

High Court E-Lelong June 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)

TEL : 03-7845 5890 / 03-7842 5660

H/P : 012-327 5047

EMAIL : aasb@arenaauctioneers.com

WEBSITE : arenaauctioneers.com

01

AUCTION DATE : 09/06/2026
TIME : 9.00 AM

RESERVE PRICE
RM 520,000.00



DESCRIPTION : AN INTERMEDIATE DOUBLE-STOREY TERRACED HOUSE
LAND AREA : 1,399.00 SQUARE FEET
ASSIGNOR(S) : NORJANNAH BINTI ISMAIL
SOLICITOR : MESSRS VAS & CO (KLG)
EXECUTION NO. : BA-38-104-01/2026

SEPANG

NO. 16, JALAN SAUJANA KLIA 1/1, TAMAN SAUJANA KLIA, 43900 SEPANG, SELANGOR

02

AUCTION DATE : 23/06/2026
TIME : 9.00 AM

RESERVE PRICE
RM 360,000.00



DESCRIPTION : A SINGLE-STOREY END CLUSTER HOUSE
FLOOR AREA : 2,110.00 SQUARE FEET
ASSIGNOR(S) : SUHAIMI BIN AHMAD SUPARI
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
EXECUTION NO. : WA-38-231-01/2026

KLANG

NO. 17, LORONG RIVERIA 4/KS9, TAMAN RIVERIA, SIJANGKANG, 42000 KLANG, SELANGOR

03

AUCTION DATE : 10/06/2026
TIME : 9.00 AM

RESERVE PRICE
RM 340,000.00



DESCRIPTION : A 2-STOREY CORNER TERRACE HOUSE
LAND AREA : 3,175.35 SQUARE FEET
ASSIGNOR(S) : 1) MUTHU VEERAN A/L RAJANDRAN
2) CHANDRIGA A/P RAJANDRAN
SOLICITOR : MESSRS NIK HISHAM FAKIHAN & CO (KL)
EXECUTION NO. : WA-38-5-01/2026

SEPANG

NO. 35, JALAN RAJA UDANG 9, PANTAI SEPANG PUTRA, 43950 SUNGAI PELEK, SEPANG, SELANGOR

04

AUCTION DATE : 09/06/2026
TIME : 9.00 AM

RESERVE PRICE
RM 160,000.00



DESCRIPTION : A 3-BEDROOM LOW-COST APARTMENT
FLOOR AREA : 657.00 SQUARE FEET
ASSIGNOR(S) : RUKUMANI A/P RAMAKUTTY
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (SJ)
EXECUTION NO. : BA-38-59-01/2026

PETALING JAYA

NO. C-12-7, PELANGI DAMANSARA, PJU 6, PERSIARAN SURIAN, 47800 PETALING JAYA, SELANGOR

05

AUCTION DATE : 18/06/2026

RESERVE PRICE

TIME : 9.00 AM

RM 420,000.00

DESCRIPTION : AN INTERMEDIATE 3-BEDROOM
CONDOMINIUM
FLOOR AREA : 1,044.00 SQUARE FEET
ASSIGNOR(S) : TEH YAN NEE (SEBAGAI
PENTADBIR BAGI HARTA PUSAKA
SIMATI, TEH YEN HOW)
SOLICITOR : MESSRS AZHAR & WONG (KL)
EXECUTION NO. : WA-38-149-01/2026

**KUALA
LUMPUR**

NO. B-10-4, BLOCK B, OAKWOOD PARK, SRI PUTRAMAS
CONDOMINIUM, JALAN PUTRAMAS 1, OFF JALAN KUCHING, 51200
KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

RESERVE PRICE:

The subject properties will be sold on 'as is where is' basis and subject to the reserve price as mentioned above the Condition of Sale and subject to the consent (if applicable) being obtained by the purchaseres from the Developer / Proprioter 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 - 7485 5890 / 03 - 7842 2137

H/P : 012 - 327 5047

EMAIL : aasb@arenauctioneers.com

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



GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



USER REGISTRATION

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



LOGIN

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



CHOOSE PROPERTY

7. Once login, please fill property details and click "search" button.
8. Then, click "i am interested".
9. Scroll to the bottom and click "download" POS and "Proceed".



BIDDING REGISTRATION

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



CHECKING UPCOMING BIDDING

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



AUCTION DAY

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

RESERVE PRICE:

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

ORGANISED BY:

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

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High Court E-Lelong JUNE 2026

FOR ENQUIRIES, PLEASE E-MAIL TO
auctionsale@ambankgroup.com

For more information, please call:
03-7452 1764

Ambank Home Financing please contact:
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Cammy Siew : 012-254 4463



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



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

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

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

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

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

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

SOUTHERN

LOT 1 Auction Date : 22/06/2026 / 11:00 a.m Type : An Extended Single Storey Intermediate Unit Terrace House Assignor : Humabaran A/L Ganesan Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No 5, Jalan Santalia 4, Taman Flora Heights, 81700 Pasir Gudang Johor Darul Takzim	RESERVE PRICE: RM 400,000.00	PASIR GUDANG  AMBT896	LOT 2 Auction Date : 22/06/2026 / 11:00 a.m Type : An Extended Single Storey Intermediate Terrace House Assignor : Muhammad Rifqi Firas Haikal Bin Mohamad Riza Solicitor : A Rahim & Co (JB) Address : No. 20, Jalan Perak 1, Taman Sri Skudai, 81300 Skudai, Johor Darul Takzim	RESERVE PRICE: RM 378,000.00 SKUDAI  AMBT722
LOT 3 Auction Date : 02/06/2026 / 11:00 a.m Type : An Extended Double Storey Intermediate Low Medium Cost Terrace House Assignor : Abdul Halim Bin Abdul Rahman Solicitor : Ibrahim Nik Junainah & Associates (JB) Address : No. 31, Jalan Duku Utama, Taman Kota Masai, 81700 Pasir Gudang, Johor	RESERVE PRICE: RM 300,000.00	PASIR GUDANG  AMBT778	LOT 4 Auction Date : 08/06/2026 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Siti Nurhidayah Binti Mohd Noordin Solicitor : Nor Ding & Co (Johor Bahru) Address : 41, Jalan Hang Tuah 4/4, Taman Muhibbah, 86000 Kluang, Johor Kaveat :	RESERVE PRICE: RM 290,000.00 KLUANG 
LOT 5 Auction Date : 08/06/2026 / 11:00 a.m Type : Double Storey Low-Cost Terrace House Assignor : Muhammad Sulaiman Bin Najib Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 125, Jalan Nenas 22, Taman Kota Masai, 81700 Pasir Gudang, Johor.	RESERVE PRICE: RM 280,000.00	PASIR GUDANG  AMBT769	LOT 6 Auction Date : 15/06/2026 / 11:00 a.m Type : Condominium Unit Assignor : Uma Suthan Nair A/L Jayaindaran Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 06-04, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor.	RESERVE PRICE: RM 275,562.00 MASAI  AMBT304(2)
LOT 7 Auction Date : 15/06/2026 / 11:00 a.m Type : Apartment Unit Assignor : Teo Boon Peng Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. H-05-10 Skudai Villa, Jalan Aman, Taman Skudai Baru 81300 Skudai Johor Darul Takzim Kaveat : No.Perserahan: 4294/2016 bertarikh 15/02/2016 oleh RHB BANK BERHAD No.Perserahan: 47031/2022 bertarikh 01/12/2022 oleh AMBANK (M) BERHAD	RESERVE PRICE: RM 223,074.00	SKUDAI  AMBT656(2)		

CENTRAL

LOT 9 RESERVE PRICE: RM 459,270.00

KUALA LUMPUR

Auction Date : 10/06/2026 / 9:00 a.m
 Type : An End Condominium
 Assignor : Tan Seok Chin
 Solicitor : Sidek Teoh Wong & Dennis (KL)
 Address : Unit No.D-8-3A, Block D, Residensi Vyne, Jalan 1/108D, Sungai Besi 57100 Kuala Lumpur



AMBT695

LOT 10 RESERVE PRICE: RM 370,000.00

KLANG

Auction Date : 08/06/2026 / 9:00 a.m
 Type : An Intermediate Single-Storey Terraced House
 Assignor : Ruban A/L Gunasakaran
 Solicitor : Vas & Co
 Address : No. 18, Lorong Hamzah Alang 63A, Jalan Tahir Manan, 42200 Kapar, Selangor Darul Ehsan
 Kaveat : 39127/2020 Kaveat Persendirian atas Tanah oleh Ambank (M) Berhad



AMBT718

LOT 11 RESERVE PRICE: RM 315,000.00

ALOR GAJAH

Auction Date : 24/06/2026 / 11:00 a.m
 Type : A Double Storey Cluster House
 Assignor : N Vello A/L Nalliah
 Solicitor : Ibrahim Nik Junainah & Associates (Melaka)
 Address : KM 97, Jalan Kasa Heights 21, Taman Kasa Heights, 78000 Alor Gajah, Melaka



AMBT407

LOT 12 RESERVE PRICE: RM 270,000.00

KUALA LUMPUR

Auction Date : 10/6/2026 / 9:00 a.m
 Type : A Corner 3 Bedroom Walk Up Apartment
 Assignor : Punithan A/L Paramsiven
 Solicitor : Goh & Partners (KL)
 Address : No. 52-00-14, Block 52, Bayview Court 1D, Jalan Seri Sentosa 8 (Jalan 8/133), Taman Sri Sentosa, Off Jalan Klang Lama, 58000 Kuala Lumpur



AMBT697

LOT 13 RESERVE PRICE: RM 252,000.00

BANTING

Auction Date : 22/06/2026 / 9:00 a.m
 Type : An Extended Intermediate Single-Storey Terraced House
 Assignor : Nurul Hanissya Binti Muhammad Nizam
 Solicitor : Zain Megat & Murad (KL)
 Address : No. 28, Jalan Budi 3, Taman Budiman, 42700 Banting, Selangor Darul Ehsan



AMBT709

LOT 14 RESERVE PRICE: RM 204,120.00

SHAHALAM

Auction Date : 24/06/2026 / 9:00 a.m
 Type : Medium Cost Apartment
 Assignor : Fadzlina Binti Sukeri
 Solicitor : Goh & Partners (KL)
 Address : 10-G-08 Tingkat Bawah Blok 10, Pangsapuri Flora 1, Jalan Asteroid U5/30A, Seksyen U5, 40150 Shah Alam, Selangor
 Kaveat : Kaveat Persendirian Atas Kepentingan telah didaftarkan oleh AmBank Islamic Berhad pada 8/8/2018 melalui perserahan no: 002B8810/2018



AMBT188(2)

LOT 15 RESERVE PRICE: RM 160,380.00

PETALING JAYA

Auction Date : 22/06/2026 / 9:00 a.m
 Type : Low Cost Apartment Unit
 Assignor : Bala Mani A/PA Thangavelu
 Solicitor : Azhar & Wong (KL)
 Address : Unit No C-19-6 Block C (Cempaka) Pelangi Damansara Persiaran Surian PJU 6 46200 Petaling Jaya Selangor



AMBT872

LOT 16 RESERVE PRICE: RM 121,500.00

KAJANG

Auction Date : 25/06/2026 / 9:00 a.m
 Type : A Parcel Of Vacant Residential Land
 Assignor : Mohd Azlin Bin Ahmad
 Solicitor : Ibrahim Nik Junainah & Associates (Melaka)
 Address : Lot 43164, Fronts Onto Jalan Indera Indah, Off Jalan Haji Yusuf, Within Taman Indera Indah, Selangor Darul Ehsan



AMBT732

NORTHERN

LOT 17 RESERVE PRICE: RM 810,000.00

BAYAN LEPAS

Auction Date : 03/06/2026 / 11:00 a.m
 Type : A Duplex Condominium Unit With Roof Terrace
 Assignor : Choo Chin Soon
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : Unit No. 26B-23-3, Lintang Sungai Ara 6, Zan Pavillion, 11900 Bayan Lepas, Penang
 Kaveat : i) Kaveat persendirian dimasukkan oleh Ambank (M) Berhad
 ii) Digadaikan kepada Ambank (M) Berhad



AMBT814

LOT 18 RESERVE PRICE: RM 522,000.00

BANDAR CASSIA

Auction Date : 10/06/2026 / 11:00 a.m
 Type : A Three Bedroom Serviced Apartment Unit
 Assignor : Muhammad Azwan Arif Bin Mohd Yusof
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : Unit No. B-2-02, Pangsapuri Perkhidmatan Suasana, Jalan Cassia Barat 2, 14110 Bandar Cassia, Pulau Pinang



AMBT825

LOT 19 RESERVE PRICE: RM 502,200.00 PAYA TERUBONG

Auction Date : 03/06/2026 / 11:00 a.m
 Type : A Three Storey Intermediate Townhouse
 Located Within A Gated And Guarded Housing Scheme
 Assignor : Chan Heng Soon
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 51-F, Tingkat Paya Terubong 4, Taman Suria Vista, 11060 Pulau Pinang
 Kaveat : Kaveat Persendirian atas petak dengan No. Pserahan 0704B2019000346, didaftarkan pada 11 JUN 2019



AMBT704(2)

LOT 20 RESERVE PRICE: RM 500,000.00 NIBONG TEBAL

Auction Date : 25/06/2026 / 11:00 a.m
 Type : A 2-Storey Semi-Detached House
 Assignor : Cheah Keng Chai
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : No. 3, Jalan Sintar Indah, Taman Sintar Indah, 14300 Nibong Tebal, Pulau Pinang



AMBT881

LOT 21 RESERVE PRICE: RM 495,720.00 SUNGAI PETANI

Auction Date : 23/06/2026 / 11:00 a.m
 Type : A Double Storey Semi-Detached House
 Assignor : Muhamad Azahar Bin Azmi
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 154, Jalan Presint 9/1, Darulaman Perdana, 08000 Sungai Petani, Kedah Darul Aman



AMBT558(2)

LOT 22 RESERVE PRICE: RM 490,000.00 SIMPANG AMPAT

Auction Date : 23/06/2026 / 11:00 a.m
 Type : A Double Storey Intermediate Terrace House
 Assignor : Lee Ann Chee
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 82A, Lorong Seri Juru 24, Taman Seri Juru, 14100 Simpang Ampat, Pulau Pinang



AMBT736

LOT 23 RESERVE PRICE: RM 470,000.00 BUKIT MERTAJAM


Auction Date : 11/06/2026 / 11:00 a.m
 Type : A Double Storey Intermediate Terrace House
 Assignor : Chiang Sip Moy
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : No. 36, Cangkat Damai, Taman Permata, 14000 Bukit Mertajam, Pulau Pinang



AMBT882

LOT 24 RESERVE PRICE: RM 405,000.00 SIMPANG AMPAT

Auction Date : 16/06/2026 / 11:00 a.m
 Type : A Double Storey Intermediate Terrace House
 Assignor : Sivananthan A/L Vadivelan
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 54, Jalan Yarra 7/5, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman



AMBT819

LOT 25 RESERVE PRICE: RM 320,000.00 SUNGAI PETANI

Auction Date : 02/06/2026 / 11:00 a.m
 Type : An Extended Single Storey Low-Cost Corner Terrace House
 Assignor : Radhakrishnan A/L Chandrakathan
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 634, Lorong Angsana 17, Taman Keladi, 08000 Sungai Petani, Kedah Darul Aman
 Kaveat : Kaveat Persendirian atas tanah oleh AMBANK (M) BERHAD dan Jagabalan a/l Marimuthu



AMBT793

LOT 26 RESERVE PRICE: RM 279,450.00 TASEK GELUGOR

Auction Date : 03/06/2026 / 11:00 a.m
 Type : A Single-Storey Intermediate Terrace House
 Assignor : Amir Afiq Bin Said
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : No. 31, Lorong Sepadu Jaya 1/7, Taman Sepadu Jaya, 13300 Tasek Gelugor, Pulau Pinang



AMBT469(3)

LOT 27 RESERVE PRICE: RM 275,400.00 BUTTERWORTH

Auction Date : 04/06/2026 / 11:00 a.m
 Type : A 3-Bedroom Apartment
 Assignor : Lim Choon Liang
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. B-5-1 Blok B, Vista Perdana Jalan Kampung Gajah, Taman Bagan Jermal, 12200 Butterworth, Pulau Pinang



AMBT535(2)

LOT 28 RESERVE PRICE: RM 265,000.00 KEDAH

Auction Date : 16/06/2026 / 11:00 a.m
 Type : An Extended And Renovated Single Storey Terrace House (Intermediate Unit)
 Assignor : Mohd Helmi Bin Murad
 Solicitor : Jayadeva & Kamal
 Address : No. 3160, Jalan Mutiara 6/5, Taman Mutiara (3001-3500), 09700 Karangan, Kedah Darul Aman
 Kaveat : kaveat Persendirian atas tanah oleh ambank islamic berhad , dengan No. Pserahan 7146/2020 didaftarkan pada 22 november 2020



AMBT829

LOT 29 RESERVE PRICE: RM 259,200.00 GELUGOR

Auction Date : 04/06/2026 / 11:00 a.m
 Type : A Three Bedroom Apartment Unit
 Assignor : Albert Ding Min-Chien
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : Unit No. 3B-16-05, N-Park, Jalan Batu Uban, 11700 Gelugor, Pulau Pinang
 Kaveat : KAVEAT PERSENDIRIAN DIMASUKKAN OLEH AMBANK (M) BERHAD PADA 10 MAC 2023



AMBT805

LOT 30 RESERVE PRICE: RM 240,570.00 SUNGAI PETANI

Auction Date : 16/06/2026 / 11:00 a.m
 Type : An Extended Single Storey Semi-Detached House
 Assignor : Zainishah Binti Md Zain
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 395, Jalan Kenanga 7/5, Bandar Amanjaya, 08000 Sungai Petani, Kedah Darul Aman



AMBT822

LOT 31 RESERVE PRICE: RM 230,000.00 AYERITAM

Auction Date : 23/06/2026 / 11:00 a.m
 Type : A 3-Bedroom Medium-Cost Flat
 Assignor : Haji Mydin Bin Pakir
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : No. 20-15-07, Taman Terubong Jaya, Tingkat Paya Terubong 2, Ayer Itam 11060 Timor Laut Penang



AMBT886

LOT 32 RESERVE PRICE: RM 229,500.00 SERITANJUNG

Auction Date : 03/06/2026 / 11:00 a.m
 Type : A Three Bedroom Apartment Unit
 Assignor : Foo Keh Ching
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : Unit No. 7C-11-11, Pangsapuri Palm Court, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang



AMBT589(2)

LOT 33 RESERVE PRICE: RM 224,000.00 IPOH

Auction Date : 23/06/2026 / 11:00 a.m
 Type : A 2-Bedroom Condominium
 Assignor : Goh Meng Hon
 Solicitor : Nor Ding & Co (Manjung)
 Address : No. B-5-7, Block B, Jalan Meru Idaman 1, Taman Meru Idaman, 30020 Ipoh, Perak



AMBT211(2)

LOT 34 RESERVE PRICE: RM 220,000.00 TELUK INTAN

Auction Date : 03/06/2026 / 11:00 a.m
 Type : A Single Storey Semi-Detached Cluster House
 Assignor : Mohamad Iyzwan Bin Ang Kim Hwa @ Awang
 Solicitor : Nor Ding & Co (Manjung)
 Address : No. 68, Lorong Lagenda 8, Seksyen 1, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak Darul Ridzuan



AMBT759

LOT 35 RESERVE PRICE: RM 200,000.00 KUALAKETIL


Auction Date : 16/06/2026 / 11:00 a.m
 Type : Single Storey Terrace House
 Assignor : Ahmad Nazmi Aizat Bin Ahmad Nizam
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No 271, Lorong Sheikh Fadzir 3/3, Taman Sheikh Fadzir, 09310 Kuala Ketil, Kedah.



AMBT823

LOT 36 RESERVE PRICE: RM200,000.00 BUTTERWORTH

Auction Date : 23/06/2026 / 11:00 a.m
 Type : A Three Bedroom Apartment Unit
 Assignor : Pavithiran A/L Manoharan
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : Unit No. 4-03, Block B, Pangsapuri Bagan Sena, Jalan Bagan Sena, 1 2100 Butterworth, Pulau Pinang
 Kaveat : i) Kaveat Persendirian dimasukkan oleh AmBank (M) Berhad



AMBT198(2)

LOT 37 RESERVE PRICE: RM 196,830.00 TANJUNGBUNGAH

Auction Date : 11/06/2026 / 11:00 a.m
 Type : A 3 Bedroom Condominium
 Assignor : Thin Joolian
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 16-13-3, Azuria Condominium, Jalan Lembah Permai, 11200 Tanjung Bungah, Pulau Pinang



AMBT395(2)

LOT 38 RESERVE PRICE: RM 174,960.00 TANJUNGTOKONG

Auction Date : 23/06/2026 / 11:00 a.m
 Type : A 3-Bedroom Flat
 Assignor : Cheong Yi Min
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 7B-9-1, Block 7B (Palm Court), Nipah And Palm Jalan Seri Tanjung Pinang Tanjung Tokong 10470 Timor Laut Pulau Pinang



AMBT705(2)

LOT 39 RESERVE PRICE: RM 174,960.00 TANJUNGTOKONG

Auction Date : 23/06/2026 / 11:00 a.m
 Type : 3-Bedroom Flat
 Assignor : Ang Nancy
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : 7A-12-2, Twelfth Floor Block 7A (Palm Court), Nipah And Palm Court Jalan Seri Tanjung Pinang, Tanjung Tokong 10470 Timor Laut Pulau Pinang



AMBT505(2)

LOT 40 RESERVE PRICE: RM 170,000.00 SUNGAI PETANI

Auction Date : 18/06/2026 / 11:00 a.m
 Type : An Slightly Extended Single Storey Low-Cost Terrace House (Intermediate Unit).
 Assignor : Siti Norafidah Binti Mangsor
 Solicitor : Zaid Ibrahim & Co (Penang)
 Address : No. 273, Jalan Seri Bayu 8, Taman Seri Bayu, 08000 Sungai Petani, Kedah Darul Aman.



AMBT832

LOT 41 RESERVE PRICE: RM 137,700.00 TANJUNGTOKONG

Auction Date : 03/06/2026 / 11:00 a.m
 Type : A 3-Bedroom Low-Cost Flat
 Assignor : Kee Wei Ze
 Solicitor : Jayadeva & Kamal (Alor Setar)
 Address : No. 88-14-65, Puncak Erskine, Jalan Fettes, 10470 Tanjung Tokong, Pulau Pinang
 Kaveat : Kaveat Persendirian atas petak dengan No. Penerimaan 0704b2023000189, didaftarkan pada 30 mac 2023



AMBT651

LOT 42 RESERVE PRICE: RM 137,700.00 BATUFERRINGGI

Auction Date : 04/06/2026 / 11:00 a.m
 Type : An Intermediate Unit Of Three (3) Bedrooms Flat
 Assignor : Heng Gee Chuan
 Solicitor : Azmi Rahim & Co (Sg Petani)
 Address : No. 10-12-13, Jalan Sungai Satu, Taman Pinang Emas, 11100 Batu Ferringgi, Penang



AMBT446(3)

LOT 43	RESERVE PRICE: RM 131,220.00	BAYAN LEPAS
<p>Auction Date : 03/06/2026 / 11:00 a.m Type : A Three Bedroom Walk-Up Flat Unit Assignor : Ahmad Bin Abdul Rahman Solicitor : Zaid Ibrahim & Co (Penang) Address : No. 3-7-4, Mutiara Perdana 2, Lorong Kelicap, 11900 Bayan Lepas, Pulau Pinang</p>		
		
		AMBT501(2)

LOT 44	RESERVE PRICE: RM 128,000.00	GELUGOR
<p>Auction Date : 11/06/2026 / 11:00 a.m Type : Two (2) Bedrooms Corner Unit Assignor : Muhammad Afdhal Bin Abdul Shukor Solicitor : Lalchand & Nawawi (Ipoh) Address : No. F4-07, Lorong Helang 3, MK. 13, 11700 Gelugor, Penang</p>		
		
		AMBT013(4)

LOT 45	RESERVE PRICE: RM 120,285.00	BAYAN LEPAS
<p>Auction Date : 11/06/2026 / 11:00 a.m Type : A Low-Cost Walk-Up Flat Unit Assignor : Muhammad Sobri Bin Kasmaruddin Solicitor : Jayadeva & Kamal (Alor Setar) Address : No. 5C-6-16, Tingkat Kenari, Sri Merpati Flat Desaria, Sungai Ara, 11900 Bayan Lepas, Pulau Pinang</p>		
		
		AMBT752

LOT 46	RESERVE PRICE: RM 112,995.00	BAYAN LEPAS
<p>Auction Date : 04/06/2026 / 11:00 a.m Type : 2 Bedroom Flat Assignor : Muhamad Nawawi Bin Fayzal Solicitor : Zaid Ibrahim & Co (Penang) Address : No.2-2-1, Lintang Sungai Batu, Taman Teluk Kumbar 11920 Bayan Lepas Pulau Pinang</p>		
		
		AMBT804

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2. Click on the "Login" tab.
3. Then click "Register" link at the bottom of the login box & fill up the form.
4. Once registered, check your email **INBOX** or **SPAM** to click "Activate your Account" button.

Step 2 : Login

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

Step 3 : Choose Property

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

Step 4 : Bidding Registration


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

Step 5 : Checking Upcoming Bidding

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

Step 6 : Auction Day

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

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reserve price or
min RM2,000,
whichever is
higher

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**Date/Day : 4 June 2026 / Thursday
Time : 11.00 am**

Via Online : www.eszamauctioneer.com (eZ2Bid)

**For more information, please call:
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AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

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Cammy Siew : 012-254 4463



**PROPERTY
AUCTION**



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PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWER CONFERRED UPON AMBANK (M) BERHAD (196901000166/8515-D) / AMBANK ISLAMIC BERHAD (199401009897/295576-U) AND THE ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER WILL SELL THE PROPERTIES DESCRIBED BELOW BY:-

PUBLIC AUCTION



DATE : 4 JUN 2026 / THURSDAY

TIME : 11.00 A.M.

**VENUE : VIA ONLINE BIDDING AT www.eszamauctioneer.com
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The prospective bidders may submit bids for the property by online via www.eszamauctioneer.com and please register at least one (1) working days before the auction day for registration & verification purposes. ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON www.eszamauctioneer.com

NOTE: (1) Prior to the auction sale, all intending bidders are advised to:- i) inspect the subject property ii) conduct an official title search iii) enquire from the Developer/Proprietor and/or other relevant authorities iv) obtain a copy of the Conditions of Sale from the Auctioneer
(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 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 the auction from Developer/Proprietor and /or the relevant authorities.

EZ 1 RESERVE PRICE : RM240,000.00 SEREMBAN

Type : Apartment
Area : Approx 81 sqmt / 872 sqft
Assignor(s) : Mohamad Shamsul Bin
Mohamad Saleh
Solicitor : M/S Ibrahim Nik Junainah &
Associates (Tel: 06-5216272)
ISLAMIC

Unit No. A-11-11, Pangsapuri Safira,
Persiaran S2 E1, Seksyen E, Seremban 2,
70300 Seremban, Negeri Sembilan.

EZ 2 RESERVE PRICE : RM32,000.00 PORT DICKSON

Type : Plot Of Land For Semi Detached
Area : Approx 293.02 sqmt / 3,154 sqft
Assignor(s) : P S Ramadas Naidu A/L
P S Naidu
Solicitor : M/S Ibrahim Nik Junainah &
Associates (Tel: 06-5216272)
ISLAMIC

Developer Lot No. RK1-35,
Taman D' Ambang Kota, Jimah,
Port Dickson, Negeri Sembilan.

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



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DEPOSIT: ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT WITH THE AUCTIONEER, PRIOR TO THE AUCTION SALE, TEN PERCENT (10%) OF THE FIXED RESERVE PRICE OR MINIMUM OF RM2,000.00 WHICHEVER IS HIGHER BY BANK DRAFT OR CASHIER'S ORDER ONLY IN FAVOUR OF AMBANK (M) BERHAD/ AMBANK ISLAMIC BERHAD FOR THE ACCOUNT OF (ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S) NAME) OR REMIT THE SAME THROUGH ONLINE BANKING TRANSFER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE. FOR ONLINE BIDDERS, PLEASE REFER TO THE TERMS AND CONDITIONS ON www.eszamauctioneer.com FOR MANNER OF PAYMENT OF THE DEPOSIT. THE BALANCE OF THE PURCHASE MONEY TO BE SETTLED WITHIN NINETY (90) DAYS FROM THE DATE OF AUCTION SALE.

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JUNE 2026

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PROPERTY AUCTION



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

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

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

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

SELANGOR

<p>Lot 1</p>  <p>SELANGOR</p>	<p>RESERVE PRICE RM1,539,000.00</p> <p>Auction Date: 10/06/2026 / 9.00AM Type : A Stratified 2-Storey Semi-Detached House Area: 468 sq. metres / 5,038 sq. ft. Assignor(s): Wong Kok Meng & Lim Pei Pei Solicitors: Goh & Partners (KL) Execution No: WA-38-81-01/2026</p> <p>No. 10, Jalan Beethoven 2A, Symphony Hills, Cyber 9, Cyberjaya, 63000 Sepang, Selangor Darul Ehsan</p>	<p>Lot 2</p>  <p>SELANGOR</p>	<p>RESERVE PRICE RM429,300.00</p> <p>Auction Date: 10/06/2026 / 9.00AM Type : An Intermediate Double-Storey Terrace House Area: 121 sq. metres / 1,302 sq.ft. Assignor(s): Yap Chen Hoong Solicitors: Sidek Teoh Wong & Dennis (KL) Execution No: WA-38-3167-10/2025</p> <p>No.12, Jalan HP 7/1, (Jalan Hillpark 7/1, Hillpark 3, 43500 Semenyih, Selangor Darul Ehsan</p>
<p>Lot 3</p>  <p>SELANGOR</p>	<p>RESERVE PRICE RM405,000.00</p> <p>Auction Date: 15/06/2026 / 9.00AM Type : An Extended Corner Unit Double Storey Terraced House Area: 252 sq metres / 2,713 sq. ft. Assignor(s): Jivan Bahva A/L Sankaran Madhavan Solicitors: A Rahim & Co (KL) Execution No: BA-38-251-01/2026</p> <p>No. 1, Jalan Semilang 9, Taman Seri Putra, 42700 Banting, Selangor Darul Ehsan</p>	<p>Lot 4</p>  <p>SELANGOR</p>	<p>RESERVE PRICE RM405,000.00</p> <p>Auction Date: 15/06/2026 / 9.00AM Type : An Extended And Renovated Single Storey Mid Terraced House Area: 130.06 sq meters /1,400 sq. ft. Assignor(s): Segeran A/L Ponnusamy, Vasanthi A/P Raju & Palanivelu A/L Segeran Solicitors: Sidek Teoh Wong & Dennis (KL) Execution No: BA-38-263-01/2026</p> <p>No.52, Lorong Samarinda 20, Taman Mesra Indah, Kampung Jawa, 41000 Klang, Selangor Darul Ehsan</p>
<p>Lot 5</p>  <p>SELANGOR</p>	<p>RESERVE PRICE RM380,700.00</p> <p>Auction Date: 22/06/2026 / 9.00AM Type : A Double Storey Intermediate Terrace House Area: 121 sq. metres / 1,302.43 sq. ft. Assignor(s): Nurhaya Binti Ab.Aziz Solicitors: Nik Hisham, Fakhiah & Co (KL) Execution No: WA-38-174-01/2026</p> <p>No. 68, Jalan Kesuma 8/3D, Seksyen 8, Bandar Tasik Kesuma, 43700 Beranang, Selangor Darul Ehsan</p>	<p>Lot 6</p>  <p>SELANGOR</p>	<p>RESERVE PRICE RM364,500.00</p> <p>Auction Date: 18/06/2026 / 9.00AM Type : An Intermediate Single Storey Terrace House Area: 130 sq. metres / 1,400 sq.ft. Assignor(s): Ravichandran A/L Rengasamy & Siva Kamey A/P T.G. Appasamy Solicitors: Nik Hisham, Fakhiah & Co (KL) Execution No: WA-38-3905-12/2025</p> <p>No.33, Jalan Serunai 4, Taman Desa Utama, 41200 Klang, Selangor Darul Ehsan</p>

Lot 7	RESERVE PRICE RM279,000.00	Lot 8	RESERVE PRICE RM269,730.00
	<p>Auction Date: 22/06/2026 / 9.00AM Type : A Three-Bedroom Condominium Unit Area: 94 sq. metres / 1,012 sq. ft. Assignor(s): Lim Jun How Solicitors: Sidek Teoh Wong & Dennis (KL) Execution No: WA-38-154-01/2026</p> <p>Unit No. A6-9-5, 9th Floor, Block A6 (Daisy), Green Acre Park Condominium, Jalan Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor Darul Ehsan (Address Stated In Assessment Bill Is Unit No. A6-9-5, Blk A6, Green Acre Park Kondo, Bandar Sungai Long (R/Pangsa), 43000 Kajang, Selangor Darul Ehsan)</p>		<p>Auction Date: 8/06/2026 / 9.00AM Type : Office Unit Area: 111 sq. metres / 1,195 sq.ft. Assignor(s): Salient Equity Sdn Bhd Solicitors: Ana Shahrana Annuar & Co Execution No: BA-38-3807-10/2025</p> <p>No. 622, Blok A, Kompleks Kelana Centre Point, No. 3, Jalan SS 7/19, Kelana Jaya, 47301 Petaling Jaya , Selangor Darul Ehsan</p>
KAJANG		PETALING JAYA	
Lot 9	RESERVE PRICE RM240,000.00	Lot 10	RESERVE PRICE RM226,800.00
	<p>Auction Date: 23/06/2026 / 9.00AM Type : 3-Bedroom Apartment Area: 111 sq metres / 1,195 sq. ft. Assignor(s): Mohammad Zahrull Azni Bin Jas & Siti Nur Balqis Binti Jamaluddin Solicitors: Sidek Teoh Wong & Dennis (KL) Execution No: WA-38-207-01/2026</p> <p>No. C3-5-1, Block C, Pangsapuri Putra Permai, Jalan Putra Permai 2, Taman Equine, 43300 Seri Kembangan, Selangor Darul Ehsan</p>		<p>Auction Date: 16/06/2026 / 9.00AM Type : An Intermediate Double Storey Terraced House Area: 74.6425 sq meters /803 sq. ft. Assignor(s): Sumalatha A/P Sree Kamlan, Devaraj A/L Kumar & Jeyanthi A/P Sree kamlan Solicitors: Vas & Co (KLG) Execution No: BA-38-348-01/2026</p> <p>No. 24, Jalan 9, Taman Maju, Jalan Semenyih Kajang, 43000 Kajang, Selangor Darul Ehsan</p>
SERI KEMBANGAN		KAJANG	
Lot 11	RESERVE PRICE RM160,380.00	Lot 12	RESERVE PRICE RM140,000.00
	<p>Auction Date: 16/06/2026 / 9.00AM Type : A 3 Bedroom Low Cost Apartment Area: 61 sq meters /657 sq. ft. Assignor(s): Noorin Binti Kamarudin & Amran Bin Abdul Manap Solicitors: Vas & Co (KLG) Execution No: BA-38-269-01/2026</p> <p>No B-6-1, Blok B (Raya) Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor</p>		<p>Auction Date: 03/06/2026 / 9.00AM Type : A Low Cost Apartment Unit Area: 61 sq. metres / 657 sq. ft. Assignor(s): Prabakaran A/L Mahendran & Jayenthi A/P Jaganathan Solicitors: Vas & Co (KLG) Execution No: BA-38-48-01/2026</p> <p>No. A-16-01, , Greenpark Condominium, Jalan Awan Pintal, Taman Yarl, 58200 K.Lumpur</p>
PETALING JAYA		BATU CAVES	
Lot 13	RESERVE PRICE RM137,700.00	Lot 14	RESERVE PRICE RM108,000.00
	<p>Auction Date: 18/06/2026 / 9.00AM Type : An Extended & Renovated Double Storey Mid Terraced Low Cost House Area: 76.6 sq. metres / 825 sq.ft. Assignor(s): Muhammad Alif Bin Haji Azlan & Dalili Farhana Binti Ahmad Solicitors: B.H Gan, Nor & Kim (KL) Execution No: BA-38-4485-12/2025</p> <p>No.3, Jalan 8, Taman Sri Sungai Pelek, 43950 Sungai Pelek, Selangor Darul Ehsan</p>		<p>Auction Date: 08/06/2026 / 9.00AM Type : A Low Cost Apartment Unit Area: 62 sq. metres / 667 sq.ft. Assignor(s): Muhammad Ikhwan Fakhruallah Bin Rushdan Solicitors: Zain Megat & Murad (KL) Execution No: BA-38-153-01/2026</p> <p>Unit No. E-05-06, Block E, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan</p>
SUNGAI PELEK		SERI KEMBANGAN	

KUALA LUMPUR

Lot 15	RESERVE PRICE RM614,110.00
	<p>Auction Date: 18/06/2026 / 9.00AM Type : A 3+1 Bedroom Condominium (Penthouse) Area: 409 sq. metres / 4,402 sq.ft. Assignor(s): Chai Tuck Chon Solicitors: B.H Gan, Nor & Kim (KL) Execution No: WA-38-3963-12/2025</p> <p>Unit No. A16-01, (16-01) Block A, Greenpark Condominium, Jalan Awan Pintal, Taman Yarl, 58200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur</p>
KUALA LUMPUR	

MELAKA

Lot 16	RESERVE PRICE RM291,600.00
	<p>Auction Date: 03/06/2026 / 11.00AM Type : Double Storey Cluster House Area: 251 sq. metres / 2,702 sq.ft. Assignor(s): Nur Syamimi Binti Tajudin & Muhammad Adi Bin Tajudin Solicitors: Manjit Singh Sachdev, Mohammad Radzi & Partners Execution No: MA-38-635-12/2025</p> <p>No. KM 45 Jalan Kasa Heights 13, Taman Kasa Height , 78000 Alor Gajah, Melaka</p>
ALOR GAJAH	

KELANTAN

Lot 17	RESERVE PRICE RM1,300,000.00
	<p>Auction Date: 10/06/2026 / 9.00AM Type : GRN 12294, Lot 394 Seksyen 13, Bandar Kota Bharu, Jajahan Kota Bharu, Negeri Kelantan Darul Naim Area: 208.19 sq. metres /2,241 sq. ft. Assignor(s): Won Han Min Solicitors: Asmadi Azmi & Associates Execution No: DA-38-317-04/2026</p> <p>No. 3376G (Lot 394), Wisma Soon Cheong, Jalan Gajah Mati, 15000 Kota Bharu, Kelantan Darul Naim</p>
BANDAR KOTA BHARU	

Lot 18	RESERVE PRICE RM980,000.00
	<p>Auction Date: 10/06/2026 / 9.00AM Type : GRN 12288, Lot 388, Seksyen 13, Bandar Kota Bharu, Jajahan Kota Bharu, Negeri Kelantan Darul Naim Area: 155.79 sq. metres / 1,677 sq. ft. Assignor(s): Won Han Min Solicitors: Asmadi Azmi & Associates Execution No: DA-38-317-04/2026</p> <p>No. 3376A (Lot 388), Wisma Soon Cheong, Jalan Gajah Mati, 15000 Kota Bharu, Kelantan Darul Naim</p>
BANDAR KOTA BHARU	

Lot 19	RESERVE PRICE RM935,000.00
	<p>Auction Date: 10/06/2026 / 9.00AM Type : GRN 12290, Lot 390 Seksyen 13, Bandar Kota Bharu, Jajahan Kota Bharu, Negeri Kelantan Darul Naim Area: 148.64 sq. metres /1,600 sq. ft. Assignor(s): Won Han Min Solicitors: Asmadi Azmi & Associates Execution No: DA-38-317-04/2026</p> <p>No. 3376C (Lot 390), Wisma Soon Cheong, Jalan Gajah Mati, 15000 Kota Bharu, Kelantan Darul Naim</p>
BANDAR KOTA BHARU	

Lot 20	RESERVE PRICE RM935,000.00
	<p>Auction Date: 10/06/2026 / 9.00AM Type : GRN 12291, Lot 391, Seksyen 13, Bandar Kota Bharu, Jajahan Kota Bharu, Negeri Kelantan Darul Naim Area: 148.64 sq. metres /1,600 sq. ft. Assignor(s): Won Han Min Solicitors: Asmadi Azmi & Associates Execution No: DA-38-317-04/2026</p> <p>No. 3376D (Lot 391), Wisma Soon Cheong, Jalan Gajah Mati, 15000 Kota Bharu, Kelantan Darul Naim</p>
BANDAR KOTA BHARU	

Lot 21	RESERVE PRICE RM935,000.00
	<p>Auction Date: 10/06/2026 / 9.00AM Type : GRN 12292, Lot 392 Seksyen 13, Bandar Kota Bharu, Jajahan Kota Bharu, Negeri Kelantan Darul Naim Area: 148.64 sq. metres /1,600 sq. ft. Assignor(s): Won Han Min Solicitors: Asmadi Azmi & Associates Execution No: DA-38-317-04/2026</p> <p>No. 3376E (Lot 392), Wisma Soon Cheong, Jalan Gajah Mati, 15000 Kota Bharu, Kelantan Darul Naim</p>
BANDAR KOTA BHARU	

Lot 22	RESERVE PRICE RM935,000.00
	<p>Auction Date: 10/06/2026 / 9.00AM Type : GRN 12293, Lot 393 Seksyen 13, Bandar Kota Bharu, Jajahan Kota Bharu, Negeri Kelantan Darul Naim Area: 148.64 sq. metres /1,600 sq. ft. Assignor(s): Won Han Min Solicitors: Asmadi Azmi & Associates Execution No: DA-38-317-04/2026</p> <p>No. 3376F (Lot 393), Wisma Soon Cheong, Jalan Gajah Mati, 15000 Kota Bharu, Kelantan Darul Naim</p>
BANDAR KOTA BHARU	

Lot 23	RESERVE PRICE RM910,000.00
	<p>Auction Date: 10/06/2026 / 9.00AM Type : GRN 12289, Lot 389 Seksyen 13, Bandar Kota Bharu, Jajahan Kota Bharu, Negeri Kelantan Darul Naim Area: 148.64 sq. metres /1,600 sq. ft. Assignor(s): Won Han Min Solicitors: Asmadi Azmi & Associates Execution No: DA-38-317-04/2026</p> <p>No. 3376B (Lot 389), Wisma Soon Cheong, Jalan Gajah Mati, 15000 Kota Bharu, Kelantan Darul Naim</p>
BANDAR KOTA BHARU	

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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.

High Court E-Lelong JUNE 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)
Cammy Siew : 012-254 4463



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF JUNE 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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- Bidders are required to register on the website <https://elelong.kehakiman.gov.my/bidderweb> and submit the sum equivalent to 10% by bank draft in favour of the Plaintiff's name at least one(1) working day before the auction. Kindly refer to the Proclamation of Sale for the submission method.
- Auction can be withdrawn anytime before the auction. Please contact our hotline number for the updates.

LOT 1 Reserve Price **RM 585,000**



Type: Service Apartment
Area: 1,184 square feet
Address: Unit No. S-12-13A, Block B, Pearl Suria @ Menara Pearl Point 2, Jalan Sepadu, Off Jalan Klang Lama, 58200, Kuala Lumpur

Auction Date : 24th June 2026
Time : 9.00am

KUALA LUMPUR

LOT 2 Reserve Price **RM 307,800**



Type: Condominium, 4 Bedrooms
Area: 1,270 square feet
Address: Unit No. A-16-02, Tingkat 16, Block A, PV 10, Platinum Lake Condominium, No. 2, Jalan Danau Saujana 2, Taman Danau Kota, Setapak, 53300, Kuala Lumpur

Auction Date : 16th June 2026
Time : 9.00am

KUALA LUMPUR

LOT 3 Reserve Price **RM 251,100**



Type: Apartment, 3 Bedrooms
Area: 947 square feet
Address: Unit No. CT-E-14, Grandeur Tower, Jalan Pandan Indah 1/16, Pandan Indah, 55100, Kuala Lumpur

Auction Date : 23rd June 2026
Time : 9.00am

KUALA LUMPUR

LOT 4 Reserve Price **RM 1,215,000**



Type: 3 Storey Semi Detached House
Area: 3,197 square feet
Address: No. 15, Jalan Memanah 13/55K, Seksyen 13, 40100 Shah Alam, Selangor

Auction Date : 18th June 2026
Time : 9.00am

SELANGOR

LOT 5 Reserve Price **RM 721,710**



Type: 2 Storey Terrace Shop Office
Area: 1,765 square feet
Address: Premises No. 5094, Jalan 18/62, Taman Sri Serdang, 43300 Seri Kembangan, Selangor

Auction Date : 15th June 2026
Time : 9.00am

SELANGOR

LOT 6 Reserve Price **RM 540,000**



Type: Terrace House
Area: 1,399 square feet
Address: No. 16, Jalan Mahligai 2A, Bandar Bukit Raja, 41050 Klang, Selangor

Auction Date : 24th June 2026
Time : 9.00am

SELANGOR

LOT 7 Reserve Price **RM 430,000**



Type: 1 Storey Terrace House
Area: 1,302 square feet
Address: No. 26, Jalan Dato Yusuf Shahbudin 4/KS7, Taman Sentosa, 41200 Klang, Selangor

Auction Date : 18th June 2026
Time : 9.00am

SELANGOR

LOT 8 Reserve Price **RM 380,000**



Type: 2 Storey Terrace House
Area: 1,765 square feet
Address: No. 21, Jalan Penghulu Kasim 7A, Off Jalan Raja Nong, 41100 Klang, Selangor

Auction Date : 16th June 2026
Time : 9.00am

SELANGOR

LOT 9 Reserve Price **RM 234,900**



Type: Town House (Upper Unit)
Area: 980 square feet
Address: Unit No. 22A-1, Residen Mutiara, Jalan DM 5, Taman Desa Mutiara, 48000 Rawang, Selangor

Auction Date : 8th June 2026
Time : 9.00am

SELANGOR

LOT 10 Reserve Price **RM 53,460**



Type: Flat, 3 Bedrooms
Area: 678 square feet
Address: Unit No. A-4-22, Block Palas, Tingkat 4, Pangsapuri Las Palmas, Bandar Country Homes, 48000 Rawang, Selangor

Auction Date : 18th June 2026
Time : 9.00am

SELANGOR

LOT 11 Reserve Price **RM 1,000,000**



Type: 2 Storey Terrace House
Area: 4,682 square feet
Address: No. 1, Jalan Alma 1/9, Taman Tropikana Alma, 81300 Skudai, Johor

Auction Date : 15th June 2026
Time : 11.00am **Corner Lot**

JOHOR

LOT 12 Reserve Price **RM 780,000**



Type: 2 Storey Terrace House
Area: 1,650 square feet
Address: No. 28, Jalan Laman Citra 16, Laman Citra, 81500 Pekan Nanas, Johor

Auction Date : 8th June 2026
Time : 11.00am

JOHOR

LOT 13 Reserve Price **RM 480,000**



Type: 2 Storey Terrace House
Area: 1,540 square feet
Address: No. 700, Jalan Sri Putri 2/7, Taman Putri Kulai, 81000 Kulai, Johor

Auction Date : 8th June 2026
Time : 11.00am

JOHOR

LOT 14 Reserve Price **RM 430,000**



Type: 1 Storey Terrace House
Area: 1,539 square feet
Address: No. 38, Jalan Pulau Bistari 18, Bandar Baru Kangkar Pulai, 81110 Kangkar Pulai, Johor

Auction Date : 22nd June 2026
Time : 11.00am

JOHOR

LOT 15 Reserve Price **RM 290,000**



Type: Apartment
Area: 904 square feet
Address: Unit No. 02-17, Block A, Pangsapuri Sri Kenari, Jalan Persiaran Titivangsa Utama, Taman Tampoi Utama, 81200 Johor Bahru, Johor

Auction Date : 22nd June 2026
Time : 11.00am

JOHOR

LOT 16 Reserve Price **RM 243,000**



Type: 2 Storey Terrace House
Area: 732 square feet
Address: No. 80, Jalan Cempaka 4, Taman Plentong Baru, 81750 Masai, Johor

Auction Date : 15th June 2026
Time : 11.00am

JOHOR

LOT 17 Reserve Price **RM 1,350,000**



Type: Commercial Building
Area: 11,377 square feet
Address: PT. 853, S27/No. 7066-J, Jalan Sri Cemerlang, 15300 Kota Bharu, Kelantan

Auction Date : 22nd June 2026
Time : 9.00am

KELANTAN

LOT 18 Reserve Price **RM 186,300**



Type: 1 Storey Terrace House
Area: 1,539 square feet
Address: No. 38, Jalan TP 9, Taman Terendak Permai, 76300 Sungai Udang, Melaka

Auction Date : 25th June 2026
Time : 9.00am

MELAKA

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Jalan Yap Kwan Seng, 50450 Kuala Lumpur.
Johor
Unit 19-04B, Level 19, Menara Zurich, Johor.

Contact Us (Mon - Fri)
E-mail : info@ngchanmau.com
Website : www.ngchanmau.com



←
SCAN TO VIEW ALL LOTS

High Court E-Lelong

June 2026

FOR ENQUIRIES, PLEASE E-MAIL TO
auctionsale@ambankgroup.com

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



PROPERTY AUCTION



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PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF JUNE 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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- Auction can be withdrawn anytime before the auction. Please contact our hotline number for the updates.

1	RESERVE PRICE: RM1,000,000.00	Cheras
	<p>Description: SATU (1) UNIT RUMAH TERES DUA TINGKAT Address: NO. 2, JALAN SUADAMAI 11/1, BANDAR TUN HUSSEIN ONN, 43200, CHERAS, Selangor Area: approx 333 square metres Defendant: AHMAD SAZELI BIN ABD SABAR & NUR SYAMIMI NAJIBAH HAZLISHAM Solicitor: M/S ZAIN MEGAT & MURAD Auction Date: 18/6/2026 (9.00 am) Ambank Islamic Berhad</p>	
PAH/41181		

2	RESERVE PRICE: RM234,000.00	Puchong
	<p>Description: Unit Pangsapuri Address: No. D-02-05, Pangsapuri Mayang, Jalan BK 3/1, Bandar Kinrara, 47180, Puchong, Selangor Area: approx 82 square metres Defendant: EBBYTHENCY BIN ABD AZIZ Solicitor: M/S Manjit Singh Sachdev Mohammad Radzi & Partners Auction Date: 8/6/2026 (9.00 am) Ambank Islamic Berhad</p>	
PAH/39937		

3	RESERVE PRICE: RM123,930.00	Petaling Jaya
	<p>Description: Pangsapuri Kos Rendah Address: No. Unit C-16-7, Blok C (Cempaka), Pelangi Damansara, PJU 6, Persiaran Surian, 46200, Petaling Jaya, Selangor. Area: approx 61 square metres Defendant: VADIVELU A/L MUTHU KARUPPAN Solicitor: M/S B H GAN NOR & KIM Auction Date: 10/6/2026 (9.00 am)</p>	
PAH/38109(2)		

4	RESERVE PRICE: RM1,250,000.00	Skudai
	<p>Description: An extended double storey corner terrace house Area: 316 square metres (3,401 square feet). Address: No. 2, Jalan Sutera Pulau 2/10, Tmn Sutera Utama, 81300 Skudai Johor Defendant(S): Teh Boon Eng Solicitor: M/S Ibrahim Nik Junainah & Associates. Auction Date : 15th June 2026 (11:00 AM)</p>	
PAHJ/7759(SA)		

5	RESERVE PRICE: RM780,000.00	Johor Bahru
	<p>Description: Double storey terrace house, intermediate lot Area: 130 square metres (1,400 square feet). Address: No. 52, Jalan Indah 26/8, Taman Bukit Indah 2, 81200 Johor Bahru, Johor Defendant(S): Lee Chee Hoong Solicitor: M/S Ibrahim Nik Junainah & Associates. Auction Date : 16th June 2026 (11:00 AM)</p>	
PAHJ/7751(SA)		

6	RESERVE PRICE: RM530,000.00	Iskandar Puteri
	<p>Description: Double storey terrace house, intermediate lot Area: 143.066 square metres (1,540 square feet). Address: No. 40, Jalan Nusa Perintis 2/5, Taman Nusa Perintis, 81550 Iskandar Puteri, Johor Defendant(S): Tan Gim Hai Solicitor: M/S Nor Ding & Co Auction Date : 22nd June 2026 (11:00 AM)</p>	
PAHJ/7760(SA)		

7	RESERVE PRICE: RM510,000.00	Pasir Gudang
	<p>Description: Double storey terrace house Area: 130.10 square metres (1,400 square feet). Address: No. 32, Jalan Kemboja 8, Bandar Bestari Perdana, 81700 Pasir Gudang,, Johor. Defendant(S): Koh Hui Xue Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date : 22nd June 2026 (11:00 AM)</p>	
PAHJ/7756(SA)		

8	RESERVE PRICE: RM480,000.00	Ulu Tiram
	<p>Description: Single storey terrace house Area: 184 square metres (1,981 square feet). Address: No. 59, Jalan Beladau 43, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor Defendant(s): Look Ken Hong Solicitor: M/S Nor Ding & Co Auction Date : 22nd June 2026 (11:00 AM)</p>	
PAHJ/7753(SA)		

9	RESERVE PRICE: RM480,000.00	Bandar Penawar
	<p>Description: double storey terrace house Area: 143 square metres (1,539 square feet). Address: No. 42, Jalan Anggerik 7, Taman Sri Penawar, 81930 Bandar Penawar, Johor Defendant(S): Lee Lam How Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date : 15th June 2026 (11:00 AM)</p>	
PAHJ/7750(SA)		

10	RESERVE PRICE: RM480,000.00	Masai
	<p>Description: Double storey intermediate terrace house Area: 109 square metres (1,173 square feet) Address: No. 12, Jalan Sierra Perdana 2/2, Taman Sierra Perdana, 81750, Masai, Johor. Defendant(S) : Thulasi A/P S Rajendaran Solicitor: M/S A. Rahim & Co. Auction Date : 8th June 2026 (11:00 AM)</p>	
PAHJ/7740(SA)		

11	RESERVE PRICE: RM470,000.00	Masai
	<p>Description: Condominium unit Area: 155 square metres (1,668 square feet) Address: No. 03A-01, Blok A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750, Masai, Johor Defendant(S) : Renirwaan Raj A/L Rajah Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date : 8th June 2026 (11:00 AM)</p>	
PAHJ/7748(SA)		

12	RESERVE PRICE: RM455,000.00	Johor Bahru
	<p>Description: High cost apartment Area: 170 square metres (1,830 square feet) Address: No. 02-03, Tingkat 2, Blok C, Kondominium Aloha, Jalan Kolam Air, 80100 Johor Bahru Johor Defendant(S) : Nor Fairun Syazzwan Bin Mohd Fauzi Solicitor: M/S Nor Ding & Co. Auction Date : 22nd June 2026 (11:00 AM)</p>	
PAHJ/7755(SA)		

13 **RESERVE PRICE:**
RM400,000.00 **Masai**



Description: Luxurious cost apartment
Area: 114 square metres (1,227 square feet)
Address: #23A-06, Blok C, Pangsapuri Seri Mutiara, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor
Defendant(S) : Thevendren A/L Bosmani
Solicitor: M/S Ibrahim Nik Junainah & Associates
Auction Date : 22nd June 2026 (11:00 AM)

PAHJ/7752(SA)

14 **RESERVE PRICE:**
RM370,000.00 **Johor Bahru**



Description: apartment
Area: 88 square metres (947 square feet)
Address: Unit No. 09-02, Tower B, Pangsapuri Lagun, Jalan Seri Austin 3/56, Seri Austin, Bandar Jaya Putra, 81100 Johor Bahru, Johor
Defendant(S) : Rafidah Binti Abdul Rashid
Solicitor: M/S Nor Ding & Co.
Auction Date : 22nd June 2026 (11:00 AM)

PAHJ/7754(SA)

15 **RESERVE PRICE:**
RM320,000.00 **Kluang**



Description: Single storey terrace house
Area: 143 square metres (1,539 square feet)
Address: No. 37, Jalan Saujana Impian 4, Taman Saujana, 86000 Kluang, Johor
Defendant(S): Zairul Anuar Bin Mohd Zin & Zairul Azril Bin Mohd Zin
Solicitor: M/S A. Rahim & Co.
Auction Date : 8th June 2026 2026 (11:00 AM)
AmBank Islamic Berhad

PAHJ/7739(SA)

16 **RESERVE PRICE:**
RM320,000.00 **Kluang**



Description: Single storey corner terrace house
Area: 281 square metres (3,025 square feet)
Address: No. 24, Jalan Sutera 3/4, Taman Puteri, 86000 Kluang, Johor.
Defendant(S) : Chua Sin Yok, Personal Representative of Chua Sing Hee (Deceased)
Solicitor: M/S Ibrahim Nik Junainah & Associates.
Auction Date : 8th June 2026 (11:00 AM)

PAHJ/7747(SA)

17 **RESERVE PRICE:**
RM320,000.00 **Pasir Gudang**



Description: Double Storey Low Medium Cost Terrace House
Area: 72 sq. metres (775 square feet)
Address: No. 17, Jalan Pulasan 12, Taman Kota Masai, 81700 Pasir Gudang, Johor
Defendant(S) : Muhammad Taufiq Bin Ainul Adnan
Solicitor: M/S Ibrahim Nik Junainah & Associates.
Auction Date : 8th June 2026 (11:00 AM)
AmBank Islamic Berhad

PAHJ/7746(SA)

18 **RESERVE PRICE:**
RM280,000.00 **Kluang**



Description: Single storey terrace house
Area: 143 sq. metres (1,539 sq. feet)
Address: No. 42, Jalan Saujana Desa 2, Taman Saujana, 86000 Kluang, Johor
Defendant(S) : Muhamad Hamidi Bin Bahri & Nur Syafika Anis Bin Abd Latip
Solicitor: M/S Ibrahim Nik Junainah & Associates.
Auction Date : 9th June 2026 (11:00 AM)
AmBank Islamic Berhad

PAHJ/7745(SA)

19 **RESERVE PRICE:**
RM234,000.00 **Skudai**



Description: Service apartment
Area: 76 square metres (818 square feet)
Address: Unit No. B-19-12, Villa Krystal, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor
Defendant(S) : Siti Norzaliza Bte Mohd Razali
Solicitor: M/S A. Rahim & Co.
Auction Date : 25th June 2026 (11:00 AM)
AmBank Islamic Berhad

PAHJ/7676(SA)

20 **RESERVE PRICE:**
RM229,635.00 **Skudai**



Description: apartment
Area: 103 square metres (1,109 square feet)
Address: No. C-4-4, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor
Defendant(S) : Kalaiselvan A/L Ellumalai
Solicitor: M/S A. Rahim & Co.
Auction Date : 9th June 2026 (11:00 AM)

PAHJ/7504(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".
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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.
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13. Open homepage e-Lelong.
14. Select "My bids", then "Upcoming".

Step 6 : Auction Day

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

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

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

PROPERTY AUCTION HOUSE SDN BHD (187793X)

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Fax: 03-20729557
E-mail: main@auctions.com.my
Website: www.auctions.com.my

Johor:
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Pusat Perdagangan Kebun Teh,
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Tel: 088-221 266, 088-221 262
Fax: 088-210 266
Email: sabah@auctions.com.my



High Court E-lelong

June 2026

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



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 JUNE 2026

<p>LOT 01 Simpang Ampat Reserve Price RM 490,000</p>  <p>2 Storey Terrace House Unit 495 sq.ft.</p> <p>Unit No. 61, Lorong 9/Ss6, Bandar Tasek Mutiara, 14120 Simpang Ampat, Pulau Pinang.</p> <p>Assignor / Borrower : Arvini A/P Subramaniam</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 23 June, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 02 Butterworth Reserve Price RM 429,300</p>  <p>Service Apartment Unit 818 sq.ft.</p> <p>Unit No. 15-10, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang.</p> <p>Assignor / Borrower : Lim Pei Im</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 08 June, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 03 Bayan Lepas Reserve Price RM 350,000</p>  <p>Condominium Unit 1,206 sq.ft.</p> <p>Unit No. 108-02-05, Villa Emas Condo, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Muhammad Ariff Hoon Bin Abdullah</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 25 June, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>
<p>LOT 04 Tanjung Tokong Reserve Price RM 240,000</p>  <p>Flat Unit 506 sq.ft.</p> <p>Unit No. L-3-15, Pangsapuri Tanjung Tokong Fasa 4a, Jalan Tanjung Tokong, 10470 Tanjung Tokong, Pulau Pinang.</p> <p>Assignor / Borrower : Lim Yong Sheng</p> <p>Solicitor : Jayadeva & Kamal (Tel: 04-7771161)</p> <p>Auction Date & Time : 09 June, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 05 Tanjung Tokong Reserve Price RM 216,000</p>  <p>Apartment Unit 495 sq.ft.</p> <p>Unit No. 7B-11-12, Pangsapuri Palm Court, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang.</p> <p>Assignor / Borrower : Lai Chin Kin</p> <p>Solicitor : Azmi Rahim & Co (Tel: 04-4235092)</p> <p>Auction Date & Time : 15 June, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 06 Butterworth Reserve Price RM 198,000</p>  <p>Apartment Unit 603 sq.ft.</p> <p>Unit No. 3-09, Block B, Pangsapuri Bagan Sena, Jalan Bagan Sena, 12100 Butterworth, Pulau Pinang.</p> <p>Assignor / Borrower : Marimutu A/L Muniandy</p> <p>Solicitor : Jayadeva & Kamal (Tel: 04-7771161)</p> <p>Auction Date & Time : 15 June, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>
<p>LOT 07 Balik Pulau Reserve Price RM 131,220</p>  <p>Flat Unit 657 sq.ft.</p> <p>Unit No. 3-3-12, Taman Sri Indah, Tingkat Seri Genting 1, 11000 Balik Pulau, Pulau Pinang.</p> <p>Assignor / Borrower : Muhammad Amirul Safuan Bin Karnal</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 11 June, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 08 Bayan Lepas Reserve Price RM 120,000</p>  <p>Flat Unit 818 sq.ft.</p> <p>Unit No. 24-5-6, Persiaran Mayang Pasir 5, Bandar Bayan Baru, 11950 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Siti Hasmah Binti Abdul Samad</p> <p>Solicitor : Lalchand & Nawawi (Tel: 05-7820009)</p> <p>Auction Date & Time : 11 June, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>	<p>LOT 09 Tanjung Tokong Reserve Price RM 108,000</p>  <p>Flat Unit 506 sq.ft.</p> <p>Unit No. B-4-16, Taman Gertak Sanggul, Jalan Gertak Sanggul, 11920 Bayan Lepas, Pulau Pinang.</p> <p>Assignor / Borrower : Saifuel Bin Sarbani</p> <p>Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100)</p> <p>Auction Date & Time : 09 June, 2026 (11:00 AM)</p> <p>Pulau Pinang</p>



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



Flat Unit
646 sq.ft.

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

Assignor / Borrower :
Nor Amirahbinti Basiron

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

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

Pulau Pinang

LOT 11 Sungai Petani Reserve Price **RM 468,000**



2 Storey Terrace House Unit
1,399 sq.ft.

Unit No. 965, Jalan Saujana, 08000 Sungai Petani, Kedah.

Assignor / Borrower :
Mohd Saifol Bin Abd Hamid

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

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

Kedah

LOT 12 Sungai Petani Reserve Price **RM 390,000**



2 Storey Terrace House Unit
3,703 sq.ft.

Unit No. 12-A, Lorong BLM 5/2, Bandar Laguna Merbok, 08000 Sungai Petani, Kedah.

Assignor / Borrower :
Mohd Armizi Bin Talib

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

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

Kedah

LOT 13 Padang Serai Reserve Price **RM 300,000**



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

Unit No. 124, Jalan Desa Aman S8/4, Sek 8, Taman Desa Aman, 09410 Padang Serai, Kedah Darul Aman.

Assignor / Borrower :
Baalakrisnaa A/L Kalaiselvan

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

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

Kedah

LOT 14 Sungai Petani Reserve Price **RM 262,440**



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

Unit No. 310, Jalan Batik 1/1, Taman Batik, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Muhammad Taufiq Navakumar Bin Abdullah

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

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

Kedah

LOT 15 Kulim Reserve Price **RM 260,000**



1 Storey Terrace House Unit
1,399.35 sq.ft.

Unit No. 2973, Jalan Mutiara 9/5, Taman Mutiara, Karangan, 09700 Kulim, Kedah.

Assignor / Borrower :
Noor Syakirah Binti Abdul Hameed

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

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

Kedah

LOT 16 Sungai Petani Reserve Price **RM 250,000**



1 Storey Terrace House Unit
1,000 sq.ft.

Unit No. 113A, Jalan Bukit Puteri 1/13A, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :
Mohd Shuhaimi Bin Nanyan @ Ismail

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

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

Kedah

LOT 17 Sungai Petani Reserve Price **RM 167,670**



1 Storey Terrace House Unit
1098 sq.ft.

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

Assignor / Borrower :
Ruswati Binti Zakaria

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

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

Kedah

LOT 18 Kinta Reserve Price **RM 283,500**



2 Storey Terrace House Unit
1647 sq.ft.

Unit No. 34, Jalan Tawas Impiana 1, Anjung Tawas Impiana, Ipoh, 30010 Kinta, Perak Darul Ridzuan.

Assignor / Borrower :
Thiagarajan A/L Viran

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

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

Perak

LOT 19 Teluk Intan Reserve Price **RM 208,000**



1 Storey Terrace House Unit
1,302 sq.ft.

Unit Plot 2646 (Tic67a/2646), Bandar Lagenda Eluk Intan, Teluk Intan, 36000 Hilir Perak.

Assignor / Borrower :
Sudager A/L Nandakumar

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

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

Perak

LOT 20 Teluk Intan Reserve Price **RM 152,000**



1 Storey Terrace House Unit
2,551 sq.ft.

Unit No. 105, Lorong Lagenda 57 (Tic67a/1171), Seksyen 3, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak.

Assignor / Borrower :
Mohd Faizzuan Bin Adnan

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

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

Perak

 = AmBank (M) Berhad

 = AmBank Islamic Berhad

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

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

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

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

Step 2 : Login

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

Step 3 : Choose Property

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

Step 4: Bidding Registration

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





Step 5: Checking Upcoming Bidding

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

Step 6: Auction Day

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

PALMA AUCTIONEERS SDN BHD

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



NOTE : _____
