

High Court E-Lelong March 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

H/P : 012-327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com

01

AUCTION DATE : 31/03/2026
TIME : 9.00 AM
RESERVE PRICE
RM 1,000,000.00



DESCRIPTION : A THREE STOREY TERRACE HOUSE
LAND AREA : 2,400.00 SQUARE FEET
ASSIGNOR(S) : MUHAMMAD FADHLI BIN ABDUL MALEK
SOLICITOR : MESSRS VAS & CO (KLG)
EXECUTION NO. : BA-38-3917-11/2025

SHAH ALAM

NO. 18, JALAN ELEKTRON U16/66B, DENAI ALAM, 40160 SHAH ALAM, SELANGOR

02

AUCTION DATE : 16/03/2026
TIME : 9.00 AM
RESERVE PRICE
RM 451,980.00



DESCRIPTION : AN INTERMEDIATE 2.5-STOREY TERRACE HOUSE
LAND AREA : 1,399.31 SQUARE FEET
ASSIGNOR(S) : AHMAD FAIZAL BIN RAMLI (SI BANKRAP)
SOLICITOR : MESSRS A RAHIM & CO.
EXECUTION NO. : BA-38-2537-07/2025

SHAH ALAM

NO. 14, JALAN PESONA 25/116B, PESONA KEMUNING, SEKSYEN 25, 40400 SHAH ALAM, SELANGOR

03

AUCTION DATE : 11/03/2026
TIME : 9.00 AM
RESERVE PRICE
RM 306,180.00



DESCRIPTION : AN INTERMEDIATE DOUBLE-STOREY TERRACED HOUSE
LAND AREA : 1,076.00 SQUARE FEET
ASSIGNOR(S) : 1) ROOPASHINI SEGARAN A/P GUNASEKARAN (BERTINDAK SEBAGAI WARIS KEPADA SIMATI, GUNASEKARAN A/L SEBASTIAN 2) ROOPASHINI SEGARAN A/P GUNASEKARAN (BERTINDAK SEBAGAI PENTADBIR HARTA PUSAKA KEPADA ESTET SIMATI, PREMAH A/P PALANY @ PERUMAL
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO. : BA-38-3603-10/2025

RAWANG

NO. 73, JALAN DESA 4/5, BANDAR COUNTRY HOMES, 48000 RAWANG, SELANGOR

04

AUCTION DATE : 19/03/2026
TIME : 9.00 AM
RESERVE PRICE
RM 270,000.00



DESCRIPTION : A THREE ROOM APARTMENT
FLOOR AREA : 818.00 SQUARE FEET
ASSIGNOR(S) : ANIS ALIA BINTI ANUAR
SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
EXECUTION NO. : WA-38-2874-10/2025

SHAH ALAM

NO. 01-07-05, BLOK 1, PANGSAPURI SERI JATI, NO. 2, JALAN SETIA GEMILANG, U13/45C, 40170 SHAH ALAM, SELANGOR

05

AUCTION DATE : 11/03/2026

RESERVE PRICE

TIME : 9.00 AM

RM 550,000.00

DESCRIPTION : AN INTERMEDIATE 'MALAY RESERVE' DOUBLE-STOREY SHOP/OFFICE

FLOOR AREA : 1,367.00 SQUARE FEET

ASSIGNOR(S) : NORALIZA BINTI KAMARUDDIN

SOLICITOR : MESSRS HAMIDAH ROSMAWATI & ASSOCIATES (KUANTAN)

EXECUTION NO. : CA-38-614-12/2025

NOTE : **REZAB MELAYU**

KUANTAN

NO. B112, PERUMAHAN SEBERANG BALOK, 26100 KUANTAN, PAHANG

06

AUCTION DATE : 18/03/2026

RESERVE PRICE

TIME : 11.00 AM

RM 270,000.00

DESCRIPTION : AN INTERMEDIATE UNIT OF SINGLE STOREY TERRACED HOUSE WHICH HAS BEEN EXTENDED

LAND AREA : 1,539.00 SQUARE FEET

ASSIGNOR(S) : 1) R KALIRAJAN A/L RAHMAN
2) TANGAM A/P NAGAPPAN

SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)

EXECUTION NO. : MA-38-290-06/2025

BEMBAN

NO. JB 7807, JALAN ASIA SELATAN 3A, TAMAN ASIA SELATAN, 77200 BEMBAN, MELAKA

07

AUCTION DATE : 18/03/2026

RESERVE PRICE

TIME : 11.00 AM

RM 200,000.00

DESCRIPTION : A CORNER UNIT SINGLE-STOREY TERRACE HOUSE

LAND AREA : 2,088.00 SQUARE FEET

ASSIGNOR(S) : SURESH A/L V KRISHNAMOORTHY

SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)

EXECUTION NO. : MA-38-468-09/2025

**TAMPIN
POS**

NO. PS 1475, JALAN BAIDURI 1/2, TAMAN BAIDURI, PULAU SEBANG, 73000 TAMPIN POS, 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 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://eilelong.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:

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H/P : 012 - 327 5047

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High Court E-Lelong

March 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
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Brian Choi : 019-384 6608



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



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

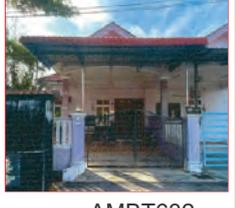
**WILL SELL BY PUBLIC AUCTION
VIA ELECTRONIC AT E-LELONG WEBSITE, PUSAT OPERASI E-LELONG,
KOMPLEKS MAHKAMAH KUANTAN, PAHANG DARUL MAKMUR**

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

<p>LOT 1 RESERVE PRICE: RM 620,000.00</p> <p>JOHOR BAHRU</p> <p>Auction Date : 03/03/2026 / 11:00 a.m Type : Single Storey Detached House Assignor : Muhammad Firdaus Bin Md Yasin Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 4, Jalan Asa, Kampung Aman, 80350 Johor Bahru, Johor.</p>  <p>AMBT583</p>	<p>LOT 2 RESERVE PRICE: RM 568,620.00</p> <p>KOTA TINGGI</p> <p>Auction Date : 16/03/2026 / 11:00 a.m Type : Double Storey Semi-Detached House Assignor : Wong Zhen Yao Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 51, Jalan Jati 10, Taman Desaru Utama, Bandar Penawar 81930 Kota Tinggi Johor</p>  <p>AMBT648</p>
<p>LOT 3 RESERVE PRICE: RM 459,000.00</p> <p>MASAI</p> <p>Auction Date : 16/03/2026 / 11:00 a.m Type : A Double Storey Terrace House Assignor : Dinesh Kumar Chand A/L Mohan Cavin Chand Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 48, Jalan Bayu 18, Bandar Seri Alam, 81750 Masai, Johor Kaveat : Ambank (M) Berhad Pres No: 5358/2021 Bertarikh: 1/3/2021</p>  <p>AMBT420(2)</p>	<p>LOT 4 RESERVE PRICE: RM 440,000.00</p> <p>SKUDAI</p> <p>Auction Date : 03/03/2026 / 11:00 a.m Type : Single Storey Terrace Hse Assignor : Viknesh A/L Rajendran Solicitor : Nor Ding & Co (Johor Bahru) Address : No 100, Jalan Emas 12 Taman Sri Skudai 81300 Skudai Johor</p>  <p>AMBT637</p>
<p>LOT 5 RESERVE PRICE: RM 380,000.00</p> <p>PASIR GUDANG</p> <p>Auction Date : 16/03/2026 / 11:00 a.m Type : Single Storey Terrace House Assignor : Mohd Firdaus Bin Abd Ghani Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 4, Jalan Nenas 11, Taman Kota Masai, 81700 Pasir Gudang, Johor.</p>  <p>AMBT547</p>	<p>LOT 6 RESERVE PRICE: RM 370,000.00</p> <p>JOHOR BAHRU</p> <p>Auction Date : 17/03/2026 / 11:00 a.m Type : A Leasehold Apartment Unit Assignor : Kogilavani A/P Marupa Solicitor : A Rahim & Co (JB) Address : #04-22 Blok B, Pangsapuri Sri Akasia Jalan Persisiran Titiwangsa Utama Tmn Tampoi Indah 81200 Johor Bahru, Johor</p>  <p>AMBT691</p>
<p>LOT 7 RESERVE PRICE: RM 364,500.00</p> <p>PASIR GUDANG</p> <p>Auction Date : 03/03/2026 / 11:00 a.m Type : Double Storey Terrace House Assignor : Tharmaprasath A/L Muniandy Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 41, Jalan Jambu 8, Taman Kota Masai, 81700 Pasir Gudang, Johor Darul Takzim</p>  <p>AMBT462(2)</p>	<p>LOT 8 RESERVE PRICE: RM 313,470.00</p> <p>MUAR</p> <p>Auction Date : 02/03/2026 / 11:00 a.m Type : Single Storey Semi Detached House Assignor : Mansor Bin Mohamad Solicitor : Nor Ding & Co (Johor Bahru) Address : No 16 Jalan Cempaka Sari, Taman Sri Cempaka 84000 Muar Johor</p>  <p>AMBT632</p>

LOT 9 RESERVE PRICE: RM 324,000.00 ULU TIRAM

Auction Date : 02/03/2026 / 11:00 a.m
 Type : Double Storey Terrace House, Intermediate Lot
 Assignor : Kawri A/P Vagadasalam
 Solicitor : Nor Ding & Co (Johor Bahru)
 Address : No.4, Jalan Banang 9, Taman Bukit Tiram, 81800 Ulu Tiram, Johor



AMBT486(2)

LOT 10 RESERVE PRICE: RM 300,000.00 JOHORBAHRU

Auction Date : 02/03/2026 / 11:00 a.m
 Type : Apartment Unit
 Assignor : Nanthakumar A/L Nagaratnam
 Solicitor : Nor Ding & Co (Johor Bahru)
 Address : No. 16-01, Blok B, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor.
 Kaveat : AmBANK ISLAMIC BERHAD No. Pers: 14197/2024 Bertarikh: 31/3/2024



AMBT135(2)

LOT 11 RESERVE PRICE: RM 247,860.00 SKUDAI

Auction Date : 16/03/2026 / 11:00 a.m
 Type : Apartment Unit
 Assignor : Teo Boon Peng
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
 Address : No. H-05-10 Skudai Villa, Jalan Aman, Taman Skudai Baru 81300 Skudai Johor Darul Takzim



AMBT656

CENTRAL

LOT 12 RESERVE PRICE: RM 684,000.00 KLANG

Auction Date : 02/03/2026 / 9:00 a.m
 Type : An Intermediate Two And A Half-Storey Terraced House
 Assignor : Tan Ang Teck
 Solicitor : Goh & Partners (KL)
 Address : No. 51, Lorong Batu Nilam 13H, Bandar Bukit Tinggi, 41200 Klang, Selangor Darul Ehsan



AMBT540

LOT 13 RESERVE PRICE: RM 540,000.00 KUALALUMPUR

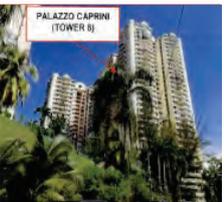
Auction Date : 02/03/2026 / 9:00 a.m
 Type : A Three Bedroom Condominium Unit
 Assignor : Gobalakrishnan A/L Samykanu
 Solicitor : Azhar & Wong (KL)
 Address : Unit No. D-23-7, 23rd Floor, Block D, PV8 Platinum Hill Condo, Jalan Melati Utama, Taman Melati Utama, 53100 Kuala Lumpur



AMBT549

LOT 14 RESERVE PRICE: RM 250,000.00 CHERAS

Auction Date : 02/03/2026 / 9:00 a.m
 Type : A Condominium Unit
 Assignor : Goh Phooi Soon
 Solicitor : Goh & Partners (KL)
 Address : No.B8/J/28-12, Palazzo Caprini (Tower 8), Venice Hill Condominium & Golf Resort, Persiaran Puteri 1, Taman Puteri Batu 9, 43200 Cheras, Selangor Darul Ehsan
 Kaveat : Kaveat Persendirian Atas Kepentingan telah didaftarkan oleh AmBank Islamic Berhad pada 29/12/2020 melalui perserahan no: 002B16783/2020



AMBT413

NORTHERN

LOT 15 RESERVE PRICE: RM 558,000.00 PAYA TERUBONG

Auction Date : 12/03/2026 / 11:00 a.m
 Type : A Three Storey Intermediate Townhouse Located Within A Gated And Guarded Housing Scheme
 Assignor : Chan Heng Soon
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 51-F, Tingkat Paya Terubong 4, Taman Suria Vista, 11060 Pulau Pinang
 Kaveat : KAVEAT PERSENDIRIAN ATAS PETAK OLEH AMBANK (M) BERHAD NO PERS: 0704B2019000346 TELAH DIDAFTARKAN PADA 11 JUN 2019.



AMBT704

LOT 16 RESERVE PRICE: RM 542,700.00 BALIKPULAU

Auction Date : 05/03/2026 / 11:00 a.m
 Type : Three (3) Storey Terraced House
 Assignor : Muhammad Azzim Bin Hashim
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 15, Tingkat Sungai Rusa 6, Rena Park, 11010 Balik Pulau, Penang



AMBT530(2)

LOT 17 RESERVE PRICE: RM 520,000.00 IPOH

Auction Date : 18/03/2026 / 11:00 a.m
 Type : Extended Double Storey Semi Detached House
 Assignor : Goh Ah Teik
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : No 18 Jalan Batik 12 Medan Pasir Impian 31650 Ipoh Perak



AMBT606

LOT 18 RESERVE PRICE: RM 388,800.00 KEPALA BATAS

Auction Date : 12/03/2026 / 11:00 a.m
 Type : A Double Storey Intermediate Terrace House
 Assignor : Nadia Farida Binti Othman
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 11 Lorong Mekar Sari 10, Taman Mekarsari, 13200 Kepala Batas, Pulau Pinang



AMBT374(3)

LOT 19 RESERVE PRICE: RM 328,050.00 PENAGA

Auction Date : 12/03/2026 / 11:00 a.m
 Type : A 2-Storey Intermediate Terrace House
 Assignor : Muhammad Ferdaus Bin Shahul Hamid
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : No. 12, Lorong Seri Penaga 4, Taman Seri Penaga, 13100 Penaga, Pulau Pinang



AMBT394(3)

LOT 20 RESERVE PRICE: RM 304,000.00 IPOH

Auction Date : 12/03/2026 / 11:00 a.m
 Type : An Intermediate Unit Double Storey Terraced House
 Assignor : Choong Yee Ling
 Solicitor : A Rahim & Co (KL)
 Address : No 39 Jalan Tawas Impiana 2 Anjung Tawas Impiana 30010 Ipoh Perak Darul Ridzuan



AMBT456(2)

LOT 21 RESERVE PRICE: RM 255,000.00 SERITANJUNG

Auction Date : 11/03/2026 / 11:00 a.m
 Type : A Three Bedroom Apartment Unit
 Assignor : Foo Keh Ching
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : Unit No. 7C-11-11, Pangsapuri Palm Court, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang



AMBT589

LOT 22 RESERVE PRICE: RM 240,570.00 GELUGOR

Auction Date : 11/03/2026 / 11:00 a.m
 Type : A Renovated Corner Unit Of Three (3) Bedrooms Apartment
 Assignor : Khor Chee Tat
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 3C-28-08, Jalan Batu Uban, Mukim 13, 11700 Gelugor, Penang



AMBT278(3)

LOT 23 RESERVE PRICE: RM 222,750.00 JELUTONG

Auction Date : 10/03/2026 / 11:00 a.m
 Type : An Intermediate Corner Unit Of Three (3) Bedrooms Flat
 Assignor : Chan Kok Loon
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 1-12-10, Lorong Gangsa, Greenlane Heights - Blok E1, 11600 Jelutong, Penang



AMBT487(2)

LOT 24 RESERVE PRICE: RM 218,700.00 PADANG SERAI

Auction Date : 09/03/2026 / 11:00 a.m
 Type : An Extended Single Storey End Terrace House
 Assignor : Mohamad Hasnadi Bin Mat Hassan
 Solicitor : Azmi Rahim & Co (Sg. Petani)
 Address : No. 983, Jalan Lagenda 3/2, Taman Lagenda, 09400 Padang Serai, Kedah Darul Aman
 Kaveat : AMBANK ISLAMIC BERHAD DIDAFTARKAN PADA 26.06.2022



AMBT007(3)

LOT 25 RESERVE PRICE: RM 210,600.00 KULIM DISTRICT

Auction Date : 02/03/2026 / 11:00 a.m
 Type : An Extended Single Storey Intermediate Terrace House
 Assignor : Muniandy A/L Maniam
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 73, Lorong Jati 1F/1, Taman Jati, 09000 Kulim, Kedah Darul Aman.
 Kaveat : KAVEAT PERSENDIRIAN ATAS TANAH OLEH AMBANK BERHAD NO PERS: 2104/2004 TELAH DIDAFTARKAN PADA 4 APRIL 2004



AMBT609

LOT 26 RESERVE PRICE: RM 204,120.00 JELUTONG

Auction Date : 16/03/2026 / 11:00 a.m
 Type : Flat
 Assignor : Leong Wai Kit
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : No. 3-17-16, Jalan Gangsa, Green Lane Heights - Blok C 11600 Jelutong, Pulau Pinang



AMBT357(3)

LOT 27 RESERVE PRICE: RM 180,000.00 KAMUNTING

Auction Date : 12/03/2026 / 11:00 a.m
 Type : A 2-Storey Intermediate Medium-Cost Terrace House
 Assignor : Bala Murali A/L Sankaran
 Solicitor : Nor Ding & Co (Manjung)
 Address : No. 194, Jalan Perak, Taman Rakyat, 34600 Kamunting, Perak Darul Ridzuan
 Kaveat : No. Penerimaan 00B20172/2023 Kaveat Persendirian Atas Tanah



AMBT569

LOT 28 RESERVE PRICE: RM 178,200.00 SUNGAI PETANI

Auction Date : 09/03/2026 / 11:00 a.m
 Type : A Single Storey Intermediate Terrace House
 Assignor : Roslan Bin Ali
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 201, Jalan Zamrud 7/1A, Taman Sinar Intan, 08000 Sungai Petani, Kedah Darul Aman
 Kaveat : Kaveat persendirian oleh Ambank Islamic Berhad



AMBT613

LOT 29 RESERVE PRICE: **RM 177,147.00** **BEDONG**

Auction Date : 09/03/2026 / 11:00 a.m
 Type : An Extended And Renovated Single Storey Semi-Detached House
 Assignor : S Rathaletchmi A/P K Saminathan
 Solicitor : Hoe & Moira (Penang)
 Address : No. B-12, Lorong 2A, Taman Bedong, 08100 Bedong, Kedah Darul Aman



AMBT614

LOT 30 RESERVE PRICE: **RM 153,000.00** **TIMOR LAUT**

Auction Date : 16/03/2026 / 11:00 a.m
 Type : A 3-Bedroom Low-Cost Flat
 Assignor : Kee Wei Ze
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 88-14-65, Puncak Erskine, Jalan Fettes, 10470 Tanjung Tokong, Pulau Pinang
 Kaveat : Nombor Pers: 0704B2023000189
 Kaveat Persendirian Atas Petak AMBANK (M) BERHAD No Syarikat: 196901000166 (8515-D) oleh 3RD FLOOR, NO 15, LEBUH PANTAI, 10300 GEORGETOWN, PULAU PINANG didaftarkan pada 30 Mac 2023



AMBT651

LOT 31 RESERVE PRICE: **RM 147,623.00** **SUNGAI PETANI**

Auction Date : 02/03/2026 / 11:00 a.m
 Type : A Single Storey Intermediate Terrace House
 Assignor : Syairie Husni Bin Sahir
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 39 Jalan Bandar Puteri Jaya 2/5, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman



AMBT147(4)

LOT 32 RESERVE PRICE: **RM 120,000.00** **BAYAN LEPAS**

Auction Date : 12/03/2026 / 11:00 a.m
 Type : A 2 Bedroom Low Cost Flat
 Assignor : Saifuel Bin Sarbani
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. B-4-16, Taman Gertak Sanggul, Jalan Gertak Sanggul, 11920 Bayan Lepas, Pulau Pinang



AMBT206(3)

LOT 33 RESERVE PRICE: **RM 98,450.00** **PAYA TERUBONG**

Auction Date : 18/03/2026 / 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(3)

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 016 216 1047

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

1. Go to <https://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.
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Step 3 : Choose Property

7. Once login, please fill property details and click "Search" button.
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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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18. Click "Bid Now".
 - Click (+) to **increase** bid price.
 - Click (-) to **lower** the bid price.

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HP No.: 016 2161 047 / 010 2161 147
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High Court E-Lelong MARCH 2026

FOR ENQUIRY PLEASE E-MAIL TO
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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 MARCH 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.
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LOT 1 RESERVE PRICE : RM550,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 153 sqmt / 1,647 sqft
Assignor(s) : Kumaran A/L R Sinnathamby
Komathi A/P Krishnan
Solicitor : M/S Darshan Chong & Co.
(No. Tel : 03-92844694)
Auction Date : 31 March 2026 (Tuesday)
Time : 11.00 AM

**NO. 1144, JALAN ARA SENDAYAN 5/9,
TAMAN ARA SENDAYAN, 70300 SEREMBAN,
NEGERI SEMBILAN.**

LOT 2 RESERVE PRICE : RM250,000.00 LABU



Type : An Intermediate Single Storey Terrace House
Area : Approx 121 sqmt / 1,302 sqft
Assignor(s) : Rahim Bin Awang
Solicitor : M/S Darshan Chong & Co.
(No. Tel : 03-92844694)
Auction Date : 2 March 2026 (Monday)
Time : 9.00 AM

**NO. 716, JALAN GADONG JAYA 14,
TAMAN GADONG JAYA,
71900 LABU, NEGERI SEMBILAN**

 **AmBank (M) Berhad**
 **AmBank Islamic Berhad**



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

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

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

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

STEP 1: USER REGISTRATION

- Go to <https://elelong.kehakiman.gov.my/BidderWeb>
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STEP 2: LOGIN

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

STEP 3: CHOOSE PROPERTY

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

STEP 4: BIDDING REGISTRATION

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STEP 5: CHECK UPCOMING BIDDING

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STEP 6: AUCTION DAY

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

NOTE :

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



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

ESZAM AUCTIONEER SDN. BHD.
(200701002409 / 760902-H)
NO. 14, 1ST FLOOR,
JALAN DATO' LEE FONG YEE,
70000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

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✉ eszamauctioneer@yahoo.com

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High Court E-Ielong

MARCH 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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SELANGOR

Lot 1	RESERVE PRICE RM1,100,000.00
	<p>Auction Date: 19/03/2026 / 9.00AM Type : An Intermediate Unit Double-Storey Terraced House Area: 169.08 sq. metres (1,820 sq. ft.) Assignor(s): Chua Ngee Boon & Tham Kam Ying Solicitors: B.H. Gan, Nor & Kim (KL) Execution No: WA-38-3186-11/2025</p> <p>No. 8, Jalan Jade Hills 5/1, Jade Hills, 43000 Kajang, Selangor Darul Ehsan.</p>
KAJANG	

Lot 2	RESERVE PRICE RM650,000.00
	<p>Auction Date: 09/03/2026 / 9.00AM Type : An Intermediate Unit Double-Storey Terraced House Area: 121 sq. metres (1,302 sq. ft.) Assignor(s): Lien Pow Kheong & Chow May Lin Solicitors: Nik Hisham, Fakihah & Co. (KL) Execution No: BA-38-3656-10/2025</p> <p>No. 5, Jalan Sunway 2/2, Taman Sunway Cheras, 43200 Cheras, Selangor.</p>
CHERAS	

Lot 3	RESERVE PRICE RM600,000.00
	<p>Auction Date: 30/03/2026 / 9.00AM Type : An Extended Intermediate Lot Double-Storey Terrace House Area: 171 sq. metres (1,840 sq. ft.) Assignor(s): Pavithra A/P Subramaniam & Priyatharshiniy A/P Subramaniam Solicitors: Vas & Co. (KLG) Execution No: BA-38-4004-11/2025</p> <p>No. 12, Jalan Ceri 6/3, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.</p>
PUNCAK ALAM	

Lot 4	RESERVE PRICE RM550,800.00
	<p>Auction Date: 17/03/2026 / 9.00AM Type : 1 ½ Storey Semi-Detached Houses Area: 325.16 sq. metres (3,500 sq. ft.) Assignor(s): Bernard Lim Boon Siang & Foo Su Ping Solicitors: Darshan Chong & Co (KL) Execution No: WA-38-3944-12/2025</p> <p>No. 20, Jalan Mahkota 10/KU2, Mutiara Bukit Raja 2, 41050 Klang, Selangor.</p>
KLANG	AMBANK ISLAMIC BERHAD

Lot 5	RESERVE PRICE RM342,000.00
	<p>Auction Date: 17/03/2026 / 9.00AM Type : An Extended Intermediate Unit Double-Storey Terraced House Area: 82 sq. metres (883 sq. ft.) Assignor(s): Mohd Faizal Bin Samat & Nor Aini Binti Noran Solicitors: Vas & Co. (KLG) Execution No: WA-38-3114-10/2025</p> <p>No. 32, Jalan SP 8/19, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan (Address Stated In The Assessment Bill Is No. 32, Jalan SP 8/19, Bandar Saujana Putra, 42610 Lebuhraya Elite).</p>
JENJAROM	

Lot 6	RESERVE PRICE RM290,000.00
CALLED OFF	
BANTING	

Lot 7	RESERVE PRICE RM282,123.00
	<p>Auction Date: 30/03/2026 / 9.00AM Type : A-Single Storey Intermediate Terrace House Area: 102 sq. metres (1,098 sq. ft.) Assignor(s): Malathi A/P Muniyandy, Kugan A/L Ghanasegaran & Kogila A/P Subramaniam Solicitors: Vas & Co. (KLG) Execution No: BA-38-4113-11/2025</p> <p>No. 11, Jalan Dato Abdul Hamid 13, Taman Sentosa, 41200 Klang, Selangor.</p>
KLANG	

KELANTAN

Lot 8	RESERVE PRICE RM279,000.00
	<p>Auction Date: 11/03/2026 / 11.00AM Type : Single-Storey Detached House Area: 525 sq. metres (5,651 sq. ft.) Assignor(s): Mohd Sabri Bin Abdul Kadir Solicitors: H. S. Lim & Malik (Kota Bharu) Execution No: DA-38-34-01/2026</p> <p>PT 853, Taman KSN Seroja, Kampung Bechah Kubang Sepat, Tendong, 17030 Pasir Mas, Kelantan.</p>
PASIR MAS	AMBANK ISLAMIC BERHAD

MELAKA

Lot 9	RESERVE PRICE RM170,000.00
	<p>Auction Date: 18/03/2026 / 11.00AM Type : A First Floor Office Area: 89 sq. metres (958 sq. ft.) Assignor(s): Latifah Binti Abu Hassan & Muhammad Akram Bin Haji Abdullah Solicitors: Ibrahim Nik Junainah & Associates (Melaka) Execution No: MA-38-597-11/2025</p> <p>No. 1-21, Jalan PM 14, Plaza Mahkota, Bandar Hilir, 75000 Melaka.</p>
MELAKA	AMBANK ISLAMIC BERHAD

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 Whatsapp Hotline: 011 5585 1442
 Email: hauctionhouse@gmail.com
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NOTE : _____

High Court E-Lelong March 2026

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03 - 7452 1764

AmBank Home Financing please contact :
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For Company bidder(s)
Brian Choi : 019-384 6608



PROPERTY AUCTION



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LOT 1 Reserve Price **RM 500,000**



Type: 2 Storey Terrace House
Area: 1,540 square feet
Address: No. 19, Jalan TP 8, Taman Tun Perak, 48000 Rawang, Selangor

Auction Date : 2nd March 2026
Time : 9.00am

SELANGOR

LOT 2 Reserve Price **RM 421,200**



Type: 2 Storey Terrace House
Area: 1,500 square feet
Address: No. 45, Jalan Aruna 5, M Aruna, 48000 Rawang, Selangor

Auction Date : 5th March 2026
Time : 9.00am

SELANGOR

LOT 3 Reserve Price **RM 207,000**



Type: 2 Storey Terrace House, Low Cost
Area: 904 square feet
Address: No. 5, Lorong Manikavasagam 9B, Taman Menara Maju, 41200 Klang, Selangor

Auction Date : 2nd March 2026
Time : 9.00am

SELANGOR

LOT 4 Reserve Price **RM 430,000**



Type: 1 Storey Terrace House
Area: 1,302 square feet
Address: No. 10, Jalan Penyiaran 23, Taman Universiti, 81300 Skudai, Johor

Auction Date : 3rd March 2026
Time : 11.00am

JOHOR

LOT 5 Reserve Price **RM 324,000**



Type: Condominium, 3 Bedrooms
Area: 1,324 square feet
Address: Unit No. 01-02, Block C, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 2nd March 2026
Time : 11.00am

JOHOR

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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

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TO VIEW
ALL LOTS**

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NOTE :

High Court E-Lelong

March 2026

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PROPERTY AUCTION



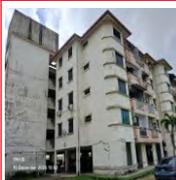
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<p>1 RESERVE PRICE: RM510,000.00 Kuala Lumpur</p>  <p>Description: sebuah unit kondominium berserta dengan sebuah tempat letak kereta sebagai petak aksesori Address: Unit No. A-06-05, Block A, PV 20 Platinum Lake Condominium, No. 5, Jalan Usahawan 2, Off Jalan Genting Klang, Setapak, 53200, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Area: approx 140 square metres Defendant: LAI KIAN WOON Solicitor: M/S GOH & PARTNERS Auction Date: 5/3/2026 (9.00 am)</p>	<p>2 RESERVE PRICE: RM167,670.00 Selangor</p>  <p>Description: UNIT PANGSAPURI DALAM RUMAH KEDAI 4-TINGKAT Address: No. 31-5, Block F, Sri Manja Square 1, Jalan PJS 3/48, Taman Sri Manja, 46000, Petaling Jaya, Selangor Area: approx 93 square metre Defendant: Mohd Eddy Noor Hafiz Bin Bahman & Siti Suriani Binti Md Sukur Solicitor: M/S MANJIT SINGH SACHDEV MOHAMMAD RADZI & PARTNERS Auction Date: 12/3/2026 (9.00 am) Ambank Islamic Berhad</p>	<p>3 RESERVE PRICE: RM520,000.00 Johor Bahru</p>  <p>Description: 2 storey terrace house,end lot Address: No. 32, Jalan Bukit Kempas 4/8, Taman Bukit Kempas, 81200, Johor Bahru, Johor. Area: approx 142 square metre Defendant: Liew Chee Soon Solicitor: M/S Nor Ding & Co. Auction Date: 2/3/2026 (11.00 am)</p>
<p>4 RESERVE PRICE: RM494,100.00 Kluang</p>  <p>Description: Double storey medium cost terrace house corner lot Address: No. 127, Jalan Seri Impian 6/9, Bandar Seri Impian, 86000, Kluang, Johor. Area: Approx 542 Square Metres Defendant: Kalaiarasi A/P Muthu Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 2/3/2026 (11.00 am)</p>	<p>5 RESERVE PRICE: RM255,150.00 Skudai</p>  <p>Description: Apartment Address: No. C-4-4, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai Johor Area: Approx 103 Square Metres Defendant: Kalaiselvan A/L Ellumalai Solicitor: M/S A. Rahim & Co Auction Date: 16/3/2026 (11.00 am)</p>	<p>6 RESERVE PRICE: RM250,000.00 Masai</p>  <p>Description: 3 Bedroom Apartment Address: Unit No. B8-G1-2, Vista Seri Alam, Jln Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai Johor Area: Approx 79 Square Metres Defendant: Suhaili Binti Hanifa Solicitor: M/S Nor Ding & Co Auction Date: 2/3/2026 (11.00 am) Ambank Islamic Berhad</p>
<p>7 RESERVE PRICE: RM240,000.00 Kluang</p>  <p>Description: Single storey terrace house Address: No. 63, Jalan Tasik Indah 7/5, Taman Tasik Indah, 86000 Kluang, Johor Area: Approx 130 Square Meres Defendant: Mohamad Khuzairi Bin Mahmood, Nurfazira Binti Panun Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 3/3/2026 (11.00 am) Ambank Islamic Berhad</p>	<p>8 RESERVE PRICE: RM220,000.00 Masai</p>  <p>Description: 3 bedroom low medium cost apartment unit Address: Unit No. F-02-05, Blok F, Pangsapuri Sri Intan, Jalan Tasek, Bandar Seri Alam, 81750 Masai, Johor Area: Approx 79 Square Metres Defendant: Muhammad Haziq Bin Othman Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 2/3/2026 (11.00 am) Ambank Islamic Berhad</p>	<p>9 RESERVE PRICE: RM190,269.00 Johor Bahru</p>  <p>Description: Apartment Address: No. N-3-02, Blok N, Pangsapuri Lily & Jasmine, Jalan Persisiran Titivangsa Utama, Taman Tampoi Indah 81200 Johor Bahru, Johor Area: Approx 93 Square Metres Defendant: Mahdialagan A/L Subramaniam Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date: 16/3/2026 (11.00 am)</p>

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Step 4 : Bidding Registration

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



Step 5 : Checking Upcoming Bidding

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



Step 6 : Auction Day

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

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

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

PROPERTY AUCTION HOUSE SDN BHD (187793X)

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

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

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



High Court E-lelong

March 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://eelong.kehakiman.gov.my/BidderWeb/Home/Index>

Bidder are required to register on the website <https://eelong.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 MARCH 2026

<p>LOT 01 Bayan Lepas</p> <p>Reserve Price RM 900,000</p> <p>Duplex Condominium Unit 1991 sq.ft.</p> <p>Unit No. 26B-23-3, Lintang Sungai Ara 6, Zan Pavillion, 11900 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Choo Chin Soon</p> <p>Solicitor : Azmi Rahim & Co (Tel: 04-4235092)</p> <p>Auction Date & Time : 16 March, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 02 Butterworth</p> <p>Reserve Price RM 477,000</p> <p>Apartment Unit 1,206 sq.ft.</p> <p>Unit No. 15-10, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang.</p> <p>Assignor / Borrower : Lim Pei Im</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 12 March, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 03 Bayan Lepas</p> <p>Reserve Price RM 338,800</p> <p>Condominium Unit 818 sq.ft.</p> <p>Unit No. 108-02-05 Villa Emas Condo Persiaran Bayan Indah 11900 Bayan Lepas Pulau Pinang.</p> <p>Assignor / Borrower : Muhammad Ariff Hoon Bin Abdullah</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 11 March, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>
<p>LOT 04 Gelugor</p> <p>Reserve Price RM 288,800</p> <p>Apartment Unit 700 sq.ft.</p> <p>Unit No. 3B-16-05, N-Park, Jalan Batu Uban, 11700 Gelugor, Pulau Pinang.</p> <p>Assignor / Borrower : Albert Ding Min-Chien</p> <p>Solicitor : Jayadeva & Kamal (Tel: 04-7771161)</p> <p>Auction Date & Time : 11 March, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 05 Tanjung Tokong</p> <p>Reserve Price RM 194,400</p> <p>Flat Unit 657 sq.ft.</p> <p>Unit No. 7A-12-2, Twelfth Floor, Block 7A, (Palm Court), Nipah And Palm Court, Jalan Seri Tanjung Pinang, Tanjung Tokong 10470 Timor Laut, Pulau Pinang.</p> <p>Assignor / Borrower : Ang Nancy</p> <p>Solicitor : Azmi Rahim & Co (Tel: 04-4235092)</p> <p>Auction Date & Time : 12 March, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 06 Bayan Lepas</p> <p>Reserve Price RM 145,800</p> <p>Flat Unit 527 sq.ft.</p> <p>Unit No. 3-7-4, Mutiara Perdana 2, Lorong Kelicap, 11900 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Ahmad Bin Abdul Rahman</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 11 March, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>
<p>LOT 07 Gelugor</p> <p>Reserve Price RM 128,000</p> <p>Flat Unit 570 sq.ft.</p> <p>Unit No. F4-07, Lorong Helang 3, MK 13, 11700 Gelugor, Pulau Pinang.</p> <p>Assignor / Borrower : Muhammad Afdhal Bin Abdul Shukur</p> <p>Solicitor : Azmi Rahim & Co (Tel: 04-4235092)</p> <p>Auction Date & Time : 10 March, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 08 Teluk Kumbar</p> <p>Reserve Price RM 125,550</p> <p>Flat Unit 463 sq.ft.</p> <p>Unit No. 2-2-1, Lintang Sungai Batu ,Taman Teluk Kumbar 11920 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Muhammad Nawawi Bin Fayzal</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 10 March, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 09 Bayan Lepas</p> <p>Reserve Price RM 120,000</p> <p>Flat Unit 495 sq.ft.</p> <p>Unit No. 24-5-6, Persiaran Mayang Pasir 5, Bandar Bayan Baru, 11950 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Siti Hasmah Binti Abdul Samad</p> <p>Solicitor : Lalchand & Nawawi (Tel: 05-7820009)</p> <p>Auction Date & Time : 16 March, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>

= AmBank (M) Berhad

= AmBank Islamic Berhad



LOT 10 Bayan Lepas Reserve Price **RM 96,000**



Flat Unit
495 sq.ft.

Unit No. A-4-3, Taman Gertak Sanggul, Jalan Gertak Sanggul, 11920 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Nor Amirah Binti Basiron

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

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

Pulau Pinang

LOT 11 Sungai Petani Reserve Price **RM 360,000**



1 Storey Terrace House Unit
1,959 sq.ft.

Unit No. 275, Jalan Yarra 8/3, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Gunasilan A/L Suppermaniam

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

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

Kedah

LOT 12 Sungai Petani Reserve Price **RM 267,300**



1 Storey Semi Detached House Unit
3,197 sq.ft.

Unit No. 395, Jalan Kenanga 7/5, Bandar Amanjaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Zainishah Binti Md Zain

Solicitor :
Lee Yuen Syakira & Ng (Tel: 04-2263823)

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

Kedah

LOT 13 Sungai Petani Reserve Price **RM 225,990**



2 Storey Terrace House Unit
1,540 sq.ft.

Unit No. 231, Lorong Perdana 2/12, Bandar Perdana, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Rames A/L Ekambaram

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

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

Kedah

LOT 14 Sungai Petani Reserve Price **RM 186,300**



1 Storey Terrace House Unit
1,098 sq.ft.

Unit No. 276, Jalan Bandar Puteri Jaya 1/3, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Ruswati Binti Zakaria

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

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

Kedah

LOT 15 Sungai Petani Reserve Price **RM 180,000**



1 Storey Terrace House Unit
1,001 sq.ft.

Unit No. 269, Jalan Anggerik 9/7, Bandar Amanjaya, 08000 Sungai Petani, Kedah.

Assignor / Borrower :
Mohamad Aliff Bin Ali

Solicitor :
Azmi Rahim & Co (Tel: 04-4235092)

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

Kedah

LOT 16 Kuala Kedah Reserve Price **RM 123,930**



2 Storey Terrace House Unit
700 sq.ft.

Unit No. 705, Taman Bersatu, Off Jalan Batas Paip, 06600 Kuala Kedah, Kedah Darul Aman

Assignor / Borrower :
Rushimah Binti Saad

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

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

Kedah

LOT 17 Teluk Intan Reserve Price **RM 220,000**



1 Storey Terrace House Unit
1399 sq.ft.

Unit No. 21, Lorong Lagenda 31, Seksyen 1, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak Darul Ridzuan.

Assignor / Borrower :
Muhammad Azrie Hairie Bin Mohd Asri

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

Auction Date & Time :
08 March, 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.
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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 : _____
