

High Court E-Lelong May 2026

For more information, please call:
03-7452 1318

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Cammy Siew : 012-254 4463



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)

: 03-7845 5890 / 03-7842 5660

: 012-327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com

AUCTION

DATE : 11/05/2026

RESERVE PRICE

TIME : 9.00 AM

RM 972,000.00

01



**DESCRIPTION : A DOUBLE STOREY
SEMI-DETACHED HOUSE**

LAND AREA : 3,999.97 SQUARE FEET

ASSIGNOR(S) : TAN CHEE HYEAN

**SOLICITOR : MESSRS AZHAR &
WONG (KL)**

**EXECUTION
NO. : WA-38-3813-12/2025**

**SHAH
ALAM**

**NO. 11, JALAN PULAU ANGSA
U10/33F, SECTION U10, 40170
SHAH ALAM, SELANGOR**



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:

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

ORGANISED BY:

ARENA AUCTIONEERS SDN BHD . [201401016251 / 1092337 - X]

No. 20-2, Jalan Matahari, AB U5/AB, Seksyen U5, Bandar Pinggiran Subang, 40150 Shah Alam, Selangor

TEL : 03 - 7845 5890 / 03 - 7842 2137 EMAIL : aasb@arenaauctioneers.com

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

High Court E-Lelong

MAY 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)
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For Company bidder(s)
Cammy Siew : 012-254 4463



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF MAY 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

LOT 1 RESERVE PRICE: RM 660,000.00	JOHOR BAHRU	LOT 2 RESERVE PRICE: RM 580,000.00	JOHOR BAHRU
Auction Date : 05/05/2026 / 11:00 a.m Type : A Double Storey Cluster House Assignor : Logintharan A/L Kalaselvam Solicitor : A Rahim & Co (JB) Address : No. 46, Jalan PI 10/3, Taman Pulau Indah, 81300 Johor Bahru, Johor Kaveat : Nombor Penerimaan : 1335/2024 Kaveat Persendirian atas tanah oleh Ambank (M) Berhad No Syarikat : 196901000166 (8515-D) didaftarkan pada 8 Januari 2024	 AMBT575	Auction Date : 04/05/2026 / 11:00 a.m Type : Double Storey Terrace House Assignor : Saravanan A/L Narayanasamy Solicitor : A Rahim & Co (JB) Address : No. 12, Jalan Undan 1, Taman Perling 81200 Johor Bahru, Johor	 AMBT544
LOT 3 RESERVE PRICE: RM 513,000.00	JOHOR BAHRU	LOT 4 RESERVE PRICE: RM 430,000.00	JOHOR BAHRU
Auction Date : 25/05/2026 / 11:00 a.m Type : Single Storey Terrace House, End Lot Assignor : Mohd Johar Bin Md Daim Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 70, Jalan PI 10/9, Taman Pulau Indah, Johor Bahru 81110 Johor	 AMBT770	Auction Date : 04/05/2026 / 11:00 a.m Type : Single Storey Semi-Detached House Assignor : Sarasvathi A/P Sapunty Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 11, Jalan Delima 5/6, Taman Delima 2, 81100 Johor Bahru, Johor Kaveat : AmBANK (M) BERHAD No. Pers: 21080/2021Bertarikh: 8/8/2021	 AMBT712
LOT 5 RESERVE PRICE: RM 421,200.00	MASAI	LOT 6 RESERVE PRICE: RM 340,200.00	JOHOR BAHRU
Auction Date : 25/05/2026 / 11:00 a.m Type : Strata Double Storey Terrace House Assignor : Chai Ngen Fu Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 10, Jalan Eko Tropika 2/17, Taman Kota Masai, 81700 Pasir Gudang Johor	 AMBT771	Auction Date : 05/05/2026 / 11:00 a.m Type : A Serviced Apartment Unit Assignor : Ooi An Ni Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : #22-08, Residensi Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor Kaveat : No.Perserahan: 14310/2023 oleh AmBank (M)Berhad didaftarkan pada 05/04/2023	 AMBT595(2)
LOT 7 RESERVE PRICE: RM 340,000.00	MASAI	LOT 8 RESERVE PRICE: RM 307,800.00	JOHOR BAHRU
Auction Date : 25/05/2026 / 11:00 a.m Type : Service Apartment Assignor : Nurysh Aedeelya Sabri Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. G-02, Blok 7, Jalan Masai Baru, Prima Regency, 81750 Masai, Johor. Kaveat : No.Perserahan: 27688/2024 oleh AMBANK ISLAMIC BERHAD didaftarkan pada 24/06/2024	 AMBT743	Auction Date : 05/05/2026 / 11:00 a.m Type : Apartment Unit Assignor : Chong Siew Chin Solicitor : A Rahim & Co (JB) Address : Unit No. 05-15, Blok A, Perumahan Aman Larkin Jalan Tani, Kampung Aman, Johor Bahru 80350 Johor Bahru Johor Kaveat : Nombor Penerimaan : 33632/2022 Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD No. Syarikat : 196901000166 (8515-D) didaftarkan pada 5 September 2022	 AMBT612(2)

LOT 9 RESERVE PRICE: RM 288,000.00 JOHORBAHRU

Auction Date : 20/05/2026 / 11:00 a.m
 Type : Medium-Cost Apartment
 Assignor : Ranjith Kumar A/LTiyagarajan
 Solicitor : A Rahim & Co (JB)
 Address : #05-02, Blok A, Pangsapuri Sr Kenari, Jalan Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor



AMBT615(2)

LOT 10 RESERVE PRICE: RM 280,000.00 KOTA TINGGI

Auction Date : 25/05/2026 / 11:00 a.m
 Type : Double Storey Medium Low Cost Terrace Hse
 Assignor : Nor Eddawati Binti Sabran
 Solicitor : A Rahim & Co (JB)
 Address : No 56 Jalan KM 1/2 Taman Kota Mas 81900 Kota Tinggi Johor



AMBT798

LOT 11 RESERVE PRICE: RM 277,020.00 SKUDAI

Auction Date : 05/05/2026/ 11:00 a.m
 Type : An Apartment Unit
 Assignor : Tan Meng Hui
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
 Address : Unit No. E-04-10, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai Johor



AMBT773

LOT 12 RESERVE PRICE: RM 260,000.00 MASAI

Auction Date : 19/05/2026 / 11:00 a.m
 Type : A Three Bedroom Apartment
 Assignor : Sasikala A/P Murugan
 Solicitor : Nor Ding & Co (Johor Bahru)
 Address : Unit No. G-01, B03, Vista Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor Darul Takzim
 Kaveat : Ambank (M) Berhad No. Pers: 9927/2023 Bertarikh: 7/3/2023



AMBT657

LOT 13 RESERVE PRICE: RM 226,800.00 JOHORBAHRU

Auction Date : 20/05/2026 / 11:00 a.m
 Type : An Apartment Unit
 Assignor : Satiyamority A/L Murgan
 Solicitor : A Rahim & Co (JB)
 Address : K-4-02, Blok K, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor



AMBT479(2)

LOT 14 RESERVE PRICE: RM 226,800.00 SKUDAI

Auction Date : 05/05/2026 / 11:00 a.m
 Type : Apartment
 Assignor : Siti Aisyah Binti Abdullah
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
 Address : J-02-01, Pangsapuri Sri Awana, Jalan Silat Lincak, Bandar Selesa Jaya, 81300 Skudai, Johor



AMBT607(2)

LOT 15 RESERVE PRICE: RM 198,000.00 MASAI

Auction Date : 25/05/2026 / 11:00 a.m
 Type : A Three-Bedroom Low Medium Cost Apartment Unit
 Assignor : Muhammad Haziq Bin Othman
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)
 Address : Unit No. F-02-05, Blok F, Pangsapuri Sri Intan, Jalan Tasek, Bandar Seri Alam, 81750 Masai, Johor



AMBT784

CENTRAL

LOT 16 RESERVE PRICE: RM 1,500,000.00 CHERAS

Auction Date : 13/05/2026 / 9:00 a.m
 Type : An Intermediate Unit Double-Storey Shopoffice
 Assignor : Soon Lee Metal Sdn Bhd
 Solicitor : Azhar & Wong (KL)
 Address : No. 42-00 & 42-01, Jalan Damai Perdana 6/1A, Bandar Damai Perdana, 56000 Cheras, Selangor Darul Ehsan
 Kaveat : NO.PERSERAHAN00B775062024KAVEAT PENDAFTARATAS TANAHOLEHLEMBAGA HASILDALAMINEGERIMALAYSIA DIDAFTARKAN PADA06.11.2024



AMBT650

LOT 17 RESERVE PRICE: RM 390,000.00 HANG TUAH JAYA

Auction Date : 20/05/2026 / 11:00 a.m
 Type : A Single Storey Semi-Detached House
 Assignor : Mohd Asrul Nizam Bin Ismail
 Solicitor : Ibrahim Nik Junainah & Associates (Melaka)
 Address : No. 15, Jalan SW 27, Taman Sutera Wangi, Batu Berendam 75350 Hang Tuah Jaya, Melaka
 Kaveat : KAVEAT PERSENDIRIAN ATAS TANAH OLEH AMBANK ISLAMIC BERHAD DIDAFTARKAN MELALUI NO PERS. 0400B2020004074 PADA 08.12.2020



AMBT673

LOT 18 RESERVE PRICE: RM 283,500.00 KAJANG

Auction Date : 11/05/2026 / 9:00 a.m
 Type : A Serviced Apartment Unit
 Assignor : Muhamad Izzat Najmie Bin Azrullah
 Solicitor : Zain Megat & Murad (KI)
 Address : Unit No. B-24-3A, Block B, Residensi Palmera, Laman Puteri 3, Bandar Puteri Bangi, 43000 Kajang, Selangor Darul Ehsan



AMBT630

LOT 19 RESERVE PRICE: RM 180,000.00 PETALING JAYA

Auction Date : 06/05/2026 / 9:00 a.m
 Type : A Low-Cost Apartment
 Assignor : Marugamah A/P Ammasi
 Solicitor : Sidek Teoh Wong & Dennis (KL)
 Address : No. B9-2-24, Block 9, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor Darul Ehsan



AMBT644

LOT 20	RESERVE PRICE: RM 160,000.00	KUANTAN
Auction Date	: 04/05/2026 / 9:00 a.m	
Type	: An Extended Single Storey Mid Terrace Low Cost House	
Assignor	: Zulkifli Bin Sidik	
Solicitor	: Hamidah Rosmawati & Associates	
Address	: No 21 Lorong Seri Mahkota 35 Taman Putra Jalan Gambang 25150 Kuantan Pahang	
		AMBT751


NORTHERN

LOT 21	RESERVE PRICE: RM 2,200,000.00	KULIM
Auction Date	: 20/05/2026 / 11:00 a.m	
Type	: Double Storey Detached House	
Assignor	: Santeran A/L Armugam	
Solicitor	: Azmi Rahim & Co (Sg Petani)	
Address	: No. 1493-1494, Jalan Kulim Height 3/1, Persiaran Kulim Golf, Kulim Golf & Resort KHTP, 09000 Kulim, Kedah	
Kaveat	: Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD, didaftarkan pada 10hb Jun 2020	AMBT851

LOT 22	RESERVE PRICE: RM 1,050,000.00	BUKIT MERTAJAM
Auction Date	: 21/05/2026 / 11:00 a.m	
Type	: A Double Storey Corner Terrace House	
Assignor	: Goh Sok Ling	
Solicitor	: Zaid Ibrahim & Co (Penang)	
Address	: No. 2, Lorong Bayu Mutiara 10, Taman Bayu Mutiara, Bukit Mertajam, 14000 Seberang Perai Tengah Pulau Pinang	
		AMBT854

LOT 23	RESERVE PRICE: RM 990,000.00	BALIKPULAU
Auction Date	: 05/05/2026 / 11:00 a.m	
Type	: A 2-Storey Intermediate Terrace Shop/Office	
Assignor	: Heng Gee Chuan	
Solicitor	: Zaid Ibrahim & Co (Penang)	
Address	: No. 16, Jalan Kuala Jalan Baru, Taman Prestij III, 11000 Balik Pulau, Pulau Pinang	
Kaveat	: No. Pers : 0799B2021001433 Kaveat Persendirian atas Tanah oleh Ambank Islamic Berhad yang didaftarkan pada 22.02.2021	AMBT446(2)

LOT 24	RESERVE PRICE: RM 488,430.00	BALIKPULAU
Auction Date	: 19/05/2026 / 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(3)

LOT 25	RESERVE PRICE: RM 477,000.00	SIMPANG AMPAT
Auction Date	: 05/05/2026 / 11:00 a.m	
Type	: A Double Storey Intermediate Terrace House Located Within A Gated And Guarded Housing Scheme	
Assignor	: Choe Wei Chun	
Solicitor	: Jayadeva & Kamal (Alor Setar)	
Address	: No. 20, Lorong Hijauan Hills 12, Hijauan Hills, 14120 Simpang Ampat, Pulau Pinang	
		AMBT610(2)

LOT 26	RESERVE PRICE: RM 440,000.00	KEPALA BATAS
Auction Date	: 05/05/2026 / 11:00 a.m	
Type	: A Single Storey Semi-Detached House	
Assignor	: Muhamat Bin Harun	
Solicitor	: Jayadeva & Kamal (Alor Setar)	
Address	: No. 32A, Lorong Mekar Sari 8, Taman Mekar Sari, 13200 Kepala Batas, Pulau Pinang	
		AMBT736

LOT 27	RESERVE PRICE: RM 396,000.00	SUNGAIPETANI
Auction Date	: 20/05/2026 / 11:00 a.m	
Type	: A Double Storey Intermediate Terrace House	
Assignor	: Puvana A/P Thangamani	
Solicitor	: Jayadeva & Kamal (Alor Setar)	
Address	: No. 60, Jalan Bintang Maya 1/3, Bintang Maya, 08000 Sungai Petani, Kedah Darul Aman	
		AMBT460(2)

LOT 28	RESERVE PRICE: RM 380,000.00	SIMPANG AMPAT
Auction Date	: 21/05/2026 / 11:00 a.m	
Type	: Single Storey Terraced House	
Assignor	: Mathawi	
Solicitor	: Azmi Rahim & Co (Sg Petani)	
Address	: No. 31, Lorong Cempaka 11, Batu Kawan, 14100 Simpang Ampat, Pulau Pinang	
		AMBT453

LOT 29	RESERVE PRICE: RM 375,000.00	SUNGAIPETANI
Auction Date	: 21/05/2026 / 11:00 a.m	
Type	: An Extended Double Storey Terrace House	
Assignor	: Tan Kow Hau	
Solicitor	: Zaid Ibrahim & Co (Penang)	
Address	: No. 381, Lorong Ceria 7, Bandar Utama, Sungai Petani, Kedah 08000 Kedah	
		AMBT833

LOT 30	RESERVE PRICE: RM 312,000.00	IPOH
Auction Date	: 25/05/2026 / 11:00 a.m	
Type	: A 2-Storey Intermediate Terrace House	
Assignor	: Md Rahim Bin Mohamed	
Solicitor	: Raja Nor & Su Lyn (KL)	
Address	: No. 22, Jalan Tawas Impiana 1, Anjung Tawas Impiana, 30010 Ipoh, Perak Darul Ridzuan	
		AMBT664

LOT 31 RESERVE PRICE: RM 300,000.00 PARIT BUNTAR

Auction Date : 05/05/2026 / 11:00 a.m
 Type : A 2-Storey Intermediate Terrace House
 Assignor : Ravi A/L Visvanathan
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : No. 5, Jalan Permai 3/5 B, Taman Kerian Permai, 34200 Parit Buntar, Perak Darul Ridzuan



AMBT730

LOT 32 RESERVE PRICE: RM 290,000.00 KULIM

Auction Date : 04/05/2026 / 11:00 a.m
 Type : A Single Storey Intermediate Terrace House
 Assignor : Siti Khoiriyah Binti Sahidan
 Solicitor : Jayadeva & Kamal
 Address : No. 759, Lorong Mahkota 18/2, Taman Seri Mahkota, 09000 Kulim, Kedah Darul Aman
 Kaveat : KAVEAT PERSENDIRIAN ATAS TANAH OLEH AMBANK ISLAMIC BERHAD, NO PERS: 6856/2021 TELAH DIDAFTARKAN PADA 16 NOVEMBER 2021



AMBT679

LOT 33 RESERVE PRICE: RM 280,000.00 SEBERANG PERAI

Auction Date : 21/05/2026 / 11:00 a.m
 Type : A 3-Bedroom Apartment
 Assignor : Mohammad Fareez Iqwan Bin Mohamad Zafri
 Solicitor : Asmadi Azmi & Associates (Kuala Terengganu)
 Address : No. A-26-07, Pangsapuri Casa Prima, Jalan Sutura Prima, Perai, 13700 Seberang Perai Tengah Pulau Pinang



AMBT670

LOT 34 RESERVE PRICE: RM 270,000.00 GELUGOR


Auction Date : 21/05/2026 / 11:00 a.m
 Type : A 3-Bedroom Apartment
 Assignor : Goh Kean Chew
 Solicitor : Jayadeva & Kamal
 Address : Apartment No. 35-05-3A, Century Park, Persiaran Batu Uban, 11700 Gelugor, Pulau Pinang
 Kaveat : Kaveat persendirian atas petak oleh ambank (m) berhad , no pers: 0704B2020000289 telah didaftarkan pada 5 ogos 2020.



AMBT597(2)

LOT 35 RESERVE PRICE: RM 259,200.00 BUTTERWORTH

Auction Date : 14/05/2026 / 11:00 a.m
 Type : A Three Bedroom Apartment Unit
 Assignor : Parthiban A/L Nadeson
 Solicitor : Lalchand & Nawawi (Ipoh)
 Address : Unit No. 4-18, Block B, Vista Perdana, Jalan Kampung Gajah, Taman Bagan Jermal, 12200 Butterworth, Pulau Pinang



AMBT475(3)

LOT 36 RESERVE PRICE: RM 255,000.00 TANJUNG TOKONG

Auction Date : 14/05/2026 / 11:00 a.m
 Type : A Three Bedroom Low-Medium Cost Apartment Unit
 Assignor : Thirumune A/L Sekar
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : Unit No. 7C-8-3, Pangsapuri Palm Court, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang



AMBT758

LOT 37 RESERVE PRICE: RM 250,000.00 SUNGAI PETANI

Auction Date : 21/05/2026 / 11:00 a.m
 Type : An Extended Single Storey Terrace House (Intermediate Unit)
 Assignor : Liyanah Binti Buino
 Solicitor : Azmi Rahim & Co (Sg. Petani)
 Address : No. 118, Lorong Teja 6/3, Bandar Perdana, 08000 Sungai Petani, Kedah Darul Aman



AMBT768

LOT 38 RESERVE PRICE: RM 244,215.00 KEPALA BATAS

Auction Date : 05/05/2026 / 11:00 a.m
 Type : An End Unit 3-Bedroom Townhouse (Ground Floor)
 Assignor : Farizah Binti Zainol
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. G-G-31, Lorong Indera Putera 10, Kondo Villa Putera, 13200 Kepala Batas, Pulau Pinang



AMBT592(2)

LOT 39 RESERVE PRICE: RM 240,570.00 GELUGOR

Auction Date : 05/05/2026 / 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(4)

LOT 40 RESERVE PRICE: RM 238,500.00 JELUTONG

Auction Date : 06/05/2026 / 11:00 a.m
 Type : A 3-Bedroom Flat
 Assignor : Saleem Munawir Bin Haji Mydin
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : No. 60-8-10, Pinang Court 2, Lebuah Sungai Pinang 1, 11600 Jelutong, Pulau Pinang
 Kaveat : No. Pers : 0799B2023010220 Kaveat Persendirian Atas Petak oleh Ambank (M) Berhad didaftarkan pada 24.08.2023



AMBT681(2)

LOT 41 RESERVE PRICE: RM 230,850.00 BAYAN LEPAS

Auction Date : 14/05/2026 / 11:00 a.m
 Type : 3-Bedroom Apartment
 Assignor : Jason Lim Peng Chye
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : 22-07-10, Jalan Bukit Belah 1, Mercury Apartment, Teluk Kumbang Heights, 11920 Bayan Lepas, Pulau Pinang
 Kaveat : No. Pers : 0799B2023010230 Kaveat Persendirian atas Petak oleh Ambank (M) Berhad didaftarkan pada 24.08.2023



AMBT542(2)

LOT 42 RESERVE PRICE: RM 183,708.00 BATU FERRINGHI

Auction Date : 07/05/2026 / 11:00 a.m
 Type : A Corner Unit Of Three (3) Bedrooms Apartment
 Assignor : Khairi Rizal Bin Mohd Nabri
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 6-01-07, Jalan Sungai Satu, Ferringhi Emas Resort (Eden Seaview), 11100 Batu Ferringgi, Penang
 Kaveat : KAVEAT PERSENDIRIAN ATAS PETAK OLEH AMBANK ISLAMIC BERHAD, NO PERS: 0799B2016008409 TELAH DIDAFTARKAN PADA 24 OGOS 2016



AMBT399(3)

LOT 43	RESERVE PRICE: RM 170,068.00	AYERITAM
Auction Date	: 14/05/2026/ 11:00 a.m	
Type	: A Walk Up Apartment	
Assignor	: Bok Lian Beng	
Solicitor	: Jayadeva & Kamal (Alor Setar)	
Address	: No. 1-4-2, Jalan Sempadan Boundary Court 11400 Ayer Itam Pulau Pinang	
Kaveat	: KAVEAT PERSENDIRIAN ATAS PETAK OLEH AMBANK (M) BERHAD NO PERS: 0799B2023001812 TELAH DIDAFTRAKAN PADA 20 FEBUARI 2023.	
AMBT131(3)		

LOT 44	RESERVE PRICE: RM 150,000.00	BUKIT KUKUS
Auction Date	: 05/05/2026 / 11:00 a.m	
Type	: An Intermediate Corner Unit Of Three (3) Bedrooms Flat	
Assignor	: Koay Lai Hock	
Solicitor	: Lalchand & Nawawi (Ipoh)	
Address	: No. 16-13-6, Lorong Bukit Kukus, 11060 Pulau Pinang	
AMBT581(2)		

LOT 45	RESERVE PRICE: RM 145,800.00	TELUK INTAN
Auction Date	: 04/05/2026 / 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(3)		

LOT 46	RESERVE PRICE: RM 141,750.00	BUKIT MERTA JAM
Auction Date	: 14/05/2026 / 11:00 a.m	
Type	: A Three Bedroom Walk-Up Flat Unit	
Assignor	: Mohamad Rizal Bin Mohd Yatim	
Solicitor	: Zaid Ibrahim & Co (Penang)	
Address	: Unit No. 2-04, Block B, Apartment Permata, Jalan Perda Utama, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang	
AMBT742		

LOT 47	RESERVE PRICE: RM120,000.00	IPOH
Auction Date	: 14/05/2026 / 11:00 a.m	
Type	: Extended Intermediate Unit Single Storey Low Cost Terrace Hse	
Assignor	: Firdaus Wong Kam Fu Bin Abdullah	
Solicitor	: Lalchand & Nawawi (Ipoh)	
Address	: 15 Lebuhr Bercham Selatan 1/1 Desa Impian 31400 Ipoh Perak	
AMBT694		

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High Court E-Lelong MAY 2026

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LOT 1 RESERVE PRICE : **RM920,000.00** SEREMBAN



Type : A Corner Unit Double Storey Terrace House
Area : Approx 252.69 sqmt / 2,720 sqft
Assignor(s) : Mohd Adifahmi Bin Ahmad Jazuli
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 5 May, 2026 (Tuesday)
Time : 11.00 AM
Nota : LOT BUMIPUTRA ISLAMIC

NO. 93, JALAN BUKIT CEMARA 2, TAMAN BUKIT CEMARA, 70200 SEREMBAN, NEGERI SEMBILAN.

LOT 2 RESERVE PRICE : **RM432,000.00** PORT DICKSON



Type : An Intermediate Double Storey Terrace House
Area : 143.10 sqmt / 1,540 sqft
Assignor(s) : Navidren A/L Muthumanickam & Muthumanickam A/L Subramaniam
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (No. Tel : 03-26987533)
Auction Date : 12 May 2026 (Tuesday)
Time : 9.00 AM

399, RESIDENCE 7, JALAN SPRINGHILL 7/9, BANDAR SPRINGHILL, 71010 PORT DICKSON, NEGERI SEMBILAN

LOT 3 RESERVE PRICE : **RM360,000.00** PORT DICKSON



Type : Single Storey Water Chalet
Area : Approx 97 sqmt / 1,044 sqft
Assignor(s) : Trevor Malcolm Wilkins
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 7 May 2026 (Thursday)
Time : 9.00 AM

UNIT NO. 2111, JALAN BT 2, THE LEGEND INTERNATIONAL WATER HOMES, 71000 PORT DICKSON, NEGERI SEMBILAN.

LOT 4 RESERVE PRICE : **RM99,000.00** PORT DICKSON



Type : Double Storey Low Cost Terrace House
Area : Approx 74 sqmt / 797 sqft
Assignor(s) : Muhammad Iltizam Bin Abd Hamid
Solicitor : M/S Goh & Partners (No. Tel : 03-21668300)
Auction Date : 19 May, 2026 (Tuesday)
Time : 11.00 AM
ISLAMIC

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

LOT 5 RESERVE PRICE : **RM413,000.00** BAHAU



Type : An Intermediate Double Storey Shop Office
Area : Approx 143 sqmt / 1,539 sqft
Assignor(s) : Nilai Genting Sdn. Bhd.
Solicitor : M/S Nik Hisham Fakhiah & Co. (No. Tel : 03-41012399)
Auction Date : 5 May 2026 (Tuesday)
Time : 11.00 AM

NO. 34, JALAN MASJID, PUSAT PERNIAGAAN BAHAU, 72100 BAHAU, NEGERI SEMBILAN.

LOT 6 RESERVE PRICE : **RM300,000.00** BAHAU



Type : An Intermediate Single Storey Terrace House
Area : Approx 143 sqmt / 1,539 sqft
Assignor(s) : Tevaraj A/L M Muhan, Rajeswari A/P M Muhan & Kogelavani A/P Mani
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 13 May 2026 (Wednesday)
Time : 9.00 AM

PT 2555, JALAN DESA PUTERI 40, TAMAN DESA PUTERI, 72100 BAHAU, NEGERI SEMBILAN

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 **AmBank Islamic Berhad**

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



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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**

LOT 7 RESERVE PRICE: **RM387,000.00** TAMPIN

Type : A Renovated Corner Unit of Double Storey Terraced House
Area : Approx 188 sqmt / 2,024 sqft
Assignor(s) : Erizal Bin Darani & Farawayu Idarni Binti Shahidan
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 13 May, 2026 (Wednesday)
Time : 11.00 AM

NO. 7319, JALAN TAMAN GUNUNG MAS 2/2, TAMAN GUNUNG MAS 2, 73000 TAMPIN, NEGERI SEMBILAN.

LOT 8 RESERVE PRICE: **RM270,000.00** LENGGENG

Type : An Intermediate Double Storey Terrace House
Area : Approx 153 sqmt / 1,647 sqft
Assignor(s) : Muhammad Khairani Afiq Bin Abdul Halim & Nur Aizawani Binti Mohd Yusoff
Solicitor : M/S Goh & Partners (No. Tel : 03-21668300)
Auction Date : 5 May 2026 (Tuesday)
Time : 11.00 AM

ISLAMIC

NO. 90, JALAN TASIK SENANGIN 16/5, BANDAR TASIK SENANGIN, 71750 LENGGENG, NEGERI SEMBILAN.

LOT 9 RESERVE PRICE: **RM186,300.00** SENAWANG

Type : An Intermediate Low Cost Single Storey Terrace House
Area : Approx 112 sqmt / 1,206 sqft
Assignor(s) : Farah Aida Binti Hj Hasabdin
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (Tel: 03-26987533)
Auction Date : 25 May, 2026 (Monday)
Time : 9.00 AM

ISLAMIC

NO. 25, JALAN ROS MERAH 5, TAMAN KOBENA, SENAWANG, 70450 SEREMBAN, NEGERI SEMBILAN

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SELANGOR

<p>Lot 1</p>  <p>SEMENYIH</p>	<p>RESERVE PRICE RM1,000,000.00</p> <p>Auction Date: 14/05/2026 / 9.00AM Type : A Double Storey Corner Terraced House Area: 295 sq. metres (3,175 sq. ft.) Assignor(s): Sugumaran A/L Kani Solicitors: Azhar & Wong Execution No: WA-38-3973-12/2025</p> <p>No. 2, Jalan Suria 3A/3A, Hiroki, Kajang 2, 43500 Semenyih, Selangor.</p>	<p>Lot 2</p>  <p>SEPANG</p>	<p>RESERVE PRICE RM450,000.00</p> <p>Auction Date: 04/05/2026 / 9.00AM Type : A 2-Storey Intermediate Terrace House Area: 111.48 sq. metres (1,200 sq. ft.) Assignor(s): Muhamad Firdaus Bin Muhamad Tahir Solicitors: A.Rahim & Co. (KLG) Execution No: BA-38-4427-12/2025</p> <p>No 2A, Jalan M Senyumia 1/1, Taman M Senyumia, 43900 Sepang, Selangor. AMBANK ISLAMIC BERHAD</p>
<p>Lot 3</p>  <p>PELABUHAN KLANG</p>	<p>RESERVE PRICE RM420,000.00</p> <p>Auction Date: 20/05/2026 / 9.00AM Type : An Intermediate Double-Storey Terraced House Area: 111 sq. metres (1,195 sq. ft.) Assignor(s): Muniyandy A/L Manikam & Sarasvathi A/P Kandasamy Solicitors: Goh & Partners (KL) Execution No: BA-38-4591-12/2025</p> <p>No 43, Lorong Sama Gagah 18D, Taman Telok Gedong Indah, 42000 Pelabuhan Klang, Selangor.</p>	<p>Lot 4</p>  <p>KLANG</p>	<p>RESERVE PRICE RM380,000.00</p> <p>Auction Date: 12/05/2026 / 9.00AM Type : An Intermediate Unit Single-Storey Terraces House Area: 102.19 sq. metres (1,100 sq. ft.) Assignor(s): Jaganathan A/L Nagamuthu & Kalaiselvi A/P Ramanee Solicitors: Goh & Partners (KL) Execution No: WA-38-3170-10/2025</p> <p>No. 5, Lorong Dato Yusuf Shahbudin 45D, Taman Mewah Jaya, 41200 Klang, Selangor.</p>
<p>Lot 5</p>  <p>KOTA DAMANSARA</p>	<p>RESERVE PRICE RM370,000.00</p> <p>Auction Date: 11/05/2026 / 9.00AM Type : A Three-Bedroom Apartment Unit Area: 95 sq. metres (1,023 sq. ft.) Assignor(s): Won Wai Hsien Solicitors: Goh & Partners Execution No: WA-38-3795-12/2025</p> <p>Unit No. C-408, 4th Floor, Block C, Palm Spring @ Damansara, No. 1, Jalan PJU 3/29, Kota Damansara, 47810 Petaling Jaya, Selangor</p>	<p>Lot 6</p>  <p>BANTING</p>	<p>RESERVE PRICE RM290,000.00</p> <p>Auction Date: 06/05/2026 / 9.00AM Type : A 2-Storey Intermediate Terrace House Area: 130 sq. metres (1,399 sq. ft.) Assignor(s): Suhana Binti Mohamad Razali @ Baharuddin & Ma Mustapa Bin Maharani Solicitors: Vas & Co. (KLG) Execution No: BA-38-4511-12/2025</p> <p>No. 92, Jalan BSE 4/25, Bandar Sri Ehsan, 42700 Banting, Selangor.</p>

Lot 7	RESERVE PRICE RM262,440.00	Lot 8	RESERVE PRICE RM144,000.00
	<p>Auction Date: 07/05/2026 / 9.00AM Type : An End Unit Single Storey Terrace House With Extra Land Area: 193 sq. metres (2,077 sq. ft.) Assignor(s): Hazida Binti Mohd Ariffin Solicitors: Sidek Teoh Wong & Dennis (KL) Execution No: WA-38-3746-12/2025</p> <p>No. 20, Jalan Satria 6, Taman Satria, 42500 Telok Panglima Garang, Selangor.</p>		<p>Auction Date: 13/05/2026 / 9.00AM Type : A 3-Bedroom Apartment Area: 61 sq. metres (657 sq. ft.) Assignor(s): Palamuthan A/L Subramaniam Solicitors: B.H. Gan, Nor & Kim (KL) Execution No: WA-38-3862-12/2025</p> <p>No. L7-05-19, Blok L7, Pangsapuri Teratai, Jalan Penggawa Seksyen 2, Bandar Mahkota Cheras, 42300 Cheras, Selangor.</p>
TELUK PANGLIMA GARANG		CHERAS	

KUALA LUMPUR

Lot 9	RESERVE PRICE RM450,000.00
	<p>Auction Date: 11/05/2026 / 9.00AM Type : A Two-Bedroom Serviced Apartment Unit (Dual-Key) Area: 72 sq. metres (775 sq. ft.) Assignor(s): Lisa Joo Mei Fah Solicitors: Goh & Partners Execution No: WA-38-3798-12/2025</p> <p>Unit No. B-43-01, 43rd Floor, Tower B, 28 Boulevard, Jalan Perdana 3/10, Pandan Perdana, 55300 Kuala Lumpur.</p>
KUALA LUMPUR	

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High Court E-Lelong MAY 2026

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LOT 1 Reserve Price **RM 315,000**



Type: Condominium, 3 bedrooms
Area: 1,141 square feet
Address: Unit No. A-9-4, Endah Regal Condominium, Block A, Jalan 3/149E, Taman Sri Endah, 57000, Kuala Lumpur

Auction Date : 7th May 2026
Time : 9.00am

KUALA LUMPUR

LOT 2 Reserve Price **RM 495,000**



Type: 2 Storey Terrace House
Area: 1,647 square feet
Address: No. 51, Jalan Saujana KLIA 2/2, Taman Saujana KLIA, 43900 Sepang, Selangor

Auction Date : 11th May 2026
Time : 9.00am

SELANGOR

LOT 3 Reserve Price **RM 450,000**



Type: Duplex Town House
Area: 1,604 square feet
Address: Unit No. A-30, Crescent Park Townvilla, Jalan BM 9/7C, Seksyen 9, Bandar Bukit Mahkota, 43000 Kajang, Selangor

Auction Date : 12th May 2026
Time : 9.00am

SELANGOR

LOT 4 Reserve Price **RM 380,700**



Type: 2 Storey Terrace House
Area: 1,302 square feet
Address: No. 47, Jalan Daunan 1/2D, Daunam Worldwide Alam Perdana, 42300 Bandar Puncak Alam, Selangor

Auction Date : 13th May 2026
Time : 9.00am

SELANGOR

LOT 5 Reserve Price **RM 320,000**



Type: 2 Storey Terrace House
Area: 1,195 square feet
Address: No. 16, Jalan Samudera 10/4B, Seksyen 10, Pulau Indah, 42920 Pelabuhan Klang, Selangor

Auction Date : 11th May 2026
Time : 9.00am

SELANGOR

LOT 6 Reserve Price **RM 120,000**



Type: Office Lot
Area: 721 square feet
Address: Unit No. 3-15, Pelangi Point, Lintang Pekan Baru, 41050 Klang, Selangor

Auction Date : 12th May 2026
Time : 9.00am

SELANGOR

LOT 7 Reserve Price **RM 117,000**



Type: Apartment, Low cost, 3 bedrooms
Area: 646 square feet
Address: Unit No. C-03-12, Block C, Pangsapuri Melor, Persiaran Prima Utama, Taman Puchong Prima, 47150 Puchong, Selangor

Auction Date : 6th May 2026
Time : 9.00am

SELANGOR

LOT 8 Reserve Price **RM 72,900**



Type: Apartment, Low cost, 3 bedrooms
Area: 581 square feet
Address: Unit No. PA-04-03, Tingkat 4, Block A, Apartment Wawasan, Jalan Wawasan Puchong 5/3, Pusat Bandar Puchong, 47160 Puchong, Selangor

Auction Date : 11th May 2026
Time : 9.00am

SELANGOR

LOT 9 Reserve Price **RM 950,000**



Type: 2 Storey Terrace House
Area: 2,433 square feet
Address: No. 1, Jalan Bestari 36, Taman Mutiara Rini, 81300 Skudai, Johor

Auction Date : 19th May 2026
Time : 11.00am

JOHOR Corner Lot

LOT 10 Reserve Price **RM 790,000**



Type: 2 Storey Terrace House
Area: 1,650 square feet
Address: No. 7, Jalan Rebab 26/10, Taman Desa Tebrau, 81100 Johor Bahru, Johor

Auction Date : 25th May 2026
Time : 11.00am

JOHOR

LOT 11 Reserve Price **RM 620,000**



Type: 2 Storey Terrace House
Area: 1,400 square feet
Address: No. 38, Jalan EJ 2/9, Taman Ehsan Jaya, 81100 Johor Bahru, Johor

Auction Date : 4th May 2026
Time : 11.00am

JOHOR

LOT 12 Reserve Price **RM 360,000**



Type: 1 Storey Terrace House
Area: 1,399 square feet
Address: No. 19, Jalan Bacang 23, Taman Kota Masai, 81700 Pasir Gudang, Johor

Auction Date : 25th May 2026
Time : 11.00am

JOHOR

LOT 13 Reserve Price **RM 357,210**



Type: Service Apartment
Area: 1,668 square feet
Address: Unit No. #12-03A, Block D, Apartment Suriamas, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor

Auction Date : 20th May 2026
Time : 11.00am

JOHOR

LOT 14 Reserve Price **RM 328,050**



Type: Condominium
Area: 1,733 square feet
Address: Unit No. 19-03, Tingkat 19, Blok B, Jalan Datin Halimah, Kondominium Datin Halimah, 80350 Johor Bahru, Johor

Auction Date : 5th May 2026
Time : 11.00am

JOHOR

LOT 15 Reserve Price **RM 315,000**



Type: Service Apartment
Area: 915 square feet
Address: Unit No. #13-03, Blok B, Residensi Seri Mega, Jalan Kempas 14, Taman Megah Ria, 81750 Masai, Johor

Auction Date : 20th May 2026
Time : 11.00am

JOHOR

LOT 16 Reserve Price **RM 270,000**



Type: Apartment
Area: 850 square feet
Address: Unit No. B1-G1-8, Pangsapuri Vista Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 6th May 2026
Time : 11.00am

JOHOR

LOT 17 Reserve Price **RM 265,720.50**



Type: Service Apartment
Area: 1,324 square feet
Address: Unit No. #16-07, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 20th May 2026
Time : 11.00am

JOHOR

LOT 18 Reserve Price **RM 810,000**



Type: 2 Storey Bungalow House
Area: 9,386 square feet
Address: No. 194, Jalan Belia 11, Taman Belia Antarabangsa, 75450 Hang Tuah Jaya, Melaka

Auction Date : 13th May 2026
Time : 11.00am

MELAKA

LOT 19 Reserve Price **RM 405,000**



Type: 2 Storey Terrace House
Area: 1,647 square feet
Address: No. 24, Jalan ST 3, Taman Saujana Tehel, Ayer Panas, 77200 Hang Tuah Jaya, Melaka

Auction Date : 6th May 2026
Time : 11.00am

MELAKA

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Contact Us (Mon - Fri)
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High Court E-Lelong

May 2026

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Tan How Kuan, Bernard : 012-671 7856
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PROPERTY AUCTION



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

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

NOTE : Prospective bidders are advised to conduct an official Title search at the relevant Land Office, check all dependents, encumbrances and conduct their own investigations and verifications on the accuracy and correctness of the subject property prior to the auction sale. Kindly browse <https://elelong.kehakiman.gov.my/BidderWeb/>

- The subject properties will be sold on an "as is where is" basis, subject to the Conditions of sale as printed in the Proclamation of Sale.
- The photographs shown herein are solely for general identification.
- Bidders are required to register on the website <https://elelong.kehakiman.gov.my/BidderWeb/> and submit the sum equivalent to 10% by bank draft in favour of the plaintiff's name at least one(1) working day before the auction. Kindly refer to the Proclamation of Sale for the submission method.
- Auction can be withdrawn anytime before the auction. Please contact our hotline number for the updates.

<p>1 RESERVE PRICE: RM300,000.00</p> <p>Kuala Lumpur</p>  <p>Description: Lot Pejabat Berstrata (unit Hujung) Address: No. B-2-2, Blok B, Menara KIP, Jalan Seri Utara 1, Sri Utara, 68100, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur Area: approx 79 square metres Defendant: Mohamad Syaifull Bin Yaacob & A'fifah Binti Abd Razak Solicitor: M/S AZHAR & WONG Auction Date: 4/5/2026 (9.00 am)</p> <p>PAH/40899</p>	<p>2 RESERVE PRICE: RM207,000.00</p> <p>Kuala Lumpur</p>  <p>Description: Satu Unit Pangsapuri Kos Rendah Address: Unit No. C-06-08, Blok C, Sri Penara, Jalan Sri Permaisuri 1, 56000, Bandar Sri Permaisuri, Wilayah Persekutuan Kuala Lumpur Area: approx 60 square metres Defendant: Muhammad Hanif Izaan Bin Muhammad Nor Solicitor: M/S Zain Megat & Murad Auction Date: 12/5/2026 (9.00 am) Ambank Islamic Berhad</p> <p>PAH/40211</p>	<p>3 RESERVE PRICE: RM600,000.00</p> <p>Selangor</p>  <p>Description: Sebuah rumah teres dua tingkat (tengah) Address: No. 18, Jalan Serene 4/4, Serene Heights, 43500, Semenyih, Selangor Area: approx 143 square metres Defendant: Ahmad Fhirdaus Bin Basharuddin Solicitor: M/S Goh & Partners Auction Date: 12/5/2026 (9.00 am)</p> <p>PAH/40423</p>
<p>4 RESERVE PRICE: RM190,000.00</p> <p>Selangor</p>  <p>Description: Unit pangsapuri kos rendah tiga bilik tidur tanpa lif Address: Unit No. H-01-13, Megah Villa Apartment, Kota Warisan, 43900, Sepang, Selangor. Area: Approx 64 Square Metres Defendant: Nik Ahmad Farid Bin Nik Iskandar Ariff Solicitor: M/S Sidek Teoh Wong & Dennis Auction Date: 12/5/2026 (9.00 am) Ambank Islamic Berhad</p> <p>PAH/39756</p>	<p>5 RESERVE PRICE: RM180,000.00</p> <p>Selangor</p>  <p>Description: satu unit pangsapuri kos rendah 3 bilik tidur Address: No. F-5-8, Blok F, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47100, Puchong, Selangor. Area: Approx 63 Square Metres Defendant: Kanimah A/p Kalamadivila & Murugan A/I Marimuthu Solicitor: M/S Goh & Partners Auction Date: 4/5/2026 (9.00 am)</p> <p>PAH/39907</p>	<p>6 RESERVE PRICE: RM648,000.00</p> <p>Kulai</p>  <p>Description: double storey terrace house corner lot Area: 262 square metres (2,820 square feet). Address: No. 2909, Jalan Cempaka 36/23, Bandar Indahpura, 81000 Kulai, Johor. Defendant(S): Nisanthinii A/P Subramaniam & Chin Cun Lek Solicitor: M/S Ibrahim Nik Junainah & Associates. Auction Date: 21st May 2026 (11:00 AM)</p> <p>PAHJ/7564(SA)</p>
<p>7 RESERVE PRICE: RM480,000.00</p> <p>Johor Bahru</p>  <p>Description: service apartment Area: 122 square metres (1,313 square feet). Address: #06-16, Block B, Pangsapuri Suriamas, Jalan Serantau, Taman Dato Onn, 80350 Johor Bahru, Johor. Defendant(S): Poh Wei Hong Solicitor: M/S Nor Ding & Co Auction Date : 19th May 2026 (11:00 AM)</p> <p>PAHJ/7733(SA)</p>	<p>8 RESERVE PRICE: RM450,000.00</p> <p>Johor Bahru</p>  <p>Description: Condominium Area: 170 square metres (1,830 square feet). Address: Blok B-09-01, Jalan Kolam Air, Condominium Aloha, 80100 Johor Bahru, Johor. Defendant(S): Sarawanan A/L Nallathamby Solicitor: M/S A. Rahim & Co. Auction Date : 5th May 2026 (11:00 AM)</p> <p>PAHJ/7728(SA)</p>	<p>9 RESERVE PRICE: RM444,690.00</p> <p>Kluang</p>  <p>Description: double storey medium cost terrace house corner lot Area: 542 square metres (5,834 square feet). Address: No. 127, Jalan Seri Impian 6/9, Bandar Seri Impian, 86000, Kluang, Johor. Defendant(S): Kalaiarasi A/P Muthu Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date : 21ST May 2026 (11:00 AM)</p> <p>PAHJ/7481(SA)</p>
<p>10 RESERVE PRICE: RM405,000.00</p> <p>Ulu Tiram</p>  <p>Description: double storey terrace house Area: 121 square metres (1,302 square feet). Address: No. 10, Jalan Soga 13, Taman Bukit Tiram, 81800 Ulu Tiram, Johor. Defendant(S): Thanaraj A/L Mohan Solicitor: M/S Nor Ding & Co. Auction Date : 25th May 2026 (11:00 AM)</p> <p>PAHJ/7620(SA)</p>	<p>11 RESERVE PRICE: RM390,000.00</p> <p>Johor Bahru</p>  <p>Description: service apartment Area: 90 square metres (969 square feet). Address: No. 13-10, Block A, Jalan Jentayu, Pangsapuri Jentayu, 81200, Johor Bahru, Johor. Defendant(s): Tan Kook Huat Solicitor: M/S A. Rahim & Co. Auction Date : 5th May 2026 (11:00 AM)</p> <p>PAHJ/7717(SA)</p>	<p>12 RESERVE PRICE: RM351,000.00</p> <p>Kulai</p>  <p>Description: single storey terrace house intermediate lot Area: 163.5094 square metres (1,760 square feet) Address: No. A-134, Jalan Bendahara, Taman Kulajajaya, 81000 Kulai, Johor. Defendant(S): Kaviarasi A/P Arumugam Solicitor: M/S A. Rahim & Co. Auction Date : 19th May 2026 (11:00 AM) Ambank Islamic Bank Berhad</p> <p>PAHJ/7727(SA)</p>

13 **RESERVE PRICE:**
RM333,000.00 **Skudai**



Description: apartment
Area: 103 square metres (1,109 square feet)
Address: No. F-4-8, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Defendant(S) : Nor Aiman Bin Nor Affandy
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date : 20th May 2026 (11:00 AM)

PAHJ/7735(SA)

14 **RESERVE PRICE:**
RM324,000.00 **Johor Bahru**



Description: apartment
Area: 97 square metres (1,044 square feet)
Address: No. 03-17, Blok B, Pangsapuri Sri Akasia, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru Johor
Defendant(S) : Thavanesan A/L Ramayah
Solicitor: M/S Nor Ding & Co.
Auction Date : 4th May 2026 (11:00 AM)

PAHJ/7405(SA)

15 **RESERVE PRICE:**
RM320,000.00 **Johor Bahru**



Description: apartment
Area: 100 square metres (1,076 sf)
Address: #16-02, Tingkat 16, Blok E, Dwi Mahkota Condominium, Jalan Susur 1/1, Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor
Defendant(S) : Lishamini A/P M Jayaraman
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date : 25th May 2026 (11 AM)
Ambank Islamic Berhad

PAHJ/7731(SA)

16 **RESERVE PRICE:**
RM315,000.00 **Pasir Gudang**



Description: single storey terrace house, intermediate lot
Area: 121 square metres (1,300 square feet)
Address: No. 7, Jalan Jambu 25, Taman Kota Masai, 81700 Pasir Gudang, Johor.
Defendant(S): Mohd Alif Bin Mohd Yusof, Zarwinda Binti Sariffudin
Solicitor: M/S Nor Ding & Co.
Auction Date : 25th May 2026 (11 AM)
Ambank Islamic Berhad

PAHJ/7626(SA)

17 **RESERVE PRICE:**
RM306,180.00 **Masai**



Description: high cost apartment
Area: 114 square metres (1,227 square feet)
Address: No. 17-06, Block B, Pangsapuri Seri Mutiara, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.
Defendant(S): Lee Ai Ling
Solicitor: M/S Ibrahim Nik Junainah & Associates.
Auction Date : 5th May 2026 2026 (11:00 AM)
Ambank Islamic Berhad

PAHJ/7467(SA)

18 **RESERVE PRICE:**
RM306,000.00 **Gelang Patah**



Description: service apartment
Area: 84 square metres (904 square feet)
Address: C-13-8, Tingkat 13, Block C, Jalan Persiaran Nusa Perdana, Taman Nusa Perintis, 81550 Gelang Patah, Johor.
Defendant(S) : R Hemanathan A/L S Ramasamy
Solicitor: M/S Ibrahim Nik Junainah & Associates.
Auction Date : 21ST May 2026 (11:00 AM)

PAHJ/7734(SA)

19 **RESERVE PRICE:**
RM279,000.00 **Skudai**



Description: Double Storey Low Medium Cost Terrace House, Intermediate Lot
Area: 72 square metres (770 square feet)
Address: No. 41, Jalan Seri Orkid 38, Taman Seri Orkid, 81300 Skudai Johor
Defendant(S) : Chan Hew Ling
Solicitor: M/S Nor Ding & Co.
Auction Date : 25th May 2026 (11:00 AM)

PAHJ/7732(SA)

20 **RESERVE PRICE:**
RM216,000.00 **Kluang**



Description: single storey terrace house
Area: 130 square metres (1,399 sf).
Address: No. 63, Jalan Tasik Indah 7/5, Taman Tasik Indah, 86000 Kluang, Johor
Defendant(S): Mohamad Khuzairi Bin Mahmood, Nurfazira Binti Panun
Solicitor: M/S Ibrahim Nik Junainah & Associates.
Auction Date : 25th May 2026 (11 AM)
Ambank Islamic Berhad

PAHJ/7649(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

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.

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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PROPERTY AUCTION



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PROCLAMATION OF SALE

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

The property will be sold on an “as is where is” basis subject to a reserve price and to the conditions of sale as printed in the Proclamation Of Sale as per link below:

<https://eelong.kehakiman.gov.my/BidderWeb/Home/Index>



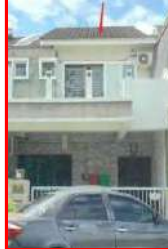






Bidder are required to register on the website <https://eelong.kehakiman.gov.my/BidderWeb/Home/Index> and submit the payment of ten per cent (10%) of the reserve price as deposit in the form of Bank Draft in the name of the Plaintiff at the latest by (1) working day before the auction date. Kindly refer 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 MAY 2026

<p>LOT 01 Tanjung Tokong Reserve Price RM 1,093,500</p>  <p>2 Storey Terrace House Unit 3703 sq.ft.</p> <p>Unit No. 42, Persiaran Halia 1, 10470 Tanjung Tokong, Pulau Pinang.</p> <p>Assignor / Borrower : Perasath A/L Mani</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 06 May, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 02 Bukit Mertajam Reserve Price RM 880,000</p>  <p>3 Storey Cluster Semi Detached House Unit 2,077 sq.ft.</p> <p>Unit No. 17, Lorong Residensi Harmoni 3, Residensi Harmoni, 14000 Bukit Mertajam, Pulau Pinang.</p> <p>Assignor / Borrower : Rozifa Binti Baharom</p> <p>Solicitor : Azmi Rahim & Co (Tel: 04-4235092)</p> <p>Auction Date & Time : 05 May, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 03 Simpang Ampat Reserve Price RM 530,000</p>  <p>2 Storey Terrace House Unit 1539 sq.ft.</p> <p>Unit No. 28, Lorong Seri Juru 30, Taman Seri Juru, 14100 Simpang Ampat, Pulau Pinang.</p> <p>Assignor / Borrower : Balakumara A/L Ganesan</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 21 May, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>
<p>LOT 04 Bukit Mertajam Reserve Price RM 520,000</p>  <p>2 Storey Semi Detached House Unit 2454 sq.ft.</p> <p>Unit No. 3, Jalan Saujana Indah 1/2, Taman Saujana Indah, 14000 Bukit Mertajam, Pulau Pinang.</p> <p>Assignor / Borrower : Ali Bin Rashid</p> <p>Solicitor : Jayadeva & Kamal (Tel: 04-7771161)</p> <p>Auction Date & Time : 19 May, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 05 Georgetown Reserve Price RM 380,000</p>  <p>Apartment Unit 797 sq.ft.</p> <p>Unit No. 45D-2-2, Jalan Lahat, 10450 Georgetown, Pulau Pinang.</p> <p>Assignor / Borrower : S.Muraijalan A/L Savalinggam</p> <p>Solicitor : Azmi Rahim & Co (Tel: 04-4235092)</p> <p>Auction Date & Time : 11 May, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 06 Simpang Ampat Reserve Price RM 350,000</p>  <p>Apartment Unit 1076 sq.ft.</p> <p>Unit No. B-07-02, Pangsapuri Perkhidmatan Palma, Persiaran Mutiara 8, 14120 Simpang Ampat, Pulau Pinang.</p> <p>Assignor / Borrower : Parthiban A/L Narayanasamy</p> <p>Solicitor : Azmi Rahim & Co (Tel: 04-4235092)</p> <p>Auction Date & Time : 21 May, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>
<p>LOT 07 Glugor Reserve Price RM 306,000</p>  <p>Apartment Unit 700 sq.ft.</p> <p>Unit No. 3C-02-08, Jalan Batu Uban, Mukim 13, 11700 Glugor, Pulau Pinang.</p> <p>Assignor / Borrower : Teoh Thye Poh</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 05 May, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 08 Perai Reserve Price RM 270,000</p>  <p>Apartment Unit 1055 sq.ft.</p> <p>Unit No. 09-01, Pangsapuri Prima Aman, Lorong Perai Utama 8, Taman Perai Utama, Perai, 13600 Seberang Perai Tengah, Pulau Pinang.</p> <p>Assignor / Borrower : Nur Atikah Binti Awaluddin</p> <p>Solicitor : Azmi Rahim & Co (Tel: 04-4235092)</p> <p>Auction Date & Time : 05 May, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 09 Tanjung Tokong Reserve Price RM 178,605</p>  <p>Flat Unit 657 sq.ft.</p> <p>Unit No. 7A-10-19, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang.</p> <p>Assignor / Borrower : Ong Cheng Yee</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 21 May, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>



= AmBank (M) Berhad



= AmBank Islamic Berhad

LOT 10 Bayan Lepas Reserve Price **RM 170,000**



Flat Unit
538 sq.ft.

Unit No. 15-4, Block Akasia, Mutiara Perdana, Lengkok Kelicap, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Mohd Fahmy Bin Ahmad

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

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

Pulau Pinang

LOT 11 Sungai Petani Reserve Price **RM 720,000**



2 Storey Semi Detached House Unit
5091 sq.ft.

Unit No. 7, Jalan Yarra 1/2, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Nuraini Binti Ismail

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

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

Kedah

LOT 12 Sungai Petani Reserve Price **RM 700,000**



1.5 Storey Bungalow House Unit
11507 sq.ft.

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

Assignor / Borrower :
Amira Binti Abdul Halim

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

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

Kedah

LOT 13 Sungai Petani Reserve Price **RM 210,000**



1 Storey Terrace House Unit
1300 sq.ft.

Unit No. 255, Jalan Kemboja 23, Bandar Amanjaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Norsuhairul Azimat Bin Sukardi

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

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

Kedah

LOT 14 Kampar Reserve Price **RM 612,000**



3 Storey Terrace House Unit
3154 sq.ft.

Unit No. 2, Jalan Putra Berlian 13A, Kampar Putra, 31900 Kampar, Perak Darul Ridzuan.

Assignor / Borrower :
Ng Ah Kwang

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

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

Perak

LOT 15 Ipoh Reserve Price **RM 264,000**



2 Storey Terrace House Unit
1,760 sq.ft.

Unit No. 57, Jalan Taman Star, Taman Wah Keong, 31400 Ipoh Perak Darul Ridzuan.

Assignor / Borrower :
G Krishana Jeyanthi A/P Gopalakrishnan

Solicitor :
Nor Ding & Co (Tel: 05-6882657)

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

Perak

LOT 16 Bagan Serai Reserve Price **RM 216,000**



1 Storey Terrace House Unit
2293 sq.ft.

Unit No. 2, Jalan Perdana 3/6, Taman Serai Perdana, 34300 Bagan Serai, Perak Darul Ridzuan.

Assignor / Borrower :
Nor Shafira Binti Rosni

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

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

Pulau Pinang



= AmBank (M) Berhad



= AmBank Islamic Berhad

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

DEPOSIT : Bidders are required to register on the website <https://elelong.kehakiman.gov.my/bidderweb> and submit the sum equivalent to **10% by bank draft** in favour of the Plaintiff's name at least **one (1) working day before the auction**. Kindly refer to the Proclamation of Sale for the submission method.

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

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

Step 2 : Login

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

Step 3 : Choose Property

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

Step 4: Bidding Registration

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





Step 5: Checking Upcoming Bidding

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

Step 6: Auction Day

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

PALMA AUCTIONEERS SDN BHD

-  Suite 5.02 (Parcel D), MBF Tower, No.53, Jalan Sultan Ahmad Shah, 10050 Penang.
-  04-229 9777
-  palma.bidnow.my
-  elelong.palma@gmail.com



NOTE : _____
