Jalan BM 6/5A, Seksyen 6, Bandar Bukit Mahkota, 43000 Kajang, Selangor	Auction Date : 2026-02-16 Time : 9.00am
SELANGOR		

LOT 6	Reserve Price	RM 430,000
	Type: 2 Storey Terrace House Area: 770 square feet Address: No. 117, Jalan SG 9/8, Taman Sri Gombak, 68100 Batu Caves, Selangor	Auction Date : 2026-02-11 Time : 9.00am
SELANGOR		

LOT 7	Reserve Price	RM 390,000
	Type: Terrace House Area: 1,432 square feet Address: No. 14, Jalan Hamzah Alang 26A, Taman Ku, 42200 Kapar, Selangor	Auction Date : 2026-02-12
SELANGOR		

LOT 8	Reserve Price	RM 346,500
	Type: Condominium Area: 1,055 square feet Address: Unit No. 03-05, Blok 19, Pangsapuri Elaeis 2, Jalan Bait U8/1, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor	Auction Date : 2026-02-11 Time : 9.00am
SELANGOR		

LOT 9	Reserve Price	RM 262,440
	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 : 2026-02-09 Time : 9.00am
SELANGOR		

LOT 10**CALLED OFF****LOT 11****Reserve
Price****RM 121,500****SELANGOR**

Type: Apartment, 3 bedroom, Low cost
 Area: 646 square feet
 Address: Unit No. A-5-13, Block A, Impian Baiduri, No. 6, Jalan 224, Seksyen 51A, 46100 Petaling Jaya, Selangor
 Auction Date : 2026-02-24
 Time : 9.00am

LOT 12**Reserve
Price****RM 1,275,750****JOHOR**

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 : 2026-02-03
 Time : 11.00am

LOT 13**Reserve
Price****RM 900,000****JOHOR**

Type: 2 Storey Cluster House, Corner lot
 Area: 4,736 square feet
 Address: No. 1, Jalan Rambai 21, Taman Kota Masai, 81700 Pasir Gudang, Johor
 Auction Date : 2026-02-16
 Time : 11.00am

LOT 14**Reserve
Price****RM 880,000****JOHOR**

Type: 2 Storey Terrace House
 Area: 1,600 square feet
 Address: No. 6, Jalan Permas 17/2, Bandar Baru Permas Jaya, 81750 Masai, Johor
 Auction Date : 2026-02-23
 Time : 11.00am

LOT 15**Reserve
Price****RM 720,000****JOHOR**

Type: 2 Storey Terrace House, Corner Lot
 Area: 2,820 square feet
 Address: No. 2909, Jalan Cempaka 36/23, Indahpura Cempaka, Indahpura, 81000 Kulai, Johor
 Auction Date : 2026-02-25
 Time : 11.00am

LOT 16**CALLED OFF****LOT 17****Reserve
Price****RM 570,000****JOHOR**

Type: 1 Storey Terrace House
 Area: 2,571 square feet
 Address: No. 70, Jalan PI 10/9, Taman Pulau Indah, 81100 Johor Bahru, Johor
 Auction Date : 2026-02-11
 Time : 11.00am

LOT 18**Reserve
Price****RM 540,000****JOHOR**

Type: 2 Storey Terrace House
 Area: 1,679 square feet
 Address: No. 10, Jalan Gemilang 9, Taman Bukit Gemilang, 81300 Skudai, Johor
 Auction Date : 2026-02-04
 Time : 11.00am

LOT 19**Reserve
Price****RM 460,000****JOHOR**

Type: 2 Storey Terrace House, End lot
 Area: 1,170 square feet
 Address: No. 30, Jalan Kemboja 19, Bandar Bestari Perdana, 81700 Pasir Gudang, Johor
 Auction Date : 2026-02-23
 Time : 11.00am

LOT 20**Reserve
Price****RM 450,000****JOHOR**

Type: 1 Storey Terrace House
 Area: 1,400 square feet
 Address: No. 38, Jalan NB2 11/7, Taman Nusa Bestari 2, 79150 Iskandar Puteri, Johor
 Auction Date : 2026-02-23
 Time : 11.00am

LOT 21**Reserve
Price****RM 420,000****JOHOR**

Type: 1 Storey Terrace House
 Area: 1,539 square feet
 Address: No. 20, Jalan Perak 1, Taman Sri Skudai, 81300 Skudai, Johor
 Auction Date : 2026-02-16
 Time : 11.00am

LOT 22**Reserve
Price****RM 410,000****JOHOR**

Type: Service Apartment
 Area: 1,259 square feet
 Address: Unit No. A-12-09, Blok A, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor
 Auction Date : 2026-02-25
 Time : 11.00am

LOT 23**Reserve
Price****RM 396,000****JOHOR**

Type: 2 Storey Terrace House
 Area: 1,540 square feet
 Address: No. 7257, Jalan Sri Putri 14/5, Taman Putri Kulai, 81000 Kulai, Johor
 Auction Date : 2026-02-10
 Time : 11.00am

LOT 24**Reserve
Price****RM 342,000****JOHOR**

Type: 2 Storey Terrace House
 Area: 958 square feet
 Address: No. 55, Jalan Serindit 26, Taman Scientex, 81700 Pasir Gudang, Johor
 Auction Date : 2026-02-04
 Time : 11.00am

LOT 25**Reserve
Price****RM 340,000****JOHOR**

Type: Service Apartment
 Area: 904 square feet
 Address: Unit No. C-13-8, Tingkat 13, Block C, Jalan Persiaran Nusa Perdana, Taman Nusa Perintis, 81550 Gelang Patah, Johor
 Auction Date : 2026-02-24
 Time : 11.00am

LOT 26**Reserve
Price****RM 307,800****JOHOR**

Type: Apartment
 Area: 1,109 square feet
 Address: Unit No. E-04-10, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
 Auction Date : 2026-02-16
 Time : 11.00am

LOT 27**Reserve
Price****RM 297,000****JOHOR**

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 : 2026-02-25
 Time : 11.00am

LOT 28**Reserve
Price****RM 230,000****JOHOR**

Type: 2 Storey Terrace House
 Area: 816 square feet
 Address: No. 13, Lorong 12, Jalan 9/12, Taman Air Biru, 81700 Pasir Gudang, Johor
 Auction Date : 2026-02-16
 Time : 11.00am

LOT 29**Reserve
Price****RM 218,700****JOHOR**

Type: 1 Storey Terrace House
 Area: 1,400 square feet
 Address: No. 21, Jalan Impian Indah 2, Bandar Seri Impian, 86000 Kluang, Johor
 Auction Date : 2026-02-16
 Time : 11.00am

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Kuala Lumpur

No. 6 & 7, Level 1, 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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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.



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8. Then, click "I am interested".
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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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 - Click (+) to **increase** bid price.
 - Click (-) to **lower** the bid price.

High Court E-Lelong February 2026

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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



03-7452 1318 | ambank.com.my

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

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KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR.**

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1 RESERVE PRICE: RM597,780.00 Selangor  Description: sebuah rumah berkembar 2-tingkat di dalam kawasan perumahan berpagar-unit hujung (REZAB MELAYU) di bawah H.S.(D) 42647, No. P.T. 57857, Mukim Dengkil, Daerah Sepang, Negeri Selangor Address: No. 1, Jalan DB2, Taman Desiran Bayu, 47120, Puchong, Selangor Area: approx 223 square metres Defendant: Syed Faisal Bin Syed Alwi Solicitor: M/S Zain Megat & Murad Auction Date: 11/2/2026 (9.00 am) PAH38820	2 RESERVE PRICE: RM252,000.00 Selangor  Description: Pangsapuri 3-bilik tidur Address: No. C-8-9, Block C, Mentari Court, Jalan PJS 8/9, Taman Seri Mentari, 46150, Petaling Jaya, Selangor. Area: approx 72 square metre Defendant: Md Nizam Bin Ossin @ Hussin Solicitor: M/S Nik Hisham Fakhiah & Co Auction Date: 16/2/2026 (9.00 am) PAH39679	3 RESERVE PRICE: RM855,000.00 Pasir Gudang  Description: 2 storey terrace house, corner lot Address: No. 2, Jalan Eko Tropika 2/12, Taman Kota Masai, 81700 Pasir Gudang, Johor. Area: approx 276 square metre Defendant: Manivannan A/L Murugan Solicitor: M/S Nor Ding & Co Auction Date: 3/2/2026 (11.00 am) Ambank Islamic Berhad PAHJ/7610(SA)
4 RESERVE PRICE: RM600,000.00 Johor Bahru  Description: extended double storey terrace house Address: No. 31, Jalan Bukit Kempas 4/15, Taman Bukit Kempas, 81200, Johor Bahru, Johor Area: Approx 121 Square Metres Defendant: K. Shankarlal Iyer Solicitor: M/S Nor Ding & Co Auction Date: 25/2/2026 (11.00 am) PAHJ/7631(SA)	5 RESERVE PRICE: RM468,000.00 Senai  Description: 2 1/2 Storey terrace house intermediate lot Address: No. 1106, Jalan Scientex Jaya 22, Taman Scientex Senai, 81400 Senai, Johor Area: Approx 100 Square Metres Defendant: Sattiaselalan A/L Velayutham Solicitor: M/S Nor Ding & Co Auction Date: 16/2/2026 (11.00 am) PAHJ/7622(SA)	6 RESERVE PRICE: RM468,000.00 Pasir Gudang  Description: strata double storey terrace house Address: No. 10, Jalan Ekotropika 2/17, Taman Kota Masai, 81700, Pasir Gudang, Johor. Area: Approx 130 Square Metres Defendant: Chai Ngen Fu Solicitor: M/S Nor Ding & Co Auction Date: 11/2/2026 (11.00 am) PAHJ/7539(SA)
7 RESERVE PRICE: RM450,000.00 Ulu Tiram  Description: Double storey terrace house Address: No. 10, Jalan Soga 13, Taman Bukit Tiram, 81800 Ulu Tiram, Johor Area: Approx 121 Square Metres Defendant: Thanaraj A/L Mohan Solicitor: M/S Nor Ding & Co Auction Date: 11/2/2026 (11.00 am) PAHJ/7620(SA)	8 RESERVE PRICE: RM450,000.00 Kota Tinggi  Description: double storey terrace house Address: No. 25, Jalan SS 5/5, Taman Sri Saujana, 81900 Kota Tinggi, Johor Area: Approx 130 Square Metres Defendant: Muhammad Illham Bin Ahmad Solicitor: M/S Nor Ding & Co. Auction Date: 25/2/2026 (11.00 am) Ambank Islamic Berhad PAHJ/7637(SA)	9 RESERVE PRICE: RM400,000.00 Johor Bahru  Description: Single storey low-cost terrace house Address: No. 33, Jalan Jagong, Bandar Baru Uda, 81200 Johor Bahru, Johor. 81200 Johor Area: Approx 139.3545 Square Metres Defendant: Syamim Bin Murad, Norhananie Binti Ab Malek Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 24/2/2026 (11.00 am) Ambank Islamic Berhad PAHJ/7639(SA)
10 RESERVE PRICE: RM400,000.00 Pasir Gudang  Description: single storey intermediate terrace house Address: No. 19, Jalan Bacang 23, Taman Kota Masai, 81700 Pasir Gudang, Johor Area: Approx 1,399 Square Feet Defendant: Alinah Siti Nadia Binti Abdullah Solicitor: M/S Nor Ding & Co Auction Date: 23/2/2026 (11.00 am) PAHJ/7624(SA)	11 RESERVE PRICE: RM396,900.00 Johor Bahru  Description: Service apartment Address: No. #12-03A, Blok D, Apartment Suriamas, Jalan Serantau, Taman Dato Onn, Johor Bahru, 80350 Johor Bahru Johor Area: Approx 155 Square Metres Defendant: Soo Toh Siang Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 24/2/2026 (11.00 am) PAHJ/7565(SA)	12 RESERVE PRICE: RM390,000.00 Ulu Tiram  Description: Single storey terrace house Address: No. 11, Jalan Denai 13, Taman Bukit Jaya, 81800 Ulu Tiram, Johor Area: Approx 143 Square Metres Defendant: Muhammad Danial Haziq Bin Azmi Solicitor: M/S Nor Ding & Co Auction Date: 23/2/2026 (11.00 am) Ambank Islamic Berhad PAHJ/7623(SA)

13	RESERVE PRICE: RM387,000.00	Ulu Tiram	 PAHJ/7526(SA)	Description: single storey terrace house intermediate lot Address: No. 15, Jalan Kambia 6, Taman Puteri Wangsa, Ulu Tiram 81800 Johor Bahru Johor Area: approx 1,540 square feet Defendant: Kanesan A/L Balachandera Solicitor: M/S Nor Ding & Co Auction Date: 11/2/2026 (11.00 am)
14	RESERVE PRICE: RM380,000.00	Johor Bahru	 PAHJ/7625(SA)	Description: service apartment Address: #18-12, Block B, Pangsapuri Suriamas, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru Johor Area: approx 979 square feet Defendant: Lee Wei Shyong Solicitor: M/S Nor Ding & Co Auction Date: 23/2/2026 (11.00 am)
15	RESERVE PRICE: RM380,000.00	Johor Bahru	 PAHJ/7640(SA)	Description: medium cost apartment unit Address: No. 14-07, Blok F, Dwi Mahkota Kondominium, Jalan Persiaran Tanjung Susur 1/1, Taman Bukit Aliff, 81200 Johor Bahru, Johor Area: approx 1,378 square feet Defendant: Hemaraj A/L Tamarachelvan, Perassana A/P Rajagopal Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 23/2/2026 (11.00 am)
16	RESERVE PRICE: RM378,000.00	Skudai	 PAHJ/7621(SA)	Description: An extended single storey intermediate medium cost terrace house Address: No. 3, Jalan Kejayaan 55, Taman Universiti, 81300 Skudai, Johor Area: approx 1,302 square feet Defendant: Lim Siew Fiea Solicitor: M/S Nor Ding & Co Auction Date: 11/2/2026 (11.00 am)
17	RESERVE PRICE: RM364,500.00	Johor Bahru	 PAHJ/7427(SA)	Description: condominium Address: Unit No. 19-03, Tingkat 19, Blok B, Jalan Datin Halimah, Kondominium Datin Halimah, 80350 Johor Bahru, Johor. Area: approx 1,378 square feet Defendant: Koh Toh Yam Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 16/2/2026 (11.00 am)
18	RESERVE PRICE: RM360,855.00	Kluang	 PAHJ/7613(SA)	Description: Double storey terrace house Address: NO. 105, JALAN IMPIAN DAMAI 1/6, BANDAR SERI IMPIAN, 86000 KLUANG, JOHOR Area: approx 2,562 square feet Defendant: Naz Zakrie Afifi Bin Abdul Hadi Solicitor: M/S A. Rahim & Co. (Kluang) Auction Date: 10/2/2026 (11.00 am) Ambank Islamic Berhad
19	RESERVE PRICE: RM360,000.00	Kulai	 PAHJ/7612(SA)	Description: double storey terrace house Address: No. 1337, Jalan Scientex 25, Taman Scientex, Kelapa Sawit, 81030 Kulai, Johor Area: approx 960 square feet Defendant: Mohammad Haffizan Bin Abdul Rahman Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 3/2/2026 (11.00 am) Ambank Islamic Berhad
20	RESERVE PRICE: RM356,400.00	Masai	 PAHJ/7448(SA)	Description: condominium unit Address: No. 05-08, Blok D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor Area: approx 1,668 square feet Defendant: Tan Kooi Ling Solicitor: M/S A. Rahim & Co Auction Date: 10/2/2026 (11.00 am)
21	RESERVE PRICE: RM350,000.00	Pasir Gudang	 PAHJ/7626(SA)	Description: single storey terrace house, intermediate lot Address: No. 7, Jalan Jambu 25, Taman Kota Masai, 81700 Pasir Gudang, Johor. Area: approx 1,300 square feet Defendant: Mohd Alif Bin Mohd Yusof, Zarwinda Binti Sariffudin Solicitor: M/S Nor Ding & Co Auction Date: 16/2/2026 (11.00 am) Ambank Islamic Berhad
22	RESERVE PRICE: RM333,000.00	Kulai	 PAHJ/7638(SA)	Description: double storey terrace house Address: No. 273, Jalan Scientex Maju 10, Taman Scientex Kulai 2, 81000 Kulai Johor Area: approx 1,076 square feet Defendant: Tey Bee Fong Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 24/2/2026 (11.00 am)
23	RESERVE PRICE: RM277,530.00	Pengerang	 PAHJ/7338(SA)	Description: strata double storey terrace house Address: No. 19, Jalan Gunung Pantii 9, Presint Gunung Pantii, Taman Bukit Pelali, 81600 Pengerang Johor Area: approx 1,539 square feet Defendant: JAYAKUMAR A/L MURTEE Solicitor: M/S A. Rahim & Co Auction Date: 24/2/2026 (11.00 am)
24	RESERVE PRICE: RM275,400.00	Kluang	 PAHJ/7619(SA)	Description: double storey terrace house Address: No. 34, Jalan Hang Tuah 1/3, Taman Muhibbah, 86000 Kluang, Johor Area: approx 1,540 square feet Defendant: Nur Atiqah Binti Abd Rahim Solicitor: M/S Nor Ding & Co. Auction Date: 11/2/2026 (11.00 am) Ambank Islamic Berhad
25	RESERVE PRICE: RM252,000.00	Johor Bahru	 PAHJ/7629(SA)	Description: apartment Address: K-4-02, Blok K, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor Area: approx 1,001 square feet Defendant: Satiyamority A/L Murgan Solicitor: M/S A. Rahim & Co Auction Date: 24/2/2026 (11.00 am)
26	RESERVE PRICE: RM223,205.00	Masai	 PAHJ/7228(SA)	Description: 3 bedroom apartment Address: E03-3A, Seri Mutiara Apartment, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor Area: approx 1,324 square feet Defendant: CHAN KIAN YOUNG Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 16/2/2026 (11.00 am)

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



Step 1 : User Registration

1. Go to <https://elelong.kehakiman.gov.my/BidderWeb>
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3. Then click "Register" link at the bottom of the login box & fill up the form.
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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".
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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:

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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

February 2026

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

AmBank Financing Please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder
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 FEBRUARY 2026

LOT 01 Tanjung Tokong Reserve Price RM 1,215,000 2 Storey Terrace House Unit 3,703 sq.ft. Unit No. 42, Persiaran Halia 1, 10470 Tanjung Tokong, Pulau Pinang. Assignor / Borrower : Perasath A/L Mani Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 05 February, 2026 (11:00 AM) Pulau Pinang	LOT 02 Balik Pulau Reserve Price RM 1,100,000 2 Storey Shop Office Unit 1,206 sq.ft. Unit No. 16, Jalan Kuala Jalan Baru, Taman Prestij III, 11000 Balik Pulau, Pulau Pinang. Assignor / Borrower : Heng Gee Chuan Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 11 February, 2026 (11:00 AM) Pulau Pinang	LOT 03 Batu Ferringhi Reserve Price RM 820,000 Condominium Unit 1,496 sq.ft. Unit No. 3B-5-13A, Ferringhi Residence 2, Persiaran Sungai Emas 1, 11100 Batu Ferringhi, Pulau Pinang. Assignor / Borrower : Mathivanhan A/L Govindasamy Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 24 February, 2026 (11:00 AM) Pulau Pinang
LOT 04 Balik Pulau Reserve Price RM 623,700 3 Storey Terrace House Unit 1,668 sq.ft. Unit No. 6, Tingkat Sungai Rusa 6, Rena Park, 11010 Balik Pulau, Pulau Pinang. Assignor / Borrower : Mohamad Zulfadzli Bin Abdul Malik Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 09 February, 2026 (11:00 AM) Pulau Pinang	LOT 05 Batu Ferringhi Reserve Price RM 270,000 Condominium Unit 721 sq.ft. Unit No. 33-2-1, Persiaran Sungai Emas, Ferringhi Delima Condominium, 11100 Batu Ferringgi, Pulau Pinang. Assignor / Borrower : Gee Han Meng Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 04 February, 2026 (11:00 AM) Pulau Pinang	LOT 06 Kepala Batas Reserve Price RM 247,860 1 Storey Terrace House Unit 1,292 sq.ft. Unit No. 37, Persiaran Seksyen 3/1, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang. Assignor / Borrower : Mohd Shafizan Bin Mat Saad Solicitor : Azmi Rahim & Co (Tel: 04-4265092) Auction Date & Time : 09 February, 2026 (11:00 AM) Pulau Pinang
LOT 07 Batu Ferringhi Reserve Price RM 153,000 Flat Unit 560 sq.ft. Unit No. 10-12-13, Jalan Sungai Satu, Taman Pinang Emas, 11100 Batu Ferringgi, Pulau Pinang. Assignor / Borrower : Heng Gee Chuan Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 11 February, 2026 (11:00 AM) Pulau Pinang	LOT 08 Bayan Lepas Reserve Price RM 133,650 Flat Unit 506 sq.ft. Unit No. 5C-6-16, Tingkat Kenari, Sri Merpati Flat Desaria, Sungai Ara, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Muhammad Sobri Bin Kasmaruddin Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 09 February, 2026 (11:00 AM) Pulau Pinang	LOT 09 Sungai Petani Reserve Price RM 291,600 2 Storey Terrace House 3,703 sq.ft. Unit No. 310, Jalan Batik 1/1, Taman Batik, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Muhammad Taufiq Navakumar Bin Abdullah Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 26 February, 2026 (11:00 AM) Kedah



= AmBank (M) Berhad



= AmBank Islamic Berhad

LOT

10

Karangan

Reserve Price

RM 200,000



1 Storey Terrace House Unit

1,475 sq.ft.

Unit No. 1829, Jalan Mutiara 13/4, Taman Mutiara, 09700 Karangan, Kedah Darul Aman.

Assignor / Borrower :
Amri Bin Yahaya & Fatin Nur Shafika Binti Haznan

Solicitor :
Zaid Ibrahim & Co (Tel: 04-3753100)

Auction Date & Time :
09 February, 2026 (11:00 AM)

Kedah

LOT

11

Ipoh

Reserve Price

RM 252,000



Condominium Unit

861 sq.ft.

Unit No. B-5-6, Block B, Jalan Meru Idaman 1, Taman Meru Idaman, 30020 Ipoh, Perak Darul Ridzuan.

Assignor / Borrower :
Leong Way Cheng

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

Auction Date & Time :
26 February, 2026 (11:00 AM)

Perak

LOT

12

Simpang Ampat

Reserve Price

RM 250,000



1 Storey Semi Detached House Unit

2,831 sq.ft.

Unit Lot 632, Rumah Berkembar Bukit Merah Laketown, 34400 Simpang Ampat, Semanggol Perak.

Assignor / Borrower :
Shopian Bin Jusoh

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

Auction Date & Time :
05 February, 2026 (11:00 AM)

Perak

LOT

13

Ipoh

Reserve Price

RM 226,800



Condominium Unit

861 sq.ft.

Unit No. B-5-7, Block B, Jalan Meru Idaman 1, Taman Meru Idaman, 30020 Ipoh, Perak.

Assignor / Borrower :
Goh Meng Hon

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

Auction Date & Time :
09 February, 2026 (11:00 AM)

Perak

LOT

14

Hilir Perak

Reserve Price

RM 210,600



1 Storey Corner Terrace House Unit

2,551 sq.ft.

Unit Plot 2646 (TIC67A/2646), Bandar Lagenda Teluk Intan, 36000, Teluk Intan, Perak.

Assignor / Borrower :
Sudager A/L Nandakumar & Pavithra A/P Thevanthiran

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

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

Perak

LOT

15

Ulu Kinta

Reserve Price

RM 180,000



1 Storey Terrace House Unit

1,098 sq.ft.

Unit No. 21, Laluan Perpaduan 2, Taman Perak Darul Aman, 31400 Teluk Anson, Perak Darul Aman.

Assignor / Borrower :
Chiang Zhen Khon

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

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

Perak

Called Off

LOT

16

Kampar

Reserve Price

RM 165,000



2 Storey Terrace House Unit

904 sq.ft.

Unit No. 1107, Jalan Emas, Taman Bandar Baru, 31900 Kampar, Perak.

Assignor / Borrower :
Mohd Zain Bin Abu Bakar & Asnah Binti Hassan

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

Auction Date & Time :
25 February, 2026 (11:00 AM)

Perak

LOT

17

Teluk Intan

Reserve Price

RM 153,900



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 :
23 February, 2026 (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



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NOTE : _____
