

# High Court E-Lelong April 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](http://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](mailto:aasb@arenaauctioneers.com)

WEBSITE : [arenaauctioneers.com](http://arenaauctioneers.com)

**01**

AUCTION DATE : 20/04/2026  
TIME : 9.00 AM

RESERVE PRICE  
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

**02**

AUCTION DATE : 09/04/2026  
TIME : 9.00 AM

RESERVE PRICE  
RM 211,410.00



DESCRIPTION : A SINGLE STOREY INTERMEDIATE TERRACE HOUSE  
LAND AREA : 1,539.00 SQUARE FEET  
ASSIGNOR(S) : CHONG WAI MUN  
SOLICITOR : MESSRS NIK HISHAM, FAKIHAH & CO (KL)  
EXECUTION NO. : WA-38-3400-11/2025

**SEMENYIH**

NO. 10, JALAN IMPIAN 2, TAMAN SERI IMPIAN, 43500 SEMENYIH, SELANGOR

**03**

AUCTION DATE : 16/04/2026  
TIME : 9.00 AM

RESERVE PRICE  
RM 190,000.00



DESCRIPTION : AN APARTMENT UNIT  
FLOOR AREA : 710.00 SQUARE FEET  
ASSIGNOR(S) : MOHAMMAD ADLI BIN MT TAJUDIN  
SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)  
EXECUTION NO. : WA-38-3547-11/2025

**DAMANSARA DAMAI**

NO. M-223, BLOCK M, APARTMENT SAUJANA, NO. 1, JALAN PJU 10/1C, DAMANSARA DAMAI, PJU 10, 47830 DAMANSARA DAMAI, SELANGOR

**04**

AUCTION DATE : 14/04/2026  
TIME : 9.00 AM

RESERVE PRICE  
RM 189,000.00



DESCRIPTION : AN INTERMEDIATE UNIT DOUBLE-STOREY LOW-COST TERRACED HOUSE  
LAND AREA : 829.00 SQUARE FEET  
ASSIGNOR(S) : MUHAMMAD NASIR BIN AMRIN  
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS  
EXECUTION NO. : BA-38-4225-12/2025

**BATANG KALI**

NO. 78, JALAN MERANTI 3A/5, BANDAR UTAMA BATANG KALI, 44300 BATANG KALI, SELANGOR

**05**

AUCTION DATE : 07/04/2026

RESERVE PRICE

TIME : 9.00 AM

RM 120,000.00



DESCRIPTION : AN INTERMEDIATE WALK-UP LOW-COST APARTMENT UNIT  
 FLOOR AREA : 657.00 SQUARE FEET  
 ASSIGNOR(S) : MOHAMAD SHAHRIEL REZZA BIN MOHD NORDIN  
 SOLICITOR : MESSRS A RAHIM & CO (KL)  
 EXECUTION NO. : BA-38-4045-11/2025

SEPAANG

NO. B-4-15, BLOK B, PANGSAPURI TAMAN DAHLIA, JALAN DAHLIA 6/3A, TAMAN DAHLIA, BANDAR BARU SALAK TINGGI, 43900 SEPAANG, SELANGOR

**06**

AUCTION DATE : 20/04/2026

RESERVE PRICE

TIME : 9.00 AM

RM 540,000.00



DESCRIPTION : A THREE-BEDROOM APARTMENT UNIT  
 FLOOR AREA : 1,302.00 SQUARE FEET  
 ASSIGNOR(S) : 1) SIAH ENG HUAT  
 2) WONG LEE LEE  
 SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)  
 EXECUTION NO. : WA-38-3425-11/2025

KUALA LUMPUR

UNIT NO. A-15-09, 15TH FLOOR, BLOCK A, RESIDENSI RIVERVILLE, JALAN TAMAN SRI SENTOSA, TAMAN SERI SENTOSA, 58000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**07**

AUCTION DATE : 09/04/2026

RESERVE PRICE

TIME : 9.00 AM

RM 558,013.00



DESCRIPTION : AN UNCOMPLETED ABANDONED THREE (3) STOREY DETACHED HOUSE  
 LAND AREA : 11,205.32 SQUARE FEET  
 ASSIGNOR(S) : NUR FAZZLIN SULASTRI BINTI ISMAIL @ OTHMAN  
 SOLICITOR : MESSRS H. S. LIM & MALIK (KOTA BHARU)  
 EXECUTION NO. : DA-38-124-02/2026  
 NOTE : MALAY RESERVE

KOTA BHARU

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

**08**

AUCTION DATE : 01/04/2026

RESERVE PRICE

TIME : 11.00 AM

RM 113,400.00



DESCRIPTION : AN INTERMEDIATE UNIT OF 3-BEDROOM GROUND FLOOR LOW COST TERRACE TOWN HOUSE  
 LAND AREA : 646.00 SQUARE FEET  
 ASSIGNOR(S) : 1) NORFATIN BINTI NORAZLAN  
 2) NORATIKAH BINTI NORAZLAN  
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)  
 EXECUTION NO. : MA-38-630-12/2025  
 NOTE : MALACCA CUSTOMARY LAND

BUKIT KATIL

NO. 3, JALAN BKP 2, TAMAN BUKIT KATIL PERMAI, 75450 BUKIT KATIL, 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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WEBSITE : [arenaauctioneers.com](http://arenaauctioneers.com)

# High Court E-Lelong

## APRIL 2026

FOR ENQUIRIES, PLEASE E-MAIL TO  
[auctionsale@ambankgroup.com](mailto: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](http://ambank.com.my)



# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF APRIL 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://eelong.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://eelong.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

<b>LOT 1</b> <b>RESERVE PRICE: RM 1,000,000.00</b> <b>MASAI</b> Auction Date : 20/4/2026 / 11:00 a.m Type : Double Storey Corner Terrace House Assignor : Mohd Shamsul Bin Mohd Rashid Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 1, Jalan Presint 3/10, Taman Teluk Tropikana, 81750 Masai, Johor Kaveat : No.Perserahan: 20801/2021 bertarikh 04/08/2021 oleh AMBANK ISLAMIC BERHAD  AMBT807	<b>LOT 2</b> <b>RESERVE PRICE: RM 600,000.00</b> <b>SENAI</b> Auction Date : 14/04/2026 / 11:00 a.m Type : Double Storey Terrace, Corner Lot Assignor : Lanin A/L Mariappan Solicitor : Nor Ding & Co (Johor Bahru) Address : No.174, Jalan Scientex Jaya 8, Taman Scientex, Senai 81400 Johor  AMBT069(2)
<b>LOT 3</b> <b>RESERVE PRICE: RM 490,000.00</b> <b>PASIR GUDANG</b> Auction Date : 08/04/2026 / 11:00 a.m Type : Double Storey Terrace House Assignor : Mohamad Ishafiq Bin Iskandar Solicitor : A Rahim & Co (JB) Address : No. 38, Jalan Melur 1/5, Bandar Bestari Perdana, 81700 Pasir Gudang, Johor Kaveat : Nombor Perserahan : 51324/2023 Kaveat Persendirian atas Tanah oleh Ambank Islamic Berhad No. Syarikat 199401009897 (295576-U) didaftarkan pada 8 November 2023  AMBT731	<b>LOT 4</b> <b>RESERVE PRICE: RM 460,000.00</b> <b>SKUDAI</b> Auction Date : 07/04/2026 / 11:00 a.m Type : Service Apartment Unit Assignor : Chai Min Zhou Solicitor : Nor Ding & Co (Johor Bahru) Address : No. B-18-08, Blok B, Residensi Anjung Hijauan, Jalan Mutiara 1/15, Taman Mutiara Mas, 81300 Skudai, Johor Kaveat : No.Perserahan: 43601/2023 oleh AMBANK (M) BERHAD didaftarkan pada 01/10/2023  AMBT683
<b>LOT 5</b> <b>RESERVE PRICE: RM 460,000.00</b> <b>SKUDAI</b> Auction Date : 15/04/2026 / 11:00 a.m Type : Single Storey Terrace House, Intermediate Lot Assignor : Meena A/P Sabaratnam Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 30, Jalan Hang Jebat 4, Taman Skudai Baru, 81300 Skudai, Johor Kaveat : AmBANK (M) BERHAD No. Pers: 32343/2023 Bertarikh 27/7/2023  AMBT711	<b>LOT 6</b> <b>RESERVE PRICE: RM 450,000.00</b> <b>KLUANG</b> Auction Date : 14/4/2026 / 11:00 a.m Type : Double Storey Intermediate Terrace House Assignor : Rajoo A/L Karupiah Solicitor : A Rahim & Co (JB) Address : No. 24, Jalan Perwira Jaya 1, Taman Perwira Jaya, 86000 Kluang, Johor  AMBT577
<b>LOT 7</b> <b>RESERVE PRICE: RM 440,000.00</b> <b>JOHOR BAHRU</b> Auction Date : 07/04/2026 / 11:00 a.m Type : Apartment Unit Assignor : Abdul Halim Bin Rahmat Solicitor : A Rahim & Co (Jb) Address : No -01-08 Blok 2 Pangsapuri Seri Austin Jalan Seri Austin 1/17 Taman Seri Austin 81100 Johor Bahru Johor Kaveat : Nombor Perserahan: 21774/2020 Kaveat Persendirian atas Tanah oleh AMBANK ISLAMIC BERHAD No. Syarikat: 295576 -U didaftarkan pada 16 Julai 2020  AMBT690	<b>LOT 8</b> <b>RESERVE PRICE: RM 440,000.00</b> <b>KANGKAR PULAI</b> Auction Date : 13/04/2026 / 11:00 a.m Type : Double Storey Terrace Hse Assignor : Thinagaran A/L Pachiaipan Solicitor : A Rahim & Co (JB) Address : No 8 Jalan Pulai Mutiara 5/5 Taman Pulai Mutiara 81300 Kangkar Pulai Johor Kaveat : 47631/2022 Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD No. Syarikat :196901000166 (8515-D) didaftarkan pada 5 Disember 2022  AMBT492

**LOT 9 RESERVE PRICE: RM 430,000.00 SKUDAI**

Auction Date : 08/04/2026 / 11:00 a.m  
 Type : Single Storey Terrace House, Intermediate Lot  
 Assignor : Nor Mariah Binti Mohd Sahir  
 Solicitor : A Rahim & Co (JB)  
 Address : No. 12, Jalan Palas 12, Taman Teratai, 81300 Skudai, Johor  
 Kaveat : Nombor Perserahan: 30646/2020 Kaveat Persendirian atas Tanah oleh AMBANK ISLAMIC BERHAD No. Syarikat: 295576-U didaftarkan pada 22 September 2020



AMBT576

**LOT 10 RESERVE PRICE: RM 420,000.00 BATUPAHAT**

Auction Date : 08/04/2026 / 11:00 a.m  
 Type : Double Storey Terrace Shophouse, Intermediate Lot  
 Assignor : Sharifah Farah Binti Syed Idris  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 12-29, Jalan Mohd Akil, Bandar Penggaram, 83000 Batu Pahat, Johor  
 Kaveat : SF HALIZAH BINTI SYED ABDULLAH No. Pers: 25151/2020 Bertarikh: 09/08/2020



AMBT713

**LOT 11 RESERVE PRICE: RM 414,000.00 JOHOR BAHRU**

Auction Date : 14/04/2026 / 11:00 a.m  
 Type : Double Storey Terrace House, Intermediate Lot  
 Assignor : K Kumar A/L Kannadasan  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 8, Jalan Pulai Mutiara 1/5, Taman Pulai Mutiara, 81300 Johor Bahru, Johor  
 Kaveat : AmBANK (M) BERHAD No. Pers: 24037/2021 Bertarikh: 7/9/2021



AMBT631

**LOT 12 RESERVE PRICE: RM 410,000.00 PASIR GUDANG**

Auction Date : 07/04/2026 / 11:00 a.m  
 Type : Double Storey Corner Low Medium-Cost Terrace House  
 Assignor : Suresh A/L Palani  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 64, Jalan Pulasan 17, Taman Kota Masai, 81700 Pasir Gudang, Johor.



AMBT689

**LOT 13 RESERVE PRICE: RM 405,000.00 SKUDAI**

Auction Date : 07/04/2026 / 11:00 a.m  
 Type : Double Storey Terrace House  
 Assignor : Azlina Binti Ab Majid  
 Solicitor : A Rahim & Co (JB)  
 Address : No. 50, Jalan Pulai Mutiara 1/12, Taman Pulau Mutiara 81300 Skudai Johor  
 Kaveat : Nombor Perserahan: 7929/2022 Kaveat Persendirian atas Tanah oleh Ambank Islamic Berhad No. Syarikat (199401009897) didaftarkan pada 06/03/2022



AMBT663

**LOT 14 RESERVE PRICE: RM 390,000.00 SKUDAI**

Auction Date : 07/04/2026 / 11:00 a.m  
 Type : Single Storey Medium-Cost Terrace House  
 Assignor : Arun Dass A/L Francis  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : No. 21, Jalan Perubatan 8, Taman Universiti, Skudai 81300 Johor Bahru Johor  
 Kaveat : No. Perserahan: 350/2023 oleh AMBANK (M) BERHAD didaftarkan pada 03/01/2023



AMBT738

**LOT 15 RESERVE PRICE: RM 380,000.00 SKUDAI**

Auction Date : 01/04/2026 / 11:00 a.m  
 Type : A Three-Bedroom Apartment Unit  
 Assignor : Nor Azrul Bin Ahmad Mokti  
 Solicitor : A Rahim & Co (Kluang)  
 Address : Unit No. E-03-07, Blok E, Pangsapuri Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor



AMBT641

**LOT 16 RESERVE PRICE: RM 380,000.00 SENAI**

Auction Date : 08/04/2026 / 11:00 a.m  
 Type : Single Storey Terrace House  
 Assignor : Priya Latha A/P Muniandy  
 Solicitor : A Rahim & Co (Kluang)  
 Address : No. 46, Jalan Mewah 2, Taman Mewah, 81400 Senai, Johor



AMBT621

**LOT 17 RESERVE PRICE: RM 369,000.00 ISKANDAR PUTERI**

Auction Date : 07/04/2026 / 11:00 a.m  
 Type : A Serviced Apartment Unit  
 Assignor : Manimala A/P Armogam  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : B-01-09, Apartment Nusa Puncak, Jalan Gelang Patah, Taman Nusa Puncak, 81550 Iskandar Puteri, Johor  
 Kaveat : No. Perserahan: 36991/2023 bertarikh 22/08/2023 oleh AMBANK (M) BERHAD



AMBT715

**LOT 18 RESERVE PRICE: RM 364,500.00 JOHOR BAHRU**

Auction Date : 08/04/2026 / 11:00 a.m  
 Type : 3 Bedroom Service Apartment  
 Assignor : Logiswaran A/L Rajendran  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : No. Unit 08-10 Aras 8 Pangsapuri Lagenda Tasek Taman Suria Muafakat 80350 Johor Bahru, Johor.



AMBT560(2)

**LOT 19 RESERVE PRICE: RM 360,000.00 JOHOR BAHRU**

Auction Date : 07/04/2026 / 11:00 a.m  
 Type : A Service Apartment Unit  
 Assignor : Ko Men A/L Phon  
 Solicitor : A Rahim & Co (JB)  
 Address : Unit No. 12-06, Blok B, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor.



AMBT450(2)

**LOT 20 RESERVE PRICE: RM 315,000.00 JOHOR BAHRU**

Auction Date : 14/04/2026 / 11:00 a.m  
 Type : A Serviced Apartment Unit  
 Assignor : Yong Chun Hong  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : Unit No. #11-16, Block A, Lake View Suites, Jalan Austin Perdana 1, Taman Austin Perdana Johor Bahru 81100 Johor Bahru Johor  
 Kaveat : AmBANK (M) BERHAD No. Pers: 40126/2022 Bertarikh: 18/10/2022



AMBT634

**LOT 21 RESERVE PRICE: RM 310,000.00 KULAI**

Auction Date : 13/04/2026 / 11:00 a.m  
 Type : Single Storey Terrace House  
 Assignor : Hariharan A/L Rajagopal  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 210, Jalan Manis 4, Taman Manis, 81030 Kelapa Sawit Johor



AMBT717

**LOT 22 RESERVE PRICE: RM 297,000.00 MASAI**

Auction Date : 07/04/2026 / 11:00 a.m  
 Type : Apartment Unit  
 Assignor : Puvendran A/L Ravichandran  
 Solicitor : A Rahim & Co (JB)  
 Address : No. 02-01-15 (A-02-01), Blok A, Pangsapuri Pan Vista, Jalan Permas 7, Bandar Baru Permas Jaya, 81750 Masai, Johor



AMBT654

**LOT 23 RESERVE PRICE: RM 280,000.00 MASAI**

Auction Date : 06/04/2026 / 11:00 a.m  
 Type : Double Storey Intermediate Low-Cost Terrace House  
 Assignor : Dayang Nuraisyah Binti Datuk Jawatan  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 60, Jalan Bayan 23, Bandar Baru Kota Puteri, 81750 Masai, Johor Darul Takzim  
 Kaveat : AmBank Islamic Berhad Pres No: 18638/2020 Bertarikh: 25/06/2020



AMBT662

**LOT 24 RESERVE PRICE: RM 261,000.00 MASAI**

Auction Date : 01/04/2026 / 11:00 a.m  
 Type : Double Storey Medium Low-Cost Terrace House  
 Assignor : Mohamad Nor Amirul Bin Norhisham  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 102, Jalan Cermai 16, Taman Kota Masai, 81700 Pasir Gudang, Johor.



AMBT652

**LOT 25 RESERVE PRICE: RM 250,000.00 JOHORBAHRU**


Auction Date : 13/04/2026 / 11:00 a.m  
 Type : Medium Low-Cost Apartment  
 Assignor : Wang Eik Ming  
 Solicitor : A Rahim & Co (JB)  
 Address : Unit No. 02-05, Blok P, Taman Seri Setangi, 80250 Johor Bahru, Johor.  
 Kaveat : Nombor Pers: 6137/2019 Kaveat Persendirian Atas Tanah Oleh AMBANK (M) BERHAD bertarikh 14 Februari 2019 Nombor Pers: 38054/2023 Kaveat Persendirian Atas Tanah Oleh TEOH CUH FAI bertarikh 30 Ogos 2023 Nombor Pers: 7951/2025 Kaveat Persendirian Atas Petak Oleh ARIVAZAGAN A/L PONNUSAMY bertarikh 25 Februari 2025



AMBT692

**LOT 26 RESERVE PRICE: RM 236,196.00 MASAI**

Auction Date : 13/04/2026 / 11:00 a.m  
 Type : A Condominium Unit  
 Assignor : Tan Tat Kian  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : Unit No. 04-02, Blok E, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor Darul Takzim  
 Kaveat : No.Perserahan: 31726/2021 bertarikh 07/11/2021 oleh AMBANK (M) BERHAD



AMBT647

**LOT 27 RESERVE PRICE: RM 218,700.00 JOHORBAHRU**

Auction Date : 14/04/2026 / 11:00 a.m  
 Type : Medium Cost Apartment  
 Assignor : Ganabathi A/L Sivamani  
 Solicitor : A Rahim & Co (JB)  
 Address : #13-15, Blok A, Pangsa Puteri, Jalan Bayu Puteri 1/2, Taman Bayu Puteri, 80050 Johor Bahru, Johor



AMBT405(2)

**LOT 28 RESERVE PRICE: RM 87,840.00 MASAI**

Auction Date : 07/04/2026 / 11:00 a.m  
 Type : Medium Low-Cost Apartment  
 Assignor : Bragglone Tandang Anak Lembang  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : No. A-04-21, Blok A, Jalan Masai Utama 2, Taman Masai Utama, 81750 Masai, Johor  
 Kaveat : No.Perserahan: 39345/2020 bertarikh 25/11/2020 oleh LEE PEET SAN



AMBT707

## CENTRAL

**LOT 29 RESERVE PRICE: RM 2,227,500.00 PUCHONG**


Auction Date : 01/04/2026 / 9:00 a.m  
 Type : A 3 1/2 Storey Developer Designed Detached House  
 Assignor : Wong Pui Yin  
 Solicitor : Azhar & Wong (KL)  
 Address : No. 10, Jalan SP 5A1, Taman Saujana Puchong, Bandar Putra Permai, 47110 Puchong Selangor Darul Ehsan



AMBT590

**LOT 30 RESERVE PRICE: RM 1,300,000.00 CHERAS**

Auction Date : 20/04/2026 / 9:00 a.m  
 Type : An Extended And Renovated Double Storey Mid Terraced House  
 Assignor : Chenbagam A/P Vyran  
 Solicitor : Azhar & Wong (KL)  
 Address : No. 5, Jalan Hulubalang 1/4, The Vantage, Section 4, Bandar Mahkota Cheras, 43200 Cheras, Selangor Darul Ehsan



AMBT470(2)

**RESERVE PRICE: RM 650,000.00**

Auction Date : 13/04/2026 / 9:00 a.m  
 Type : A Townhouse Unit  
 Assignor : Mohamad Norhafiza Bin Che Abdul Halim  
 Solicitor : Nik Hisham, Fakhiah & Co (KL)  
 Address : No.2, Jalan Puteri 5D/5, Bandar Puteri Bangi 43000 Kajang, Selangor



AMBT600

**LOT 32 RESERVE PRICE: RM 450,000.00 KLANG**

Auction Date : 01/04/2026 / 9:00 a.m  
 Type : An Intermediate Single Storey Terrace House  
 Assignor : Chandrasegaran A/L S Krishnan  
 Solicitor : Goh & Partners (KL)  
 Address : No. 41 Jalan Makyong 2M/KU5, Bandar Bukit Raja, 41050 Klang, Selangor



AMBT578

**LOT 33 RESERVE PRICE: RM 446,148.00 RAWANG**

Auction Date : 22/04/2026 / 9:00 a.m  
 Type : 2 1/2 Storey Intermediate Terraced House  
 Assignor : Norhashimah Binti Arifin  
 Solicitor : B H Gan, Nor & Kim (KL)  
 Address : No 25 Jalan MR 1/29 Taman M-Residensi 48020 Rawang Selangor



AMBT620

**LOT 34 RESERVE PRICE: RM 320,000.00 SERI KEMBANGAN**

Auction Date : 29/04/2026 / 9:00 a.m  
 Type : A Three-Bedroom Condominium Unit  
 Assignor : Teo Bee Hoon  
 Solicitor : Nik Hisham, Fakhiah & Co (KI)  
 Address : Unit No. B-6-3A, 6th Floor, Blok B, Condominium Juta Mines, 43300 Seri Kembangan, Selangor  
 Kaveat : No. Perserahan 00B80813/2024 kaveat persendirian atas tanah oleh Ambank Islamic Berhad didaftarkan pada 18 November 2024 jam 13:13:12 No. Surat Kuasa Wakil: 002SW/468/2021 No. Surat Akuan: 00SD37267/2024



AMBT574

**LOT 35 RESERVE PRICE: RM 279,000.00 KAJANG**

Auction Date : 14/04/2026 / 9:00 a.m  
 Type : A Unit Of Condominium  
 Assignor : Lim Jun How  
 Solicitor : Ivas & Co (KLG)  
 Address : No. A8-1-7, Block A8, Green Acre Park Condominium, Bandar Sungai Long, 43000 Kajang, Selangor Darul Ehsan  
 Kaveat : 002B4079/2018 Kaveat Persendirian Atas Kepentingan oleh Ambank (M) Berhad



AMBT629

**LOT 36 RESERVE PRICE: RM 270,000.00 BERA**

Auction Date : 02/04/2026 / 9:00 a.m  
 Type : A Double Storey Mid Terraced House  
 Assignor : Mohd Noor Syawalruddin Bin Zulkeflee  
 Solicitor : Hamidah, Rosmawati & Associates  
 Address : No 19 Jalan Cempaka Murni 2 Taman Cempaka Murni 28200 Bandar Bera Pahang



AMBT655

**LOT 37 RESERVE PRICE: RM 200,000.00 SHAHALAM**

Auction Date : 20/04/2026 / 9:00 a.m  
 Type : A Low-Cost Apartment Unit  
 Assignor : Norhisham Bin Rasli  
 Solicitor : Vas & Co (KLG)  
 Address : No. 51-1-109, Rumah Pangsa Kos Rendah Seksyen 7, Seksyen 7, Shah Alam 40000 Petaling Selangor  
 Kaveat : 002B12877/2022 Kaveat Persendirian Atas Kepentingan Oleh Ambank Islamic Berhad



AMBT616

**LOT 38 RESERVE PRICE: RM 90,000.00 SEMENYIH**

Auction Date : 30/04/2026 / 9:00 a.m  
 Type : A Corner 3-Bedroom Low-Cost Walk-Up Apartment  
 Assignor : Zamry Bin Sakeria  
 Solicitor : Ighoh & Partners (KL)  
 Address : No. B-3-10, Block B, Apartment Seri Permai, Kampung Baru Semenyih, Jalan 15, 43500 Semenyih, Selangor Darul Ehsan



AMBT594

# NORTHERN

**LOT 39 RESERVE PRICE: RM 1,434,891.00 PENDANG DISTRICT**

Auction Date : 02/04/2026 / 11:00 a.m  
 Type : A Parcel Of Smallholding Agriculture Land And Is Erected Thereon With An Open Sided Building Formerly Utilized As Clay Brick Factory.  
 Assignor : Northern Brick Sdn Bhd  
 Solicitor : Lee Yuen Syakira & Ng (Penang)  
 Address : Northern Brick Sdn. Bhd., Cerkam Jaya, Kampung Bukit Mat Insun, Jalan Bukit Tegor, 06700 Pendang, Kedah Darul Aman



AMBT618

**LOT 40 RESERVE PRICE: RM 688,500.00 PERAI**

Auction Date : 08/04/2026 / 11:00 a.m  
 Type : A 3 Storey Intermediate Terrace House  
 Assignor : Muhammad Akram Merican Bin Ahmad Merican  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : No. 8, Lorong Seri Pauh 3, Residensi Seri Pauh 13700 Perai, Pulau Pinang



AMBT666

**LOT 41 RESERVE PRICE: RM 684,000.00 KAMPAR**

Auction Date : 30/04/2026 / 11:00 a.m  
 Type : A Renovated End Unit Three Storey Terrace Shop Office  
 Assignor : Wong Hoong Man  
 Solicitor : Goh & Partners (KL)  
 Address : No. 57, Disney Avenue, Bandar Agacia 31910 Kampar Perak



AMBT633

**LOT 42 RESERVE PRICE: RM 600,000.00 BUTTERWORTH**

Auction Date : 30/04/2026 / 11:00 a.m  
 Type : A Corner Unit Of Three (3) Bedrooms Service Apartment  
 Assignor : Kee Li Ching  
 Solicitor : Jayadeva & Kamal  
 Address : No. 20-11, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Penang



AMBT735

**LOT 43 RESERVE PRICE: RM 470,000.00 IPOH**

Auction Date : 09/04/2026 / 11:00 a.m  
 Type : An Intermediate Unit Two And A Half Storey Terraced House Within A Gated Scheme  
 Assignor : Devendran A/L Paramasivam  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 126, Persiaran Klebang Selatan 3, Panorama Tawas Savana, 31200 Ipoh, Perak Darul Ridzuan



AMBT624

**LOT 44 RESERVE PRICE: RM 420,000.00 CHEMOR**

Auction Date : 20/04/2026 / 11:00 a.m  
 Type : An Extended Intermediate Unit Double Storey Terraced House  
 Assignor : Abd Rahim Bin Abd Razak  
 Solicitor : Zain Megat & Murad (KL)  
 Address : No. 64, Sri Klebang D/4, Bandar Baru Sri Klebang, 31200 Chemor, Perak Darul Ridzuan



AMBT676

**LOT 45 RESERVE PRICE: RM388,800.00 PENAGA**

Auction Date : 15/04/2026 / 11:00 a.m  
 Type : A Double Storey Intermediate Terrace House  
 Assignor : Nor Amalina Binti Mazalan  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 5, Lorong Seri Penaga 3, Taman Seri Penaga, 13100 Penaga, Pulau Pinang  
 Kaveat : kaveat pendaftar atas tanah no pers: 0799B2018012898 telah didaftarkan pada 7 disember 2018



AMBT081(3)

**LOT 46 RESERVE PRICE: RM 340,000.00 SUNGAI PETANI**

Auction Date : 09/04/2026 / 11:00 a.m  
 Type : A Single Storey Terrace House (Intermediate Unit)  
 Assignor : Thivyaa A/P Ravi  
 Solicitor : Azmi Rahim & Co (Sg. Petani)  
 Address : No. 238, Jln Bukit Puteri 5/10, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman



AMBT687

**LOT 47 RESERVE PRICE: RM 324,000.00 AYER TAWAR**

Auction Date : 28/04/2026 / 11:00 a.m  
 Type : An Extended Intermediate Unit Double Storey Terrace House  
 Assignor : Vijaya Letchumy A/P Selvarajoo  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : No. 33, Lorong Desa Jaya 2, Taman Desa Jaya, 32400 Ayer Tawar, Perak Darul Ridzuan



AMBT611

**LOT 48 RESERVE PRICE: RM 300,000.00 IPOH**

Auction Date : 28/04/2026 / 11:00 a.m  
 Type : A Single Storey Intermediate Terraced House  
 Assignor : Thaneshwarran A/L Marithai Muthu  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 17, Jalan Putra Harmoni 4, Taman Putra Harmoni, 31400 Ipoh, Perak Darul Ridzuan  
 Kaveat : Kaveat Persendirian atas tanah oleh AmBank Islamic Berhad No. Perserahan 00B14251/2021



AMBT640

**LOT 49 RESERVE PRICE: RM 288,000.00 PULAU PINANG**

Auction Date : 09/04/2026 / 11:00 a.m  
 Type : A Three Bedroom Condominium Unit  
 Assignor : Khoo Kay Soon  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : Unit No. 488E-15-10, Jalan Burma, Midlands Condo, 10350 Pulau Pinang



AMBT573(2)

**LOT 50 RESERVE PRICE: RM 235,000.00 PADANG MEHA**

Auction Date : 13/04/2026 / 11:00 a.m  
 Type : An Apartment Unit  
 Assignor : Mohamad Amirul Bin Asmad  
 Solicitor : Azmi Rahim & Co (Sg. Petani)  
 Address : Unit No. C-2-24, Jalan Desa Aman S 10/3, Pangsapuri Enesta Desa Aman, 09410 Padang Meha, Kedah Darul Aman  
 Kaveat : Kaveat Persendirian oleh Ambank Islamic Berhad



AMBT686

**LOT 51 RESERVE PRICE: RM 234,900.00 GEORGETOWN**

Auction Date : 09/04/2026 / 11:00 a.m  
 Type : A Three Bedroom Apartment Unit  
 Assignor : Oo Guan Lee  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : Unit No. 10-6-7, Lintang Kampung Rawa 1, Halaman Damai, 10150 Georgetown, Pulau Pinang  
 Kaveat : Kaveat Persendirian dimasukkan oleh Ambank (M) Berhad



AMBT471(3)

**LOT 52 RESERVE PRICE: RM 230,000.00 TELUK INTAN**

Auction Date : 15/04/2026 / 11:00 a.m  
 Type : A Single Storey Semi-detached Cluster House  
 Assignor : Mohd Izwan Bin Kemat  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 22, Lorong Lagenda 1, Seksyen 1, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak Darul Ridzuan



AMBT642

**LOT 53 RESERVE PRICE: RM 230,000.00 SUNGAI PETANI**

Auction Date : 28/04/2026 / 11:00 a.m  
 Type : Single Storey Terrace House  
 Assignor : Saiful Fadly Bin Saifuddin  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 457, Lorong Kemboja 27, Bandar Amanjaya, 08000 Sungai Petani, Kedah.  
 Kaveat : KAVEAT PERSENDIRIAN ATAS TANAH OLEH AMBANK ISLAMIC BERHAD, NO PERS: 4859/2020 TELAH DIDAFTARKAN PADA 27 OGOS 2020.



AMBT725

**LOT 54 RESERVE PRICE: RM 220,000.00 IPOH**

Auction Date : 08/04/2026 / 11:00 a.m  
 Type : Single Storey Terraced House  
 Assignor : Santi A/P Ganapathi  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 58, Persiaran Jelapang 7 Taman Silibin 30100 Ipoh Perak  
 Kaveat : Kaveat Persendirian atas tanah oleh AmBank Islamic Berhad No. Perserahan 00B13445/2021



AMBT639

**LOT 55 RESERVE PRICE: RM 215,000.00 SEBERANG JAYA**

Auction Date : 14/04/2026 / 11:00 a.m  
 Type : An Extended Intermediate Unit Of Double Storey Cluster House  
 Assignor : Mohamad Fariz Bin A'azmi  
 Solicitor : Zaid Ibrahim & Co (Penang)  
 Address : No. 38, Pintas Sembilang 13, Seberang Jaya, 13700 Perai, Penang



AMBT675

**LOT 56 RESERVE PRICE: RM 204,120.00 MERBOK**

Auction Date : 15/04/2026 / 11:00 a.m  
 Type : An Extended Single Storey Terrace House (Cul-De Sac Unit).  
 Assignor : Nani Norniyanti Binti Hamdan  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : No. 52C, Jalan Lembah Bujang 8/2, Taman Lembah Bujang, 08400 Merbok, Kedah Darul Aman  
 Kaveat : Kaveat Persendirian Oleh Ambank Islamic Berhad Surat Wakil No. 67/2022 Didaftarkan Pada 26 September 2023



AMBT401(3)

**LOT 57** RESERVE PRICE: **RM 198,000.00** **SUNGAIPETANI**

Auction Date : 06/04/2026 / 11:00 a.m  
 Type : An Extended Single Storey Low-Cost Intermediate Terrace House  
 Assignor : Azemi Bin Othman  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : No. 265, Jalan Seroja 1/4, Taman Seroja 08000 Sungai Petani, Kedah 08000 Kedah  
 Kaveat : Kaveat Persendirian Dimasukkan Oleh Ambank Islamic Berhad



AMBT587(2)

**LOT 58** RESERVE PRICE: **RM 180,000.00** **BAYANLEPAS**

Auction Date : 06/04/2026 / 11:00 a.m  
 Type : 2 Bedroom Low Cost Apartment  
 Assignor : Nur Syakira Binti Ahmad Shah Budin  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : No. 1150E-16-12, Jalan Teluk Kumbang, Saujana Heights, 11920 Bayan Lepas, Pulau Pinang  
 Kaveat : Didaftarkan pada 25.08.2022 Suratkuasa Wakil 0705SW2021000035



AMBT721

**LOT 59** RESERVE PRICE: **RM 175,000.00** **JELUTONG**

Auction Date : 08/04/2026 / 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 : Kaveat Persendirian Oleh Ambank Islamic Berhad



AMBT661(2)

**LOT 60** RESERVE PRICE: **RM 170,000.00** **BAYANLEPAS**

Auction Date : 30/04/2026 / 11:00 a.m  
 Type : Flat  
 Assignor : Nor Aniza Binti Che Senawi  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : Block Asoka 11-12, Lengkok Kelicap, Mukim 12, 11900 Bayan Lepas, Pulau Pinang.  
 Kaveat : kaveat persendirian atas petak oleh Ambank (M) Berhad bersama no pers : 0799B2020005888 telah didaftarkan pada 11 ogos 2020



AMBT514(2)

**LOT 61** RESERVE PRICE: **RM 162,000.00** **GURUN**

Auction Date : 28/04/2026 / 11:00 a.m  
 Type : A Newly Completed Single Storey Intermediate Terrace House  
 Assignor : Mohamad Harith Fitri Bin Mohamad Rudzay  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : No. 394, Lorong Residensi A12, Taman Residensi Mesra, 08300 Gurun, Kedah Darul Aman



AMBT619

**LOT 62** RESERVE PRICE: **RM 162,000.00** **KUALA KEDAH**

Auction Date : 21/04/2026 / 11:00 a.m  
 Type : An Extended Double Storey Low-Cost Intermediate Terrace House  
 Assignor : Muhamad Mujahid Bin Md Saad  
 Solicitor : Zain Megat & Murad (KL)  
 Address : No. 1501, Taman Bersatu, Off Jalan Batas Paip, 06600 Kuala Kedah, Kedah Darul Aman



AMBT103(2)

**LOT 63** RESERVE PRICE: **RM 160,000.00** **AIRITAM**

Auction Date : 29/04/2026 / 11:00 a.m  
 Type : Lessee's Interest In A 3-Bedroom Flat  
 Assignor : Morgan A/L Pakkiran Mohamed Kunju  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 7A-12-10, Desa Intan, Lebuhraya Thean Tek, Bandar Baru Ayer Itam, 11500 Ayer Itam, Pulau Pinang



AMBT700

**LOT 64** RESERVE PRICE: **RM 145,800.00** **TELUKINTAN**

Auction Date : 06/04/2026 / 11:00 a.m  
 Type : A Single Storey Intermediate Terraced House  
 Assignor : Idros Saidi Bin Mohamed Kassim  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : No. 8, Lorong Lagenda 47, Seksyen 3, Bandar Lagenda Teluk Intan, Teluk Intan 36000 Hilir Perak Perak



AMBT449(2)

**LOT 65** RESERVE PRICE: **RM 131,220.00** **TELUKINTAN**

Auction Date : 15/04/2026 / 11:00 a.m  
 Type : A Single Storey Intermediate Terraced House  
 Assignor : Mohammad Khairul Bin Noradli  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 63, Lorong Lagenda 54 (TIC67A/507), Seksyen 3, Bandar Lagenda Teluk Intan, Teluk Intan, 36000 Hilir Perak Perak



AMBT665

**LOT 66** RESERVE PRICE: **RM 121,500.00** **PAYA TERUBONG**

Auction Date : 02/04/2026 / 11:00 a.m  
 Type : An Intermediate Unit Of Two (2) Bedrooms Low Cost Flat  
 Assignor : Abdul Halim Bin Dandai  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : No. 1066-17-14, Jalan Paya Terubong, Mukim 13, 11060 Pulau Pinang  
 Kaveat : Kaveat Persendirian No. Pers. 0799B2020006045 oleh Lim Ee Thang didaftarkan pada 14/08/2020



AMBT724

**LOT 67** RESERVE PRICE: **RM 116,400.00** **BAYANLEPAS**

Auction Date : 30/04/2026 / 11:00 a.m  
 Type : An Intermediate Unit Of Two (2) Bedrooms Flat  
 Assignor : Durga Devi A/P Mumuruthi  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 10-19-02, Lebu Relau, Mukim 13, 11900 Bayan Lepas, Penang



AMBT340(3)

**LOT 68** RESERVE PRICE: **RM 112,995.00** **TERUBONG**

Auction Date : 08/04/2026 / 11:00 a.m  
 Type : A Three Bedroom Low-Cost Apartment Unit  
 Assignor : Billy Kek Yeong Loong  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : Unit No. 11-12-3, Tingkat Paya Terubong 5, Taman Terubong Indah, 11060 Paya Terubong, Pulau Pinang



AMBT541(2)

**LOT 69** RESERVE PRICE: **RM 102,060.00**

**BAYAN LEPAS**

Auction Date : 16/04/2026 / 11:00 a.m  
Type : A 2-Bedroom Low-Cost Flat  
Assignor : Muhamad Harith Daniel Bin  
Muhamad Salleh  
Solicitor : Zaid Ibrahim & Co (Penang)  
Address : No. 3-4-16, Bandar Baru Perda  
Teluk Kumbar, Tingkat Teluk Kumbar,  
Bandar Baru Teluk Kumbar, 11920  
Bayan Lepas, Pulau Pinang



AMBT312(3)

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://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.

### 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.

**EHSAN AUCTIONEERS SDN. BHD.** [200301014889 (617309-U)]  
Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,  
50450 Kuala Lumpur.  
Tel : 03 - 2161 6649 / 03-2162 6649  
HP No.: 016 2161 047 / 010 2161 147  
[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) 



DATO' HAJI ABDUL HAMID BIN P.V. ABDO (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN

# High Court E-Lelong APRIL 2026

FOR ENQUIRY PLEASE E-MAIL TO  
[auctionsale@ambankgroup.com](mailto: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](http://ambank.com.my)

# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF APRIL 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 : **RM4,500,000.00** NILAI



Type : Three Storey Detached House  
Area : Approx 1.33 acres / 0.5382 hectare  
Assignor(s) : Suhaimi Bin Ahmad & Zaiton Binti Alias  
Solicitor : M/S Azhar & Wong (No. Tel : 03-26023898)  
Auction Date : 15 April 2026 (Wednesday)  
Time : 11.00 AM  
ISLAMIC

NO. 28, PERSIARAN ALAMANDA, PLANTERS' HAVEN, 71900 NILAI, NEGERI SEMBILAN.

**LOT 2** RESERVE PRICE : **RM144,900.00** NILAI



Type : A Vacant Residential Land  
Area : Approx 1,216 sqmt / 13,089 sqft  
Assignor(s) : Low Shu Nyok  
Solicitor : M/S Heiley Hassan Tan & Partners (Tel: 03-27704948)  
Auction Date : 28 April 2026 (Tuesday)  
Time : 9.00 AM

NO. 12047, JALAN UTAMA EMVILLE, EMVILLE GOLF RESORT, (TAMAN EMVILLE), 71800 NILAI, NEGERI SEMBILAN.

**LOT 3** RESERVE PRICE : **RM430,000.00** LENGGENG



Type : Single Storey Detached House  
Area : Approx 372 sqmt / 4,004 sqft  
Assignor(s) : Rangunathan A/L Veerapandian  
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)  
Auction Date : 27 April, 2026 (Monday)  
Time : 11.00 AM  
ISLAMIC

NO. 42, JALAN TASIK SENANGIN 7/15, BANDAR TASIK SENANGIN, 71750 LENGGENG, NEGERI SEMBILAN

**LOT 4** RESERVE PRICE : **RM405,000.00** SEREMBAN



Type : An Intermediate Double Storey Terrace House  
Area : Approx 131 sqmt / 1,410 sqft  
Assignor(s) : Ahmad Bin Mursaling  
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)  
Auction Date : 23 April 2026 (Thursday)  
Time : 11.00 AM  
ISLAMIC

NO. 499, LORONG IRINGAN BAYU 41/6 PRECINT 8, TAMAN IRINGAN BAYU, 70300 SEREMBAN, 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>
- Click on the "Login" tab.
- Thank click "Register" link at the bottom of the login box & fill up the form.
- Once registered, check your email INBOX or SPAM to click "Active your Account" button.

## 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

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

## STEP 5: CHECK UPCOMING BIDDING

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

## STEP 6: AUCTION DAY

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

NOTE :

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



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

**ESZAM AUCTIONEER SDN. BHD.**  
(200701002409 / 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

# High Court E-lelong

## APRIL 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](http://ambank.com.my)

# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF APRIL 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://eelong.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://eelong.kehakiman.gov.my/bidderweb> and submit the sum equivalent to **10%** by bank draft in favour of the Plaintiff's name at least one(1) working day before the auction. Kindly refer to the Proclamation of Sale for the submission method.
- Auction can be withdrawn anytime before the auction. Please contact us for the updates.

## SELANGOR

<p><b>Lot 1</b></p>  <p><b>CHERAS</b></p>	<p><b>RESERVE PRICE RM720,000.00</b></p> <p><b>Auction Date:</b> 7/04/2026 / 9.00AM  <b>Type :</b> An Intermediate Unit Two And A Half-Storey Terraced House  <b>Area:</b> 127.00 sq. metres (1,367 sq. ft.)  <b>Assignor(s):</b> Suberi Bin Ishak &amp; Salbiah Binti Mohamad  <b>Solicitors:</b> Goh &amp; Partners (KL)  <b>Execution No:</b> BA-38-4085-11/2025</p> <p><b>No. 31, Jalan Minang Ria 3, Taman Minang Ria, 43200 Cheras, Selangor.</b></p>	<p><b>Lot 2</b></p>  <p><b>SHAH ALAM</b></p>	<p><b>RESERVE PRICE RM630,000.00</b></p> <p><b>Auction Date:</b> 27/04/2026 / 9.00AM  <b>Type :</b> An Extended Corner Unit Double-Storey Terraced House  <b>Area:</b> 252.00 sq. metres (2,713 sq. ft.)  <b>Assignor(s):</b> Vengittaramaiah A/L Surinarayanan &amp; Suguna A/P Paulayah  <b>Solicitors:</b> Manjit Singh Sachdev, Mohammad Radzi &amp; Partners  <b>Execution No:</b> BA-38-4383-12/2025</p> <p><b>No. 51, Jalan Sungai Renggam 32/10, Berjaya Park, Seksyen 32, 40460 Shah Alam, Selangor Darul Ehsan.</b></p>
<p><b>Lot 3</b></p>  <p><b>SEPANG</b></p>	<p><b>RESERVE PRICE RM607,500.00</b></p> <p><b>Auction Date:</b> 30/04/2026 / 9.00AM  <b>Type :</b> A Corner Double-Storey Terraced House  <b>Area:</b> 303.00 sq. metres (3,261 sq. ft.)  <b>Assignor(s):</b> Khazlany Bin Abd Rahman  <b>Solicitors:</b> Goh &amp; Partners (KL)  <b>Execution No:</b> WA-38-3459-11/2025</p> <p><b>No. 76, Jalan Saujana KLIA 3/4, Saujana KLIA, 43900 Sepang, Selangor.</b></p> <p>AMBANK ISLAMIC BERHAD</p>	<p><b>Lot 4</b></p>  <p><b>BERANANG</b></p>	<p><b>RESERVE PRICE RM405,000.00</b></p> <p><b>Auction Date:</b> 02/04/2026 / 9.00AM  <b>Type :</b> A Double Storey Mid Terraced House  <b>Area:</b> 143.00 sq. metres (1,539 sq. ft.)  <b>Assignor(s):</b> Syed Nasir Bin Syed Mohamed &amp; Syed Mahathir Bin Syed Mohamed  <b>Solicitors:</b> Zain Megat &amp; Murad (KL)  <b>Execution No:</b> WA-38-3683-12/2025</p> <p><b>Premis No. 6, Jalan Kesuma 8/2A, Seksyen 8, Bandar Tasik Kesuma, 43700 Beranang, Selangor.</b></p>
<p><b>Lot 5</b></p>  <p><b>PETALING JAYA</b></p>	<p><b>RESERVE PRICE RM167,670.00</b></p> <p><b>Auction Date:</b> 2/04/2026 / 9.00AM  <b>Type :</b> An End Apartment Unit  <b>Area:</b> 70.00 sq. metres (753 sq. ft.)  <b>Assignor(s):</b> Nor Shakinah Nadia Sulaiman  <b>Solicitors:</b> Goh &amp; Partners (KL)  <b>Execution No:</b> WA-38-3114-10/2025</p> <p><b>Unit No. B-4-16, Block B, Indah Condominium, Jalan PJU 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor Darul Ehsan.</b></p> <p>AMBANK ISLAMIC BERHAD</p>	<p><b>Lot 6</b></p>  <p><b>PETALING JAYA</b></p>	<p><b>RESERVE PRICE RM160,000.00</b></p> <p><b>Auction Date:</b> 13/04/2026 / 9.00AM  <b>Type :</b> A 3-Bedroom Low-Cost Apartment  <b>Area:</b> 61.00 sq. metres (657 sq. ft.)  <b>Assignor(s):</b> Munimah A/P Karapuliah  <b>Solicitors:</b> Sidek Teoh Wong &amp; Dennis (KL)  <b>Execution No:</b> WA-38-3513-11/2025</p> <p><b>No. C-05-19, Block C (Cempaka), Pelangi Damansara, PJU 6, Persiaran Surian, 46200 Petaling Jaya, Selangor Darul Ehsan.</b></p>

<b>Lot 7</b>	<b>RESERVE PRICE RM140,000.00</b>	<b>Lot 8</b>	<b>RESERVE PRICE RM117,000.00</b>
	<p><b>Auction Date:</b> 30/04/2026 / 9.00AM  <b>Type :</b> A Low-Cost Apartment Unit  <b>Area:</b> 54.00 sq. metres (581 sq. ft.)  <b>Assignor(s):</b> Ummadevi A/P Suppiah  <b>Solicitors:</b> Goh &amp; Partners (KL)  <b>Execution No:</b> WA-38-3424-11/2025</p> <p><b>No. PA-03-15, Block A, Apartment Wawasan, Jalan Wawasan 5/3, Pusat Bandar Puchong, 47160 Puchong, Selangor Darul Ehsan.</b></p>		<p><b>Auction Date:</b> 20/04/2026 / 9.00AM  <b>Type :</b> A Parcel Of Vacant Residential Terrace Plot  <b>Area:</b> 100.00 sq. metres (1,076 sq. ft.)  <b>Assignor(s):</b> Suresh A/L Subramaniam  <b>Solicitors:</b> Zain Megat &amp; Murad (KL)  <b>Execution No:</b> WA-38-1647-06/2025</p> <p><b>No. 34, Jalan Angka 1D/6, Bandar Mahkota Banting, 42700 Banting, Selangor Darul Ehsan.</b></p>
<b>PUCHONG</b>		<b>BANTING</b>	

<b>Lot 9</b>	<b>RESERVE PRICE RM110,010.00</b>
	<p><b>Auction Date:</b> 14/04/2026 / 9.00AM  <b>Type :</b> An Apartment Unit  <b>Area:</b> 77.00 sq. metres (829 sq. ft.)  <b>Assignor(s):</b> Mohd Faizal Bin Jamaludin  <b>Solicitors:</b> Vas &amp; Co. (KLG)  <b>Execution No:</b> BA-38-4185-11/2025</p> <p><b>Unit No. F-4-17, Block F, Pangsapuri Sri Puteri, Jalan Ukay Perdana 2/1, Taman Ukay Perdana, 68000 Ampang, Selangor Darul Ehsan.</b></p>
<b>AMPANG JAYA</b>	

## KUALA LUMPUR

<b>Lot 10</b>	<b>RESERVE PRICE RM567,000.00</b>	<b>Lot 11</b>	<b>RESERVE PRICE RM349,920.00</b>
	<p><b>Auction Date:</b> 16/04/2026 / 09.00AM  <b>Type :</b> An End Condominium Unit  <b>Area:</b> 130.00 sq. metres (1,399 sq. ft.)  <b>Assignor(s):</b> Hiew Yee Sin &amp; Hiew Li Li  <b>Solicitors:</b> Zain Megat &amp; Murad (KL)  <b>Execution No:</b> WA-38-3549-11/2025</p> <p><b>Unit No. A-22-11, Block A, Residensi Riverville, Jalan Taman Seri Sentosa, Taman Seri Sentosa, 58000 Kuala Lumpur.</b></p>		<p><b>Auction Date:</b> 8/04/2026 / 09.00AM  <b>Type :</b> A Serviced Apartment Unit  <b>Area:</b> 75.00 sq. metres (807 sq. ft.)  <b>Assignor(s):</b> Yap Jun Ho  <b>Solicitors:</b> Azhar &amp; Wong (KL)  <b>Execution No:</b> WA-38-3362-11/2025</p> <p><b>Unit No. C-28-09, 28th Floor, Regalia Service Apartment, Block C, Jalan Anjung Putra, Off Jalan Sultan Ismail, 50250 Kuala Lumpur.</b></p>
<b>KUALA LUMPUR</b>		<b>KUALA LUMPUR</b>	

## MELAKA

<b>Lot 12</b>	<b>RESERVE PRICE RM7,867,530.00</b>	<b>Lot 13</b>	<b>RESERVE PRICE RM585,630.00</b>
	<p><b>Auction Date:</b> 22/04/2026 / 11.00AM  <b>Type :</b> A Plot Of Commercial Land Held Under "Malacca Customary Land" Restriction.  <b>Area:</b> 38,850 sq. metres (418,181 sq. ft.)  <b>Assignor(s):</b> Cakara Maritime Sdn. Bhd.  <b>Solicitors:</b> Ibrahim Nik Junainah &amp; Associates (Melaka)  <b>Execution No:</b> MA-38-655-12/2025</p> <p><b>Lot 2727 (Serama Camp Melaka), Off Jalan Durian Tunggal, 76100 Alor Gajah, Melaka.</b></p>		<p><b>Auction Date:</b> 22/04/2026 / 11.00AM  <b>Type :</b> A Piece Of Converted Vacant Commercial Development Land  <b>Area:</b> 2,893.00 sq. metres (31,140 sq. ft.)  <b>Assignor(s):</b> Cakara Maritime Sdn. Bhd.  <b>Solicitors:</b> Ibrahim Nik Junainah &amp; Associates (Melaka)  <b>Execution No:</b> MA-38-656-12/2025</p> <p><b>Lot 2729, Kampung Padang Keladi, Durian Tunggal, 76100 Hang Tuah Jaya, Melaka.</b></p>
<b>DURIAN TUNGGAL</b>		<b>DURIAN TUNGGAL</b>	

# PAHANG

Lot 14

RESERVE PRICE **RM123,930.00**



**Auction Date:** 01/04/2026 / 9.00AM  
**Type :** An Extended Single Storey End Terrace House  
**Area:** 100.332 sq. metres (1,076 sq. ft.)  
**Assignor(s):** Muhammad Aszri Bin Bahasan  
**Solicitors:** Hamidah Rosmawati & Associates (Kuantan)  
**Execution No:** CA-38-29-01/2026

**No. 23, Jalan Tas 28, Perumahan Tas, 25150 Kuantan, Pahang Darul Makmur**

KUANTAN

AMBANK ISLAMIC BERHAD

**HERITAGE AUCTIONEERS SDN. BHD. (791253-V)**  
[formerly known as Heritage Auction House Enterprise (001269594-A)]  
Lot 2-14, 2nd Floor, Complex PKNS,  
40505 Shah Alam, Selangor Darul Ehsan.  
Tel: 03-7890 0501  
Whatsapp Hotline: 011 5585 1442  
Email: [hauctionhouse@gmail.com](mailto:hauctionhouse@gmail.com)  
Website: [www.heritageauctioneers.my](http://www.heritageauctioneers.my)  
Facebook : [heritageauctioneersMY](https://www.facebook.com/heritageauctioneersMY)



## GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

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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

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.



# High Court E-Lelong April 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](http://ambank.com.my)



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

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

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**LOT 1** Reserve Price **RM 612,000**



Type: 2 Storey Terrace House  
Area: 1,259 square feet  
Address: No. 12, Jalan F3, Taman Melawati, 53100, Kuala Lumpur

Auction Date: 14th April 2026  
Time: 9.00am **End Lot**

**KUALA LUMPUR**

**LOT 2** Reserve Price **RM 513,000**



Type: Apartment, 3 Bedrooms  
Area: 1,216 square feet  
Address: Unit No. A-25-01, Tingkat 25, Block A, Residensi Riverville, Jalan Taman Sri Sentosa, Taman Seri Sentosa, 58000, Kuala Lumpur

Auction Date: 30th April 2026  
Time: 9.00am

**KUALA LUMPUR**

**LOT 3** Reserve Price **RM 473,850**



Type: Apartment, 3 Bedrooms  
Area: 1,302 square feet  
Address: Unit No. B-22-10, Residensi Riverville, No. 6, Jalan Taman Seri Sentosa, Taman Seri Sentosa, 58000, Kuala Lumpur

Auction Date: 16th April 2026  
Time: 9.00am

**KUALA LUMPUR**

**LOT 4** Reserve Price **RM 387,000**



Type: 2 Storey Terrace House  
Area: 840 square feet  
Address: No. 27, Jalan J1, Taman Melawati, 53100, Kuala Lumpur

Auction Date: 27th April 2026  
Time: 9.00am

**KUALA LUMPUR**

**LOT 5** Reserve Price **RM 1,530,000**



Type: 2 Storey Semi Detached House  
Area: 7,473 square feet  
Address: No. 55, Jalan BRP 5/8, Bukit Rahman Putra, Seksyen U20, 40160 Shah Alam, Selangor

Auction Date: 2nd April 2026  
Time: 9.00am

**SELANGOR**

**LOT 6** Reserve Price **RM 1,300,000**



Type: 3 Storey Terrace Shop Office  
Area: 1,650 square feet  
Address: Nos. 17-1 & 17-2 & 17-3, Jalan Tasik Raja Lumu K U4/K, Taman Subang Delima, Seksyen U4, 40150 Shah Alam, Selangor

Auction Date: 16th April 2026  
Time: 9.00am

**SELANGOR**

**LOT 7** Reserve Price **RM 900,000**



Type: 2 Storey Terrace House  
Area: 2,100 square feet  
Address: No. 22, Jalan LEP 1/14, Taman Lestari Putra, 43300 Seri Kembangan, Selangor

Auction Date: 30th April 2026  
Time: 9.00am

**SELANGOR**

**LOT 8** Reserve Price **RM 800,000**



Type: 2 Storey Terrace House  
Area: 2,163 square feet  
Address: No. 50, Jalan BSC 4A/5, Presint 4, Bandar Seri Coalfields, 47000 Sungai Buloh, Selangor

Auction Date: 2nd April 2026  
Time: 9.00am

**SELANGOR**

**LOT 9** Reserve Price **RM 769,500**



Type: 2 Storey Terrace House  
Area: 1,604 square feet  
Address: No. 10, Jalan PP 6/5, Taman Putra Prima, 47130 Puchong, Selangor

Auction Date: 2nd April 2026  
Time: 9.00am

**SELANGOR**

**LOT 10** Reserve Price **RM 550,000**



Type: 2 Storey Terrace House  
Area: 1,539 square feet  
Address: No. 21, Jalan Desa 7/5, Bandar Country Homes, 48000 Rawang, Selangor

Auction Date: 16th April 2026  
Time: 9.00am **End Lot**

**SELANGOR**

**LOT 11** Reserve Price **RM 500,000**



Type: 2 Storey Terrace House  
Area: 1,412 square feet  
Address: No. 6, Lorong Dato Abdul Hamid 45C, Taman Sentosa, 41200 Klang, Selangor

Auction Date: 15th April 2026  
Time: 9.00am

**SELANGOR**

**LOT 12** Reserve Price **RM 450,000**



Type: 1 Storey Terrace House  
Area: 1,432 square feet  
Address: No. 7, Jalan 52, Taman Desa Jaya, 52100 Kepong, Selangor

Auction Date: 2nd April 2026  
Time: 9.00am

**SELANGOR**

**LOT 13** Reserve Price **RM 350,000**



Type: Terrace House  
Area: 1,410 square feet  
Address: No. 9, Jalan Jelawat 7, Taman Seri Putera, 42700 Banting, Selangor

**SELANGOR** Auction Date : 21st April 2026

**LOT 14** Reserve Price **RM 280,000**



Type: Condominium  
Area: 969 square feet  
Address: Unit No. C-07-03, Blok Cassia, Vista Millennium Condominium, Jalan DM 1, Taman Desa Millennia, 47150 Puchong, Selangor

**SELANGOR** Auction Date : 16th April 2026

**LOT 15** Reserve Price **RM 270,000**



Type: 2 Storey Terrace House  
Area: 1,399 square feet  
Address: No. 34, Jalan BSE 4/33, Bandar Seri Ehsan, 42700 Banting, Selangor

**SELANGOR** Auction Date : 21st April 2026  
Time : 9.00am

**LOT 16** Reserve Price **RM 240,000**



Type: Apartment, 3 Bedrooms  
Area: 721 square feet  
Address: Unit No. J11-11-14, Tingkat 11, Blok J, Pangsapuri Meranti USJ 1, 47620 Subang Jaya, Selangor

**SELANGOR** Auction Date : 16th April 2026  
Time : 9.00am

**LOT 17** Reserve Price **RM 230,000**



Type: flat, 3 bedrooms  
Area: 882 square feet  
Address: Unit No. B-4-04, 4th Floor, Rumah Pangsa Sri Kayangan, Taman Ukay Perdana, 68000 Ampang, Selangor

**SELANGOR** Auction Date : 16th April 2026  
Time : 9.00am

**LOT 18** Reserve Price **RM 220,000**



Type: Apartment, 3 Bedrooms  
Area: 807 square feet  
Address: Unit No. 05-20, Block Seroja, Persiaran Tun Teja 3, Taman Tun Teja, 48000 Rawang, Selangor

**SELANGOR** Auction Date : 16th April 2026  
Time : 9.00am

**LOT 19** Reserve Price **RM 153,090**



Type: Apartment, 3 Bedrooms  
Area: 1,012 square feet  
Address: Unit No. D-308, Tingkat 3, Block D, Emas Villa, Taman Mawar, 43900 Sepang, Selangor

**SELANGOR** Auction Date : 21st April 2026  
Time : 9.00am

**LOT 20** Reserve Price **RM 145,800**



Type: apartment, 3 bedrooms, low cost  
Area: 657 square feet  
Address: Unit No. B9-17-06, Block 9, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor

**SELANGOR** Auction Date : 2nd April 2026  
Time : 9.00am

**LOT 21** Reserve Price **RM 117,000**



Type: Flat, 3 Bedrooms, Low Cost  
Area: 657 square feet  
Address: Unit No. C-12-5, Tingkat 12, Blok C (Cempaka), Pelangi Damansara, PJU 6 Persiaran Surian, 47800 Petaling Jaya, Selangor

**SELANGOR** Auction Date : 7th April 2026  
Time : 9.00am

**LOT 22** Reserve Price **RM 94,770**



Type: Flat, 3 Bedrooms  
Area: 807 square feet  
Address: Unit No. 05-06, 5th Floor, Block Mawar, No. 1, Jalan Tun Teja 3, Taman Tun Teja, 48000 Rawang, Selangor

**SELANGOR** Auction Date : 9th April 2026  
Time : 9.00am

**LOT 23** Reserve Price **RM 75,000**



Type: Apartment, Low Cost  
Area: 549 square feet  
Address: Unit No. E4-04, Tingkat 4, Blok E, Rumah Pangsa Bukit Mewah, Taman Bukit Mewah, 43000 Kajang, Selangor

**SELANGOR** Auction Date : 27th April 2026  
Time : 9.00am

**LOT 24** Reserve Price **RM 750,000**



Type: 2 Storey Terrace House  
Area: 1,680 square feet  
Address: No. 45, Jalan Perjiranan 10/21, Bandar Dato Onn, 81100 Johor Bahru, Johor

**JOHOR** Auction Date : 14th April 2026  
Time : 11.00am

**LOT 25** Reserve Price **RM 680,000**



Type: Terrace House  
Area: 1,765 square feet  
Address: No. 5, Jalan Setia Tropika 4/1, Taman Setia Tropika, 81200 Johor Bahru, Johor

**JOHOR** Auction Date : 20th April 2026

**LOT 26** Reserve Price **RM 650,000**



Type: Terrace House  
Area: 2,809 square feet  
Address: No. 112, Jalan Tasik Indah 5/1, Taman Tasik Indah, 86000 Kluang, Johor

**JOHOR** Auction Date : 2nd April 2026

**LOT 27** Reserve Price **RM 580,000**



Type: 2 Storey Terrace House  
Area: 1,539 square feet  
Address: No. 6585, Jalan Nuri 22, Bandar Putra, 81000 Kulai, Johor

**JOHOR** Auction Date : 13th April 2026  
Time : 11.00am

**LOT 28** Reserve Price **RM 423,000**



Type: Terrace House  
Area: 1,076 square feet  
Address: No. 195, Jalan Scientex Jaya 8, Taman Scientex, 81400 Senai, Johor

**JOHOR** Auction Date : 20th April 2026

**LOT 29** Reserve Price **RM 396,000**



Type: 2 Storey Terrace House  
Area: 1,540 square feet  
Address: No. 7257, Jalan Sri Putri 14/5, Taman Putri Kulai, 81000 Kulai, Johor

**JOHOR** Auction Date : 2nd April 2026  
Time : 11.00am

**LOT 30** Reserve Price **RM 390,000**



Type: Apartment  
Area: 947 square feet  
Address: Unit No. #16-09, Pangsapuri Kebun Teh (Zennith Suites), Jalan Kebun Teh 2, Pusat Perdagangan Kebun Teh, 80250 Johor Bahru, Johor

**JOHOR** Auction Date : 6th April 2026  
Time : 11.00am

**LOT 31** Reserve Price **RM 380,000**



Type: Terrace House  
Area: 1,076 square feet  
Address: No. 28, Jalan Nusaria 5/14, Taman Nusantara, 81550 Gelang Patah, Johor

**JOHOR** Auction Date : 21st April 2026

**LOT 32** Reserve Price **RM 380,000**



Type: 1 Storey Terrace House  
Area: 1,399 square feet  
Address: No. 6, Jalan Bayan 3/4, Bandar Baru Kota Puteri, 81750 Masai, Johor

**JOHOR** Auction Date : 9th April 2026  
Time : 11.00am

**LOT 33** Reserve Price **RM 370,000**



Type: 1 Storey Terrace House  
Area: 1,399 square feet  
Address: No. 15, Jalan Santalia 4, Taman Flora Heights, 81700 Pasir Gudang, Johor

**JOHOR** Auction Date : 13th April 2026  
Time : 11.00am

**LOT 34** Reserve Price **RM 360,000**

Type: Terrace House  
 Area: 1,539 square feet  
 Address: No. 343, Jalan Saga 2,  
 Taman Kota Kulai, 81000  
 Kulai, Johor

JOHOR

Auction Date : 2nd April 2026

**LOT 35** Reserve Price **RM 350,000**

Type: Apartment  
 Area: 1,216 square feet  
 Address: Unit No. A2-03-02, Pangsapuri  
 Seri Mengkuang 2,  
 Persiaran Juragan, Desa Paya  
 Mengkuang, 81560  
 Gelang Patah, Johor

JOHOR

Auction Date : 8th April 2026  
Time : 11.00am**LOT 36** Reserve Price **RM 348,300**

Type: Terrace House  
 Area: 4,413 square feet  
 Address: No. 189, Jalan Bunga Dahlia 5,  
 Taman Aman, 81400 Senai,  
 Johor

JOHOR

Auction Date : 20th April 2026

**LOT 37** Reserve Price **RM 324,000**

Type: Condominium  
 Area: 1,324 square feet  
 Address: Unit No. 03-01, Block E,  
 Pangsapuri Seri Mutiara,  
 Bandar Seri Alam, 81750  
 Masai, Johor

JOHOR

Auction Date : 7th April 2026  
Time : 11.00am**LOT 38** Reserve Price **RM 320,000**

Type: 2 Storey Terrace House  
 Area: 770 square feet  
 Address: No. 33, Jalan Berlian 30,  
 Taman Cahaya Masai, 81700  
 Pasir Gudang, Johor

JOHOR

Auction Date : 13th April 2026  
Time : 11.00am**LOT 39** Reserve Price **RM 295,245**

Type: Condominium  
 Area: 1,668 square feet  
 Address: Unit No. 18-01, Blok A,  
 Pangsapuri Seri Mutiara,  
 Jalan Persiaran Seri Alam,  
 Bandar Seri Alam, 81750  
 Masai, Johor

JOHOR

Auction Date : 7th April 2026  
Time : 11.00am**LOT 40** Reserve Price **RM 290,000**

Type: Apartment  
 Area: 925 square feet  
 Address: Unit No. #13-09, Block E,  
 Pangsapuri Dwi Mahkota,  
 Susur 1/1, Jalan Persiaran  
 Tanjung, Taman Bukit Alif,  
 81200 Johor Bahru, Johor

JOHOR

Auction Date : 8th April 2026  
Time : 11.00am**LOT 41** Reserve Price **RM 283,500**

Type: Service Apartment  
 Area: 1,345 square feet  
 Address: Unit No. #G-01, Block 8,  
 Prima Regency, Jalan  
 Masai Baru, 81750 Masai,  
 Johor

JOHOR

Auction Date : 1st April 2026  
Time : 11.00am**LOT 42** Reserve Price **RM 269,730**

Type: Apartment  
 Area: 1,109 square feet  
 Address: Unit No. F-2-7, Skudai Villa  
 Apartment, Jalan Aman,  
 Taman Skudai Baru, 81300  
 Skudai, Johor

JOHOR

Auction Date : 14th April 2026  
Time : 11.00am**LOT 43** Reserve Price **RM 234,000**

Type: Apartment  
 Area: 861 square feet  
 Address: Unit No. #05-05, Blok C5,  
 Pangsapuri Larkin Idaman,  
 Jalan Idaman Utama,  
 Taman Larkin Idaman, 80350  
 Johor Bahru, Johor

JOHOR

Auction Date : 8th April 2026  
Time : 11.00am**LOT 44** Reserve Price **RM 223,074**

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

JOHOR

Auction Date : 13th April 2026  
Time : 11.00am**LOT 45** Reserve Price **RM 220,000**

Type: 2 Storey Terrace House  
 Area: 840 square feet  
 Address: No. 31, Jalan Meranti 19,  
 Taman Rinting, 81750 Masai,  
 Johor

JOHOR

Auction Date : 8th April 2026  
Time : 11.00am**LOT 46** Reserve Price **RM 210,000**

Type: Apartment  
 Area: 1,023 square feet  
 Address: Unit No. G-07, Pangsapuri  
 Senibong Indah, Jalan Tanjung  
 Senibong 1/2,  
 Tanjung Senibong, 81750  
 Masai, Johor

JOHOR

Auction Date : 20th April 2026

**LOT 47** Reserve Price **RM 500,000**

Type: Shop Office  
 Area: 1,744 square feet  
 Address: No. 27, Perkampungan  
 Sri Mahkota Aman, Off Jalan  
 Gambang, 26070 Kuantan,  
 Pahang

PAHANG

Auction Date : 30th April 2026  
Time : 9.00am**LOT 48** Reserve Price **RM 486,000**

Type: 2 Storey Semi Detached  
 House  
 Area: 3,778 square feet  
 Address: No. 53, Lorong IM 10/15,  
 Bukit Istana, Bandar Indera  
 Mahkota, 25200 Kuantan,  
 Pahang

PAHANG

Auction Date : 13th April 2026  
Time : 9.00am**LOT 49** Reserve Price **RM 306,000**

Type: Semi Detached House  
 Area: 3,186 square feet  
 Address: No. 5, Lorong Kempadang  
 Jaya 12, Perumahan  
 Kempadang Jaya, 25150  
 Kuantan, Pahang

PAHANG

Auction Date : 28th April 2026

**LOT 50** Reserve Price **RM 1,000,000**

Type: 3 Storey Semi Detached  
 House  
 Area: 2,884 square feet  
 Address: No. 2A, Jalan Kristal 5, Taman  
 Limbongan Indah, 75200,  
 Melaka

MELAKA

Auction Date : 8th April 2026  
Time : 11.00am

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

Call :

**03-2162 3333**

(ext. 1023 / 1038 / 2008)

Whatsapp :

**012-295 1388**

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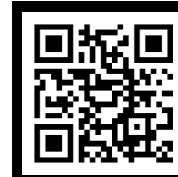
Johor

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

Contact Us (Mon - Fri)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



←  
SCAN  
TO VIEW  
ALL LOTS

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

NOTE :

# High Court E-Lelong

April 2026

FOR ENQUIRIES, PLEASE E-MAIL TO  
[auctionsale@ambankgroup.com](mailto: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](http://ambank.com.my)

# PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF APRIL 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://eelong.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://eelong.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.

<p><b>1</b> RESERVE PRICE: <b>RM800,000.00</b></p> <p><b>Johor Bahru</b></p>  <p><b>Description:</b> 3 storey terrace house end lot <b>Address:</b> No. 1, Jalan Kempas Utama 1/9, Taman Kempas Utama, 81300 Johor Bahru, Johor <b>Area:</b> approx 156 square metres <b>Defendant:</b> Prathip Nambiar A/L R. Probhakaran, Tharisnee A/P Chandran <b>Solicitor:</b> M/S Ibrahim Nik Junainah &amp; Associates <b>Auction Date:</b> 7/4/2026 (11.00 am)</p> <p>PAHJ/7697(SA)</p>	<p><b>2</b> RESERVE PRICE: <b>RM700,000.00</b></p> <p><b>Johor Bahru</b></p>  <p><b>Description:</b> Double storey terrace house end lot <b>Address:</b> No. 27, Jalan Seri Austin 3/26, Taman Seri Austin, 81100 Johor Bahru, Johor. <b>Area:</b> approx 153 square metres <b>Defendant:</b> Eric Lee Yee Hong <b>Solicitor:</b> M/S A. Rahim &amp; Co <b>Auction Date:</b> 13/4/2026 (11.00 am)</p> <p>PAHJ/7686(SA)</p>	<p><b>3</b> RESERVE PRICE: <b>RM700,000.00</b></p> <p><b>Kota Tinggi</b></p>  <p><b>Description:</b> double storey terrace house, corner lot <b>Address:</b> No. 30, Jalan SS 4/4, Taman Sri Saujana, 81900 Kota Tinggi, Johor <b>Area:</b> approx 479 square metres <b>Defendant:</b> Ahmad Firdaus Bin Hasbi <b>Solicitor:</b> M/S Ibrahim Nik Junainah &amp; Associates <b>Auction Date:</b> 15/4/2026 (11.00 am)</p> <p>PAHJ/7691(SA)</p>
<p><b>4</b> RESERVE PRICE: <b>RM500,000.00</b></p> <p><b>Bandar Penawar</b></p>  <p><b>Description:</b> double storey terrace house, end lot <b>Address:</b> No. 14, Jalan Orkid 1, Taman Sri Penawar, 81930 Bandar Penawar, Johor. <b>Area:</b> Approx 143 Square Metres <b>Defendant:</b> Ong Poh Sang &amp; Kee Lek Juan <b>Solicitor:</b> M/S A. Rahim &amp; Co. <b>Auction Date:</b> 14/4/2026 (11.00 am)</p> <p>PAHJ/7699(SA)</p>	<p><b>5</b> RESERVE PRICE: <b>RM432,000.00</b></p> <p><b>Bandar Penawar</b></p>  <p><b>Description:</b> double storey terrace house intermediate lot <b>Address:</b> No. 37, Jalan Anggerik 2, Taman Sri Penawar, 81930 Bandar Penawar, Johor. <b>Area:</b> Approx 143 Square Metres <b>Defendant:</b> Woo Yew Kin <b>Solicitor:</b> M/S Nor Ding &amp; Co <b>Auction Date:</b> 13/4/2026 (11.00 am)</p> <p>PAHJ/7692(SA)</p>	<p><b>6</b> RESERVE PRICE: <b>RM388,800.00</b></p> <p><b>Bandar Penawar</b></p>  <p><b>Description:</b> double storey terrace house <b>Address:</b> No. 8, Jalan Kemboja 9, Taman Sri Penawar, 81930 Bandar Penawar, Johor. <b>Area:</b> Approx 130 Square Metres <b>Defendant:</b> Chai Kah Yin <b>Solicitor:</b> M/S A. Rahim &amp; Co. <b>Auction Date:</b> 15/4/2026 (11.00 am)</p> <p>PAHJ/7701(SA)</p>
<p><b>7</b> RESERVE PRICE: <b>RM360,855.00</b></p> <p><b>Kluang</b></p>  <p><b>Description:</b> double storey terrace house end lot with extra land <b>Address:</b> No. 105, Jalan Impian Damai 1/6, Bandar Seri Impian, 86000 Kluang, Johor. <b>Area:</b> Approx 238 Square Metres <b>Defendant:</b> Naz Zakrie Afifi Bin Abdul Hadi <b>Solicitor:</b> M/S A. Rahim &amp; Co. <b>Auction Date:</b> 2/4/2026 (11.00 am)</p> <p>PAHJ/7613(SA)</p> <p><b>Ambank Islamic Berhad</b></p>	<p><b>8</b> RESERVE PRICE: <b>RM360,000.00</b></p> <p><b>Ulu Tiram</b></p>  <p><b>Description:</b> double storey terrace house <b>Address:</b> No. 12, Jalan Banang 9, Taman Bukit Tiram, 81800 Ulu Tiram, Johor <b>Area:</b> Approx 120.32 Square Metres <b>Defendant:</b> Geetha Piriayah A/P Murugan <b>Solicitor:</b> M/S Nor Ding &amp; Co. <b>Auction Date:</b> 1/4/2026 (11.00 am)</p> <p>PAHJ/7688(SA)</p> <p><b>Ambank Islamic Berhad</b></p>	<p><b>9</b> RESERVE PRICE: <b>RM360,000.00</b></p> <p><b>Pasir Gudang</b></p>  <p><b>Description:</b> single storey terrace house <b>Address:</b> No. 35, Jalan Mangga 12, Taman Kota Masai, 81700 Pasir Gudang, Johor. <b>Area:</b> Approx 121 Square Metres <b>Defendant:</b> Mohamad Khalid Bin Samadi <b>Solicitor:</b> M/S Nor Ding &amp; Co. <b>Auction Date:</b> 7/4/2026 (11.00 am)</p> <p>PAHJ/7360(SA)</p>
<p><b>10</b> RESERVE PRICE: <b>RM356,400.00</b></p> <p><b>Masai</b></p>  <p><b>Description:</b> Condominium <b>Address:</b> Unit No. 05-08, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor. <b>Area:</b> Approx 1,668 Square Feet <b>Defendant:</b> Tan Kooi Ling <b>Solicitor:</b> M/S A. Rahim &amp; Co <b>Auction Date:</b> 2/4/2026 (11.00 am)</p> <p>PAHJ/7448(SA)</p>	<p><b>11</b> RESERVE PRICE: <b>RM350,000.00</b></p> <p><b>Batu Pahat</b></p>  <p><b>Description:</b> double storey terrace house <b>Address:</b> No. 51, Jalan Putera Indah 12/18, Taman Putera Indah, 83010 Tongkang Pechah, Batu Pahat, Johor. <b>Area:</b> Approx 120.774 Square Metres <b>Defendant:</b> Maslina Binti Hamzah <b>Solicitor:</b> M/S Ibrahim Nik Junainah &amp; Associates <b>Auction Date:</b> 13/4/2026 (11.00 am)</p> <p>PAHJ/7690(SA)</p> <p><b>Ambank Islamic Berhad</b></p>	<p><b>12</b> RESERVE PRICE: <b>RM333,000.00</b></p> <p><b>Pasir Gudang</b></p>  <p><b>Description:</b> Double storey terrace house intermediate lot <b>Address:</b> No. 69, Jalan Merak 6, Taman Scientex, 81700 Pasir Gudang, Johor <b>Area:</b> Approx 89 Square Metres <b>Defendant:</b> Ahmad Shukri Bin Din <b>Solicitor:</b> M/S A. Rahim &amp; Co. <b>Auction Date:</b> 20/4/2026 (11.00 am)</p> <p>PAHJ/7700(SA)</p> <p><b>Ambank Islamic Berhad</b></p>


**13** **RESERVE PRICE:**  
**RM330,000.00** **Kluang**



**Description:** single storey terrace house intermediate lot  
**Address:** No. 32, Jalan Saujana Desa 2, Taman Saujana, 86000 Kluang, Johor  
**Area:** approx 1,539 square feet  
**Defendant:** Tinaganraj A/L Balan  
**Solicitor:** M/S A. Rahim & Co.  
**Auction Date:** 8/4/2026 (11.00 am)

PAHJ/7687(SA)

**14** **RESERVE PRICE:**  
**RM310,000.00** **Batu Pahat**



**Description:** single storey terrace house intermediate lot  
**Address:** No. 17, Jalan Putera Indah 3/18, Taman Putera Indah, 83000, Batu Pahat, Johor.  
**Area:** approx 1,540 square feet  
**Defendant:** Syed Mustafa Kamal Bin Syed Abu Bakar  
**Solicitor:** M/S A. Rahim & Co  
**Auction Date:** 7/4/2026 (11.00 am)  
**Ambank Islamic Berhad**

PAHJ/7693(SA)

**15** **RESERVE PRICE:**  
**RM298,890.00** **Masai**



**Description:** condominium  
**Address:** Unit No. 10-03, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750, Masai, Johor  
**Area:** approx 1,324 square feet  
**Defendant:** Chiah Soh Keang  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Auction Date:** 7/4/2026 (11.00 am)

PAHJ/7698(SA)

**16** **RESERVE PRICE:**  
**RM260,000.00** **Kluang**



**Description:** extended single storey intermediate terrace house  
**Address:** No. 29, Jalan Desa 7/4, Taman Desa, 86000 Kluang, Johor.  
**Area:** approx 1,540 square feet  
**Defendant:** Lawaniah A/P Murugan, Uvaraj A/L Murugan, Yuvadevi A/P Kannaiya  
**Solicitor:** M/S Nor Ding & Co  
**Auction Date:** 7/4/2026 (11.00 am)

PAHJ/7689(SA)

**17** **RESERVE PRICE:**  
**RM240,000.00** **Johor Bahru**



**Description:** apartment  
**Address:** No. 14-04, Block C, Pangsapuri Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor.  
**Area:** approx 1,076 square feet  
**Defendant:** Kumarakurubaran A/L Marthandan  
**Solicitor:** M/S Nor Ding & Co.  
**Auction Date:** 1/4/2026 (11.00 am)

PAHJ/7682(SA)

**18** **RESERVE PRICE:**  
**RM236,196.00** **Kluang**



**Description:** single storey semi detached house  
**Address:** No. 44, Jalan Sri Ehsan 3, Taman Sri Ehsan, 86000 Kluang, Johor  
**Area:** approx 3,326 square feet  
**Defendant:** Vigneshvaran A/L Parasuraman, Priya A/P Ravindran  
**Solicitor:** M/S A. Rahim & Co.  
**Auction Date:** 7/4/2026 (11.00 am)

PAHJ/7677(SA)

**19** **RESERVE PRICE:**  
**RM160,000.00** **Ulu Tiram**



**Description:** Low medium cost apartment  
**Address:** No. K06-16, Jalan Gaya 11, Taman Gaya, 81800 Ulu Tiram, Johor  
**Area:** approx 753 square feet  
**Defendant:** Athis A/L Palanivelo  
**Solicitor:** M/S Nor Ding & Co.  
**Auction Date:** 14/4/2026 (11.00 am)

PAHJ/7695(SA)

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



**Description:** 2 bedroom low cost flat  
**Address:** 0420, Block 67, Taman Ungku Tun Aminah, 81300 Skudai, Johor  
**Area:** approx 495 square feet  
**Defendant:** Yoga Malar  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Auction Date:** 8/4/2026 (11.00 am)

PAHJ/7696(SA)

**21** **RESERVE PRICE:**  
**RM108,000.00** **Skudai**



**Description:** low cost flat  
**Address:** 0408, Block 72, Taman Ungku Tun Aminah, 81300 Skudai, Johor  
**Area:** approx 495 square feet  
**Defendant:** Oreemilah A/P Saravanan, Ezekiel Raj A/L N. Rajasegar  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Auction Date:** 8/4/2026 (11.00 am)

PAHJ/7602(SA)

# GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

## Step 1 : User Registration

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

## Step 2 : Login

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6. Enter your email address & password.

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7. Once login, please fill property details and click "Search" button.
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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)*

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

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15. Bidder are advised to open 15 minutes earlier.
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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:

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Tel: 07-3336226  
Email: [johor@auctions.com.my](mailto: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](mailto:sabah@auctions.com.my)



# High Court E-lelong

## April 2026

FOR ENQUIRY PLEASE E-MAIL TO  
[auctionsale@ambankgroup.com](mailto: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](http://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 APRIL 2026

<p><b>LOT 01</b> Gelugor</p> <p><b>Reserve Price RM 1,250,000</b></p>  <p><b>Condominium Unit</b> 1,819 sq.ft.</p> <p>Unit No. 1A-10-3A, Platino Condominium, No. 1, Persiaran Tunku Kudin, 11700 Gelugor, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Chockalingam Sathappan</p> <p><b>Solicitor :</b> Jayadeva &amp; Kamal (Tel: 04-7771161)</p> <p><b>Auction Date &amp; Time :</b> 09 April, 2026 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 02</b> Bukit Mertajam</p> <p><b>Reserve Price RM 300,000</b></p>  <p><b>Apartment Unit</b> 1,216 sq.ft.</p> <p>Unit No. 6-01, Pangsapuri Seri Pelangi, Jalan Usahaniaga 1, Taman Niaga Jaya, Bukit Mertajam, 14000 Seberang Perai Tengah, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Salmiah Binti Mansor</p> <p><b>Solicitor :</b> Lalchand &amp; Nawawi (Tel: 05-7820009)</p> <p><b>Auction Date &amp; Time :</b> 15 April, 2026 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 03</b> Jelutong</p> <p><b>Reserve Price RM 267,300</b></p>  <p><b>Flat Unit</b> 689 sq.ft.</p> <p>Unit No. 99-17-1, Taman Pelangi Indah, Lintang Sungai Pinang, 11600 Jelutong, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Lim Kok Aun</p> <p><b>Solicitor :</b> Jayadeva &amp; Kamal (Tel: 04-7771161)</p> <p><b>Auction Date &amp; Time :</b> 14 April, 2026 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>
<p><b>LOT 04</b> Bukit Mertajam</p> <p><b>Reserve Price RM 260,000</b></p>  <p><b>1 Storey Terrace House Unit</b> 1,000 sq.ft.</p> <p>Unit No. 4, Lorong Alma Jaya 4, Taman Alma Jaya, 14000 Bukit Mertajam, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Muhamad Sufyan Bin Mohd Noor</p> <p><b>Solicitor :</b> Jayadeva &amp; Kamal (Tel: 04-7771161)</p> <p><b>Auction Date &amp; Time :</b> 09 April, 2026 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 05</b> Kepala Batas</p> <p><b>Reserve Price RM 247,860</b></p>  <p><b>1 Storey Terrace House Unit</b> 1,292 sq.ft.</p> <p>No. 37, Persiaran Seksyen 3/1, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Mohd Shafizan Bin Mat Saad</p> <p><b>Solicitor :</b> Azmi Rahim &amp; Co (Tel: 04-4235092)</p> <p><b>Auction Date &amp; Time :</b> 09 April, 2026 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 06</b> Paya Terubong</p> <p><b>Reserve Price RM 230,000</b></p>  <p><b>Apartment Unit</b> 850 sq.ft.</p> <p>Unit No. 11A-14-3A, Tingkat Paya Terubong 2, Mukim 13, 11060 Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Lingesh A/L Kalithevan</p> <p><b>Solicitor :</b> Jayadeva &amp; Kamal (Tel: 04-7771161)</p> <p><b>Auction Date &amp; Time :</b> 02 April, 2026 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>
<p><b>LOT 07</b> Butterworth</p> <p><b>Reserve Price RM 220,000</b></p>  <p><b>Apartment Unit</b> 818 sq.ft.</p> <p>Unit No. 3-09, Block B, Pangsapuri Bagan Sena, Jalan Bagan Sena, 12100 Butterworth, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Marimutu A/L Muniandy</p> <p><b>Solicitor :</b> Jayadeva &amp; Kamal (Tel: 04-7771161)</p> <p><b>Auction Date &amp; Time :</b> 02 April, 2026 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 08</b> Bayan Lepas</p> <p><b>Reserve Price RM 190,000</b></p>  <p><b>Flat Unit</b> 689 sq.ft.</p> <p>Unit No. 9-3-9, Lebuhr Relau 3, 11900 Bayan Lepas, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Gangadharren A/L Chandran</p> <p><b>Solicitor :</b> Lalchand &amp; Nawawi (Tel: 05-7820009)</p> <p><b>Auction Date &amp; Time :</b> 08 April, 2026 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>	<p><b>LOT 09</b> Bayan Lepas</p> <p><b>Reserve Price RM 165,000</b></p>  <p><b>Flat Unit</b> 43 sq.mt.</p> <p>Unit No. 10-02-26, Lintang Sungai Batu, Taman Teluk Kumbang, 11920 Bayan Lepas, Pulau Pinang.</p> <p><b>Assignor / Borrower :</b> Noor Hayati Binti Ahmad</p> <p><b>Solicitor :</b> Jayadeva &amp; Kamal (Tel: 04-7771161)</p> <p><b>Auction Date &amp; Time :</b> 30 April, 2026 (11:00 AM)</p> <p><b>Pulau Pinang</b></p>



= AmBank (M) Berhad



= AmBank Islamic Berhad



**LOT 10** Jitra Reserve Price **RM 351,000**



**2 Storey Terrace House Unit**  
1,539 sq.ft.

Unit No. 474, Taman Gemilang, 06000 Jitra, Kedah.

Assignor / Borrower :  
Nur Hazwani Binti Abd Hamid

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

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

**Kedah**

**LOT 11** Padang Serai Reserve Price **RM 306,180**



**1 Storey Bungalow House Unit**  
3,606 sq.ft.

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

Assignor / Borrower :  
Siti Khalipah Binti Md Idris

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

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

**Kedah**

**LOT 12** Pusing Reserve Price **RM 480,000**



**2 Storey Shop Unit**  
1,647 sq.ft.

Unit No. 7 & 7A, Persiaran Bg Perdana 1, Taman Batu Gajah Perdana, 31550 Pusing, Perak Darul Ridzuan.

Assignor / Borrower :  
Janani A/P Thamilselvan

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

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

**Perak**

**LOT 13** Ipoh Reserve Price **RM 280,000**



**2 Storey Terrace House Unit**  
1,647 sq.ft.

Unit No. 12, Jalan Tawas Impiana 2, Anjung Tawas Impiana, 30010 Ipoh, Perak.

Assignor / Borrower :  
Linda Yeo Lee Hsia

Solicitor :  
Goh Rafidah Tan (03-21663818)

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

**Perak**

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 = 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](http://palma.bidnow.my)
-  [elelong.palma@gmail.com](mailto:elelong.palma@gmail.com)



NOTE : \_\_\_\_\_

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