

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

# PROCLAMATION OF SALE

WILL SELL THE PROPERTY DESCRIBED BELOW BY

**ELECTRONICALLY ON THE e-LELONG WEBSITE**

**e-LELONG OPERATION CENTER**

**KUANTAN COURT COMPLEX, PAHANG DARUL MAKMUR**

Please visit

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

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

<https://elelong.kehakiman.gov.my/bidderweb/home/index>.

Bidders are required to register on the website <https://elelong.kehakiman.gov.my/bidderweb> and submit the payment of ten per cent (10%) of the reserve price as deposit in the form of Bank Draft in the name of the Plaintiff at the latest by (1) working day before the auction date.

Please refer to the Proclamation Of Sale for submission method.

**AMBank (M) BERHAD** **AMBank ISLAMIC BERHAD**

For any inquiries please contact the company appointed by the Plaintiff :

**ARENA AUCTIONEERS SDN BHD** (1092337-X)

TEL : 03-7845 5890 / 03-7842 5660

H/P : 012-327 5047

EMAIL : [aasb@arenaauctioneers.com](mailto:aasb@arenaauctioneers.com)

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

**01**

AUCTION DATE : 14/07/2026  
TIME : 9.00 AM

RESERVE PRICE  
RM 445,500.00



DESCRIPTION : A 2-STOREY INTERMEDIATE TERRACE HOUSE  
LAND AREA : 1,647.00 SQUARE FEET  
ASSIGNOR(S) : 1) KHAIRUL ANUAR BIN MOHD SHARIFF  
2) MOHD AZRIL BIN KHAIRUL ANUAR  
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)  
EXECUTION NO. : WA-38-411-01/2026

SEPANG

NO. 73, JALAN SAUJANA KLIA 2/2, TAMAN SAUJANA KLIA, 43900 SEPANG, SELANGOR

**02**

AUCTION DATE : 14/07/2026  
TIME : 9.00 AM

RESERVE PRICE  
RM 291,600.00



DESCRIPTION : AN INTERMEDIATE SINGLE STOREY TERRACE HOUSE  
LAND AREA : 1,300.00 SQUARE FEET  
ASSIGNOR(S) : PIRABAKARAN A/L MARIYAPAN  
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)  
EXECUTION NO. : WA-38-387-01/2026

KLANG

NO. 26, JALAN DATO ABDUL HAMID 2, TAMAN SENTOSA, 41200 KLANG, SELANGOR

**03**

AUCTION DATE : 14/07/2026  
TIME : 9.00 AM

RESERVE PRICE  
RM 396,000.00



DESCRIPTION : A UNIT OF A SERVICED APARTMENT  
FLOOR AREA : 807.00 SQUARE FEET  
ASSIGNOR(S) : HENG FU YING  
SOLICITOR : MESSRS A RAHIM & CO (KL)  
EXECUTION NO. : WA-38-441-01/2026

KUALA LUMPUR

NO. C-31-09, REGALIA SERVICE APARTMENT, NO. 2, JALAN ANJUNG PUTRA, OFF JALAN SULTAN ISMAIL, 50250 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

**04**

AUCTION DATE : 08/07/2026  
TIME : 11.00 AM

RESERVE PRICE  
RM 280,000.00



DESCRIPTION : AN INTERMEDIATE UNIT OF SINGLE STOREY TERRACE HOUSE  
LAND AREA : 1,540.00 SQUARE FEET  
ASSIGNOR(S) : EDWIN PAUL A/L ANTHONY  
SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH & ASSOCIATES (MELAKA)  
EXECUTION NO. : MA-38-695-12/2025

JASIN

JD 1225, JALAN MAYANG LESTARI 11, TAMAN MAYANG LESTARI FASA 3, 77000 JASIN, MELAKA



## 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]

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](mailto:aasb@arenaauctioneers.com)

H/P : 012 - 327 5047

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

# High Court E-Lelong JULY 2026

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

For more information, please call:  
03-7452 1764

**Ambank Home Financing please contact:**

**For Individual bidder(s)**

**Tan How Kuan, Bernard : 012-671 7856**

**For Company bidder(s)**

**Cammy Siew : 012-254 4463**



## PROPERTY AUCTION



03-7452 1318 | [ambank.com.my](http://ambank.com.my)



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

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

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

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


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

## SOUTHERN

<p><b>LOT 1</b> RESERVE PRICE: <b>RM 850,000.00</b></p> <p>Auction Date : 09/07/2026 / 11:00 a.m Type : A Double Storey Cluster House Within Gated And Guarded Scheme Assignor : One Two One Mobile Sdn Bhd Solicitor : A Rahim &amp; Co (JB) Address : No. 8059, Jalan Sri Putri 5/21, Taman Putri Kulai, 81000 Kulai, Johor</p>	<p><b>KULAI</b></p>  <p>AMBT796</p>	<p><b>LOT 2</b> RESERVE PRICE: <b>RM 670,000.00</b></p> <p>Auction Date : 22/07/2026 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Lim Kuan Hung Solicitor : Nor Ding &amp; Co (Johor Bahru) Address : 51, Jalan Indah 19/4, Taman Bukit Indah, 79100 Iskandar Puteri, Johor</p>	<p><b>JOHORBAHRU</b></p>  <p>AMBT846</p>
<p><b>LOT 3</b> RESERVE PRICE: <b>RM 630,000.00</b></p> <p>Auction Date : 22/07/2026 / 11:00 a.m Type : A Two And A Half Storey Intermediate Terrace House Assignor : Euneswaran A/L Balachendran Solicitor : Nor Ding &amp; Co (Johor Bahru) Address : No. 19, Jalan Pulai 64, Taman Pulai Utama, 81300 Skudai, Johor Kaveat : AmBANK (M) BERHAD No Pers: 17824/2021Bertarikh: 7/7/2021</p>	<p><b>SKUDAI</b></p>  <p>AMBT818</p>	<p><b>LOT 4</b> RESERVE PRICE: <b>RM 630,000.00</b></p> <p>Auction Date : 29/07/2026 / 11:00 a.m Type : Double Storey Terrace House, End Lot Assignor : Eric Lee Yee Hong Solicitor : A Rahim &amp; Co (JB) Address : No. 27, Jalan Seri Austin 3/26, Taman Seri Austin, 81100 Johor Bahru, Johor</p>	<p><b>JOHOR BAHRU</b></p>  <p>AMBT837</p>
<p><b>LOT 5</b> RESERVE PRICE: <b>RM 540,000.00</b></p> <p>Auction Date : 28/07/2026 / 11:00 a.m Type : Double Storey Terrace, Corner Lot Assignor : Lanin A/L Mariappan Solicitor : Nor Ding &amp; Co (Johor Bahru) Address : No.174, Jalan Scientex Jaya 8, Taman Scientex, Senai 81400 Johor</p>	<p><b>SENAI</b></p>  <p>AMBT069(3)</p>	<p><b>LOT 6</b> RESERVE PRICE: <b>RM 480,000.00</b></p> <p>Auction Date : 28/07/2026 / 11:00 a.m Type : A Double Storey Intermediate Terrace House Assignor : Muhammad Shahrul Shukri B Mhd Yusof Solicitor : A Rahim &amp; Co (JB) Address : No. 42, Jalan Kemboja 9, Bandar Bestari Perdana, Pasir Gudang, 81700, Johor</p>	<p><b>PASIR GUDANG</b></p>  <p>AMBT867</p>
<p><b>LOT 7</b> RESERVE PRICE: <b>RM 480,000.00</b></p> <p>Auction Date : 28/07/2026 / 11:00 a.m Type : Medium Cost Apartment Assignor : Ganabathi A/L Sivamani Solicitor : A Rahim &amp; Co (JB) Address : #13-15, Blok A, Pangsia Puteri, Jalan Bayu Puteri 1/2, Taman Bayu Puteri, 80050 Johor Bahru, Johor</p>	<p><b>JOHOR BAHRU</b></p>  <p>AMBT405(3)</p>	<p><b>LOT 8</b> RESERVE PRICE: <b>RM 470,000.00</b></p> <p>Auction Date : 22/07/2026 / 11:00 a.m Type : A Double Storey Intermediate Terrace House Assignor : Muhammad Asyraf Bin Nor Azri Solicitor : Nor Ding &amp; Co (Johor Bahru) Address : No. 628, Jalan Impiana 19, Taman Impiana, Kelapa Sawit, Kulai, Johor 81030 Johor</p>	<p><b>KULAI</b></p>  <p>AMBT765</p>

**LOT 9 RESERVE PRICE: RM 445,500.00 KULAI**

Auction Date : 28/07/2026 / 11:00 a.m  
 Type : Double Storey Terrace House, Corner Lot  
 Assignor : Chan Suit Yee  
 Solicitor : A Rahim & Co (JB)  
 Address : No. 2514, Jalan Sri Putri 6/17, Taman Putri Kulai, 81000 Kulai, Johor



AMBT122(3)

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

Auction Date : 13/07/2026 / 11:00 a.m  
 Type : Condominium  
 Assignor : Rosilah Hendry  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : Unit No. C-17-05, Villa Krystal Jalan Silat Lincak, Bandar Selesa Jaya 81300 Skudai Johor



AMBT894

**LOT 11 RESERVE PRICE: RM 351,000.00 SKUDAI**

Auction Date : 16/07/2026 / 11:00 a.m  
 Type : Single Storey Medium-Cost Terrace House  
 Assignor : Arun Dass A/L Francis  
 Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru)  
 Address : No. 21, Jalan Perubatan 8, Taman Universiti, Skudai 81300 Johor Bahru  
 Kaveat : No.Perserahan: 350/2023 oleh AMBANK (M) BERHAD didaftarkan pada 03/01/2023



AMBT738(2)

**LOT 12 RESERVE PRICE: RM350,000.00 JOHORBAHRU**

Auction Date : 06/07/2026 / 11:00 a.m  
 Type : An Extended Double Storey Intermediate Low Cost Terrace House  
 Assignor : Kuhen A/L Ganesan  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 19, Jalan Lembah 31, Taman Desa Jaya, 81100 Johor Bahru, Johor



AMBT761(3)

**LOT 13 RESERVE PRICE: RM 350,000.00 SKUDAI**

Auction Date : 22/07/2026 / 11:00 a.m  
 Type : Service Apartment Unit  
 Assignor : Pandiyan A/L Amavasai  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : Unit No. C-17-05, Villa Krystal Jalan Silat Lincak, Bandar Selesa Jaya 81300 Skudai Johor



AMBT710

**LOT 14 RESERVE PRICE: RM 324,000.00 JOHORBAHRU**

Auction Date : 29/07/2026 / 11:00 a.m  
 Type : A Service Aptment Unit  
 Assignor : Ko Men A/L Phon  
 Solicitor : A Rahim & Co (JB)  
 Address : Unit No. 12-06, Blok B, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor.



AMBT450(3)

**LOT 15 RESERVE PRICE: RM 315,000.00 GELANG PATAH**

Auction Date : 29/07/2026 / 11:00 a.m  
 Type : Apartment  
 Assignor : Kessler Allen Bernie  
 Solicitor : A Rahim & Co (Kluang)  
 Address : No. A2-03-02, Pangsapuri Seri Mengkuang 2, Persiaran Juragan, Desa Paya Mengkuang, 81560 Gelang Patah, Johor



AMBT835

**LOT 16 RESERVE PRICE: RM 300,000.00 PASIR GUDANG**

Auction Date : 06/07/2026 / 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



AMBT778(2)

**LOT 17 RESERVE PRICE: RM 299,700.00 PASIR GUDANG**


Auction Date : 28/07/2026 / 11:00 a.m  
 Type : A Double Storey Intermediate Terrace House  
 Assignor : Ahmad Shukri Bin Din  
 Solicitor : A Rahim & Co (JB)  
 Address : No. 69, Jalan Merak 6, Taman Scientex, 81700 Pasir Gudang, Johor



AMBT860

**LOT 18 RESERVE PRICE: RM 267,300.00 MASAI**

Auction Date : 14/07/2026 / 11:00 a.m  
 Type : Apartment Unit  
 Assignor : Puvendran A/L Ravichandran  
 Solicitor : A Rahim & Co (JB)  
 Address : No. 02-01-15 (A-02-01), Blok A, Pangsapuri Pan Vista, Jalan Permas 7, Bandar Baru Permas Jaya, 81750 Masai, Johor



AMBT654(2)

**LOT 19 RESERVE PRICE: RM 242,757.00 SKUDAI**

Auction Date : 22/07/2026 / 11:00 a.m  
 Type : Apartment  
 Assignor : Mohamed Amyrnurudin Bin Mohamad Adam Teo  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : F-02-07, Skudai Villa Apartment, Jalan Aman, Taman Skudai Baru, 81300 Skudai  
 Kaveat : AmBANK (M) BERHAD No. Pers: 24279/2023 Bertarikh: 13/6/2023



AMBT221(2)

**LOT 20 RESERVE PRICE: RM 216,000.00 JOHORBAHRU**


Auction Date : 22/07/2026 / 11:00 a.m  
 Type : Apartment Unit  
 Assignor : Kumarakurubaran A/L Marthandan  
 Solicitor : Nor Ding & Co (Johor Bahru)  
 Address : No. 14-04, Blok C, Pangsapuri Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor



AMBT451(2)

<b>LOT 21</b>	<b>RESERVE PRICE: RM 78,732.00</b>	<b>MASAI</b>
<p>Auction Date : 16/07/2026 / 11:00 a.m          Type : Medium Low-Cost Apartment          Assignor : Bragglone Tandang Anak Lembang          Solicitor : Ibrahim Nik Junainah &amp; Associates          (Johor Bahru)          Address : No. A-04-21, Blok A, Jalan Masai          Utama 2, Taman Masai Utama,          81750 Masai, Johor          Kaveat : No. Perserahan: 39345/2020 oleh LEE          PEET SAN didaftarkan pada          25/11/2020</p>		 <p><b>SUBJECT PROPERTY</b></p> <p>AMBT707(2)</p>

## CENTRAL

<b>LOT 22</b>	<b>RESERVE PRICE: RM 1,800,000.00</b>	<b>SHAHALAM</b>
<p>Auction Date : 16/07/2026 / 9:00 a.m          Type : A Double (2) Storey Semi-Detached House          Assignor : Mohd Rusdi Bin Hassan          Solicitor : Sidek Teoh Wong &amp; Dennis (KL)          Address : No. 1, Jalan Kelab Golf 13/6D,          Seksyen 13, 40100 Shah Alam,          Selangor          Kaveat : 1) No. Perserahan 001B54907/2019          Kaveat Persendirian Atas Tanah oleh Ng Lian Huat          (No. K/P:740914-07-5791) didaftarkan pada 29 Oktober          2019. 2) No. Perserahan 001B29152/2018 Kaveat          Persendirian Atas Tanah oleh Muhammad Rahami          bin Mohd Rusdi (No. K/P: 920829-02-5181)          didaftarkan pada 21 Jun 2018.</p>		 <p>AMBT748</p>

<b>LOT 23</b>	<b>RESERVE PRICE: RM 530,000.00</b>	<b>KUALA LUMPUR</b>
<p>Auction Date : 16/07/2026 / 9:00 a.m          Type : A Two-Bedroom Serviced Apartment Unit          Assignor : Mohamad Naim Bin Ahmad          Solicitor : Goh &amp; Partners (KL)          Address : Unit No. B-13-05, 13th Floor, Block B,          Residensi Unio, No. 200, Jalan          Kepong, Kepong, 52000 Kuala Lumpur,          Wilayah Persekutuan Kuala Lumpur</p>		 <p>AMBT688</p>

<b>LOT 24</b>	<b>RESERVE PRICE: RM 283,500.00</b>	<b>RAWANG</b>
<p>Auction Date : 09/07/2026 / 9:00 a.m          Type : A Double Storey Mid Terraced House          Assignor : Selva Kumar A/L Muniandy          Solicitor : Sidek Teoh Wong &amp; Dennis (KL)          Address : No.77, Jalan GU 2/8, Taman Garing          Utama, 48000 Rawang, Selangor</p>		 <p>AMBT754</p>

<b>LOT 25</b>	<b>RESERVE PRICE: RM 270,000.00</b>	<b>KUALA LUMPUR</b>
<p>Auction Date : 14/07/2026 / 9:00 a.m          Type : A Condominium Unit          Assignor : Thi Chun Wei          Solicitor : Manjit Singh Sachdev, Mohammad          Radzi &amp; Partners          Address : No. 20-20-5, Angkasa Impian          Condominium (On-Site Is Angkasa          Impian 1), Jalan Tong Shin, 50200          Kuala Lumpur</p>		 <p>AMBT740</p>

<b>LOT 26</b>	<b>RESERVE PRICE: RM 89,100.00</b>	<b>KLANG</b>
<p>Auction Date : 15/07/2026 / 9:00 a.m          Type : A Three-Bedroom Walk-Up Shop          Apartment Unit          Assignor : Ong Wei Chyuan          Solicitor : Azhar &amp; Wong (KL)          Address : Unit No. 335-3F, Tingkat 3, Alan          Hulubalang 28, Taman Sentosa,          Klang, Selangor 41200 Selangor</p>		 <p>AMBT288(2)</p>

<b>LOT 27</b>	<b>RESERVE PRICE: RM 71,280.00</b>	<b>SERI KEMBANGAN</b>
<p>Auction Date : 14/07/2026 / 9:00 a.m          Type : 2 Bedroom Walk Up Apartment          Assignor : Hawani Binti Fauzi          Solicitor : B H Gan, Nor &amp; Kim (KL)          Address : Unit No. D2-4-3, 4th Floor, Block D2,          Jalan Putra Permai 3, Taman Equine,          43300 Seri Kembangan, Selangor          Darul Ehsan</p>		 <p>AMBT741</p>

<b>LOT 28</b>	<b>RESERVE PRICE: RM 61,200.00</b>	<b>SERENDAH</b>
<p>Auction Date : 06/07/2026 / 9:00 a.m          Type : A 3-Bedroom Medium-Cost Apartment          Assignor : Mohammad Rithwan Bin Tajuddin          Solicitor : A Rahim &amp; Co (KL)          Address : No. B-4-07, Pangsapuri Seri Cempaka          Jalan Kiambang 1, Pinggiran Tasik          Kiambang, 48200 Serendah, Selangor</p>		 <p>AMBT760</p>

# NORTHERN

**LOT 29 RESERVE PRICE: RM 1,125,000.00 GELUGOR**

Auction Date : 06/07/2026 / 11:00 a.m  
 Type : A Three Bedroom Condominium Unit  
 Assignor : Chockalingam Sathappan  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : Unit No. 1A-10-3A, Platino Condominium, No. 1, Persiaran Tunku Kudin, 11700 Gelugor, Pulau Pinang



AMBT834

**LOT 30 RESERVE PRICE: RM 505,197.00 BALIKPULAU**

Auction Date : 15/07/2026 / 11:00 a.m  
 Type : Terrace House  
 Assignor : Mohamad Zulfadzli Bin Abdul Malik  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 6, Tingkat Sungai Rusa 6, Rena Park 11010 Balik Pulau, Pulau Pinang



AMBT299(2)

**LOT 31 RESERVE PRICE: RM 500,000.00 IPOH**

Auction Date : 15/07/2026 / 11:00 a.m  
 Type : A 3+1 Bedroom Condominium Unit Situated On The Seventh Floor Together With Three Parking Bays  
 Assignor : Khoo Wei Shen  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : Unit No. A-7-3, Jalan Medan Ipoh 1H, Kediaman D'Festivo, 31400 Ipoh, Perak Darul Ridzuan  
 Kaveat : Kaveat Persendirian atas tanah oleh AmBank (M) Berhad No. Perserahan 00B10302/2023.



AMBT522(2)

**LOT 32 RESERVE PRICE: RM 350,000.00 IPOH**

Auction Date : 14/07/2026 / 11:00 a.m  
 Type : An Extended Double Storey Semi-Detached House  
 Assignor : Chang Chee Qin  
 Solicitor : Nor Ding & Co (Sri Manjung)  
 Address : No. 6, Lengkok Wah Keong, Taman Wah Keong, 31400 Ipoh, Perak Darul Ridzuan



AMBT482(2)

**LOT 33 RESERVE PRICE: RM 350,000.00 SUNGAI PETANI**

Auction Date : 20/07/2026 / 11:00 a.m  
 Type : An Extended And Renovated Double Storey Terrace House (Intermediate Unit)  
 Assignor : Azbullah Bin Azmi  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : No. 97, Lorong 23, Taman Petani Jaya, 08000 Sungai Petani, Kedah Darul Aman



AMBT842

**LOT 34 RESERVE PRICE: RM 340,000.00 IPOH**

Auction Date : 16/07/2026 / 11:00 a.m  
 Type : An Extended Intermediate Unit Double Storey Terraced House  
 Assignor : Teng Pui San  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : No. 143, Lebuhr Bercham Selatan, Desa Bercham, 31400 Ipoh, Perak Darul Ridzuan  
 Kaveat : No. Pers. 00B5840/2025 Kaveat Persendirian oleh Chan Chee Lake pada 11/04/2025



AMBT757

**LOT 35 RESERVE PRICE: RM 320,000.00 SUNGAI PETANI**

Auction Date : 29/07/2026 / 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(2)

**LOT 36 RESERVE PRICE: RM 275,400.00 GLUGOR**

Auction Date : 30/07/2026 / 11:00 a.m  
 Type : A Corner Unit Of Three (3) Bedrooms Apartment  
 Assignor : Teoh Thye Poh  
 Solicitor : Zaid Ibrahim & Co (Penang)  
 Address : No. 3C-02-08, Jalan Batu Uban, Mukim 13, 11700 Glugor, Penang



AMBT682(2)

**LOT 37 RESERVE PRICE: RM 245,000.00 ALORSETAR**

Auction Date : 23/07/2026 / 11:00 a.m  
 Type : An Extended Single Storey Intermediate Terrace House  
 Assignor : Muniandy A/L Wadamalai  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 210, Lorong Cermat 8/3, Taman Putra Jaya, Off Jalan Tanjung Bendahara, 05300 Alor Setar, Kedah Darul Aman



AMBT800

**LOT 38 RESERVE PRICE: RM 226,800.00 IPOH**

Auction Date : 09/07/2026 / 11:00 a.m  
 Type : A 2-Bedroom Condominium  
 Assignor : Leong Way Cheng  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : No. B-5-6, Block B, Jalan Meru Idaman 1, Taman Meru Idaman, 30020 Ipoh, Perak Darul Ridzuan



AMBT513(2)

**LOT 39 RESERVE PRICE: RM 220,000.00 KINTA**

Auction Date : 29/07/2026 / 11:00 a.m  
 Type : An Extended Single Storey Intermediate Terraced House  
 Assignor : Nedumaaran A/L Maniam  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 9, Lebuhr Tembok 6, Taman Permai, 30010 Ipoh, Perak Darul Ridzuan  
 Kaveat : Kaveat Persendirian atas tanah oleh AmBank (M) Berhad No. Perserahan 00B4832/2021 didaftarkan pada 13/4/2021.



AMBT625(2)

**LOT 40 RESERVE PRICE: RM 211,500.00 PADANG MEHA**

Auction Date : 09/07/2026 / 11:00 a.m  
 Type : An Apartment Unit  
 Assignor : Mohamad Amirul Bin Asmad  
 Solicitor : Azmi Rahim & Co (Sg. Petani)  
 Address : Unit No. C-2-24, Jalan Desa Aman S 10/3, Pangsapuri Enesta Desa Aman, 09410 Padang Meha, Kedah Darul Aman  
 Kaveat : Kaveat Persendirian oleh Ambank Islamic Berhad



AMBT686(2)

**LOT 41 RESERVE PRICE: RM 210,600.00 KEPALABATAS**

Auction Date : 13/07/2026 / 11:00 a.m  
 Type : A Double Storey Intermediate Cluster House  
 Assignor : Muhammad Syafiq Bin Taha  
 Solicitor : Zaid Ibrahim & Co (Penang)  
 Address : No. 19, Persiaran Seksyen 6/4, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang



AMBT563(2)

**LOT 42 RESERVE PRICE: RM 202,500.00 SUNGAI PETANI**

Auction Date : 29/07/2026 / 11:00 a.m  
 Type : Single Storey Semi Detached House  
 Assignor : Kumarresan A/L Karuppanan  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : No. 61, Jalan Songket 2, Taman Songket, 08000 Sungai Petani, Kedah.



AMBT579(2)

**LOT 43 RESERVE PRICE: RM 200,000.00 SITIAWAN**

Auction Date : 22/07/2026 / 11:00 a.m  
 Type : An Intermediate Unit Single Storey Terraced House  
 Assignor : Mohd Sabarulsahar Bin Mohd Mokhtar  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 1025, Jalan Residen 3/23, Residen 3, Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak Darul Ridzuan



AMBT361(2)

**LOT 44 RESERVE PRICE: RM 200,000.00 IPOH**

Auction Date : 08/07/2026 / 11:00 a.m  
 Type : An Intermediate Unit Single Storey Low-Cost Terraced House  
 Assignor : Ahmad Zalkanain Bin Mohamed  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 3, Margosa A/4, Bandar Seri Botani, 31350 Ipoh, Perak Darul Ridzuan  
 Kaveat : Kaveat persendirian atas tanah oleh AmBank Islamic Berhad No. Perserahan 00B12166/2020.



AMBT792

**LOT 45 RESERVE PRICE: RM 198,000.00 IPOH**

Auction Date : 08/07/2026 / 11:00 a.m  
 Type : Single Storey Terraced House  
 Assignor : Santi A/P Ganapathi  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 58, Persiaran Jelapang 7 Taman Silibin 30100 Ipoh Perak  
 Kaveat : Kaveat Persendirian atas tanah oleh AmBank Islamic Berhad No. Perserahan 00B13445/2021



AMBT639(2)

**LOT 46 RESERVE PRICE: RM198,000.00 SERI MANJUNG**

Auction Date : 20/07/2026 / 11:00 a.m  
 Type : An Extended Intermediate Unit Single Storey Terrace House  
 Assignor : Fadzil Bin Alias  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : No. 19, Taman Cantik II, Pasir Panjang Laut, 32040 Sitiawan, Perak Darul Ridzuan



AMBT543(2)

**LOT 47 RESERVE PRICE: RM 198,000.00 TELUK INTAN**

Auction Date : 23/07/2026 / 11:00 a.m  
 Type : A Single Storey Semi-Detached Cluster House  
 Assignor : Muhammad Nor Azrin Bin Norzali  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : No. 21, Lorong Lagenda 31, Seksyen 1, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak Darul Ridzuan



AMBT821

**LOT 48 RESERVE PRICE: RM 190,269.00 BATU FERRINGHI**

Auction Date : 13/07/2026 / 11:00 a.m  
 Type : A Three Bedroom Condominium Unit  
 Assignor : Mariayee A/P Sariappan  
 Solicitor : Jayadeva & Kamal (Alor Setar)  
 Address : Unit No. 31-09-07, Persiaran Sungai Emas, Ferringhi Delima Condominium 11100 Batu Ferringhi, Pulau Pinang  
 Kaveat : KAVEAT PERSENDIRIAN DIMASUKKAN OLEH AMBANK (M) BERHAD (LUPUT)



AMBT176(4)

**LOT 49 RESERVE PRICE: RM 190,000.00 BAYANLEPAS**

Auction Date : 13/07/2026 / 11:00 a.m  
 Type : A Corner Unit Of Three (3) Bedrooms Flat  
 Assignor : Gangadharren A/L Chandran  
 Solicitor : Lalchand & Nawawi (Ipoh)  
 Address : No. 9-3-9, Lebuhr Relau 3, 11900 Bayan Lepas, Penang



AMBT406(2)

**LOT 50 RESERVE PRICE: RM 178,200.00 SUNGAI PETANI**

Auction Date : 06/07/2026 / 11:00 a.m  
 Type : An Extended Single Storey Low-Cost Intermediate TE  
 Assignor : Azemi Bin Othman  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : No. 265, Jalan Seroja 1/4, Taman Seroja 08000 Sungai Petani, Kedah 08000 Kedah  
 Kaveat : KAVEAT PERSENDIRIAN DIMASUKKAN OLEH AMBANK ISLAMIC BERHAD



AMBT587(3)

**LOT 51 RESERVE PRICE: RM 162,000.00 KAMUNTING**

Auction Date : 06/07/2026 / 11:00 a.m  
 Type : A 2-Storey Intermediate Medium-Cost Terrace House  
 Assignor : Bala Murali A/L Sankaran  
 Solicitor : Nor Ding & Co (Manjung)  
 Address : No. 194, Jalan Perak, Taman Rakyat, 34600 Kamunting, Perak Darul Ridzuan  
 Kaveat : No. Perserahan 00B20172/2023 Kaveat Persendirian atas tanah oleh AmBank (M) Berhad.



AMBT569(2)

**LOT 52 RESERVE PRICE: RM 162,000.00 BAYAN LEPAS**

Auction Date : 13/07/2026 / 11:00 a.m  
 Type : 2 Bedroom Low Cost Apartment  
 Assignor : Nur Syakira Binti Ahmad Shah Budin  
 Solicitor : Azmi Rahim & Co (Sg Petani)  
 Address : No. 1150E-16-12, Jalan Teluk Kumbar, Saujana Heights, 11920 Bayan Lepas, Pulau Pinang  
 Kaveat : Didaftarkan pada 25.08.2022 Suratkuasa Wakil 0705SW2021000035



AMBT721(2)

LOT 53	RESERVE PRICE: RM 148,500.00	KAMPAR	
Auction Date	: 15/07/2026 / 11:00 a.m		
Type	: Double Storey Low Cost Terrace House		
Assignor	: Mohd Zain Bin Abu Bakar		
Solicitor	: Lalchand & Nawawi (Ipoh)		
Address	: No. 1107, Jln Emas, Taman Bandar Baru, 31900 Kampar, Perak		
			AMBT342(2)

LOT 54	RESERVE PRICE: RM 140,000.00	BAYAN LEPAS	
Auction Date	: 20/07/2026 / 11:00 a.m		
Type	: A Two Bedroom Low-Cost Walk-Up Flat Unit		
Assignor	: Nur Hidayah Binti Razali		
Solicitor	: Zaid Ibrahim & Co (Penang)		
Address	: Unit No. 8A-4-3, Persiaran Mayang Pasir 5, Bandar Bayan Baru, 11950 Bayan Lepas, Pulau Pinang		
Kaveat	: No. Pers : 0799B2021001903 Kaveat Persendirian atas Petak oleh Ambank Islamic Berhad didaftarkan pada 16.03.2021		
			AMBT883

LOT 55	RESERVE PRICE: RM 129,600.00	IPOH	
Auction Date	: 09/07/2026 / 11:00 a.m		
Type	: An Extended & Renovated Intermediate Unit Double Storey Terraced House		
Assignor	: Shak Thi Vell A/L Haridass		
Solicitor	: Zain Megat & Murad		
Address	: No. 4, Persiaran Bercham Utara 8, Taman Ramai, 31400 Ipoh, Perak Darul Ridzuan		
			AMBT529(2)

LOT 56	RESERVE PRICE: RM 91,854.00	BAYAN LEPAS	
Auction Date	: 16/07/2026 / 11:00 a.m		
Type	: A-2 Bedroom Low Cost Flat		
Assignor	: Muhamad Harith Daniel Bin Muhamad Salleh		
Solicitor	: Zaid Ibrahim & Co (Penang)		
Address	: No. 3-4-16, Bandar Baru Perda Teluk Kumbar, Tingkat Teluk Kumbar, Bandar Baru Teluk Kumbar, 11920 Bayan Lepas, Pulau Pinang		
			AMBT312(4)

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

## GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

### Step 1 : User Registration

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

### Step 2 : Login

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

### Step 3 : Choose Property

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

### Step 4 : Bidding Registration


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

### Step 5 : Checking Upcoming Bidding

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

### Step 6 : Auction Day

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

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



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

# High Court E-Lelong JULY 2026

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

For more information, please call:  
03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Cammy Siew : 012-254 4463



## PROPERTY AUCTION



03-7452 1318 | [ambank.com.my](http://ambank.com.my)

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

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

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

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

**LOT 1** RESERVE PRICE : RM930,000.00 SEREMBAN



Type : A Double Storey Detached House  
Area : Approx 697 sqmt / 7,503 qft  
Assignor(s) : Jayamohan A/L Nagamuthu  
Solicitor : M/S Ibrahim Nik Junainah & Associates  
(No. Tel : 06-5216272)  
Auction Date : 7 July, 2026 (Tuesday)  
Time : 9.00 AM

**ISLAMIC**

NO. 11, JALAN SENAWANG PERDANA 3,  
TAMAN SENAWANG PERDANA, 71450,  
SEREMBAN, NEGERI SEMBILAN.

**LOT 2** RESERVE PRICE : RM850,000.00 SEREMBAN



Type : An Intermediate Three Storey Terrace House  
Area : Approx 178.40 sqmt / 1,920 sqft  
Assignor(s) : 1. Lim Hsih Wei  
2. Lew Shwu Tyug  
Solicitor : M/S Darshan Chong & Co.  
(No. Tel : 03-92844694)  
Auction Date : 16 July, 2026 (Tuesday)  
Time : 9.00 AM

NO. 109, JALAN FOREST HEIGHTS 3/4,  
PRECINT 3, FOREST HEIGHTS,  
70450 SEREMBAN, NEGERI SEMBILAN.

**LOT 3** RESERVE PRICE : RM450,000.00 SEREMBAN



Type : An Intermediate Unit Double Storey Terrace House  
Area : Approx 174 sqmt / 1,566 qft  
Assignor(s) : Darwin Raj A/L Armugam  
Solicitor : M/S Ibrahim Nik Junainah & Associates  
(No. Tel : 06-5216272)  
Auction Date : 30 July, 2026 (Thursday)  
Time : 9.00 AM

NO. 357, LORONG IRINGAN BAYU 35/2, PRECINT 3,  
TAMAN IRINGAN BAYU,  
70300 SEREMBAN, NEGERI SEMBILAN.


**LOT 4** RESERVE PRICE : RM280,000.00 SEREMBAN



Type : Single Storey Terrace House  
Area : Approx 153 sqmt / 1,507 sqft  
Assignor(s) : Nur Azzlizah Binti Md Jasmi  
Solicitor : M/S Darshan Chong & Co.  
(No. Tel : 03-92844694)  
Auction Date : 23 July, 2026 (Thursday)  
Time : 11.00 AM

NO. 47, JALAN SRI INAI 1, TAMAN SRI INAI, SIKAMAT,  
70450 SEREMBAN, NEGERI SEMBILAN.

**LOT 5** RESERVE PRICE : RM765,000.00 SENDAYAN



Type : A Corner Unit Double Storey Terrace House  
Area : Approx 339 sqmt / 3,649 sqft  
Assignor(s) : Mohd Azlan Bin Md Basar  
Solicitor : M/S Manjit Singh Sachdev  
Mohammad Radzi & Partners  
(No. Tel : 03-26987533)  
Auction Date : 23 July, 2026 (Thursday)  
Time : 9.00 AM

NO. 1195, JALAN SURIAMAN 3/14,  
SURIAMAN 3, 71950, BANDAR SRI SENDAYAN,  
NEGERI SEMBILAN.

**LOT 6** RESERVE PRICE : RM470,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House  
Area : 131 sqmt / 1,410 sqft  
Assignor(s) : 1. Dinesh A/L Saganathan  
2. Logananthini A/P Moorthy  
Solicitor : M/S Darshan Chong & Co.  
(No. Tel : 03-92844694)  
Auction Date : 16 July 2026 (Thursday)  
Time : 9.00 AM

No. 842, LAMAN SENDAYAN 2B/4,  
LAMAN SENDAYAN FASA 2,  
71950, BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

**AmBank (M) Berhad**

**AmBank Islamic Berhad**

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



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

**ESZAM AUCTIONEER SDN. BHD.**  
(200701002904 / 760902-H)

**NO. 14, 1ST FLOOR,  
JALAN DATO' LEE FONG YEE,  
70000 SEREMBAN,  
NEGERI SEMBILAN DARUL KHUSUS**

☎ 06-7629786 / 016-6639786 / 018-6639786

✉ 06-7616986

✉ [eszamauctioneer@yahoo.com](mailto:eszamauctioneer@yahoo.com)

🌐 [www.eszamauctioneer.com](http://www.eszamauctioneer.com)

**LOT 7 RESERVE PRICE : RM444,690.00 SENDAYAN**



Type : An Intermediate Double Storey Terrace House  
Area : Approx 174 sqmt / 1,873 sqft  
Assignor(s) : Samson Lee Sang Sung  
Solicitor : M/S Manjit Singh Sachdev  
Mohammad Radzi & Partners  
(No. Tel : 03-26987533)  
Auction Date : 14 July 2026 (Tuesday)  
Time : 9.00 AM

**NO. 574, JALAN HIJAYU 2/49,  
RESORT HOMES, HIJAYU 2, 71950,  
BANDAR SRI SENDAYAN, NEGERI SEMBILAN.**

**LOT 8 RESERVE PRICE : RM500,000.00 LABU**



Type : An Intermediate Double Storey Terrace House  
Area : Approx 121 sqmt / 1,302 sqft  
Assignor(s) : 1. Navin Kumar A/L Allimuthu  
2. Pavithraa A/P Subramaniam  
Solicitor : M/S Ibrahim Nik Junainah & Associates  
(No. Tel : 06-5216272)  
Auction Date : 6 July 2026 (Monday)  
Time : 11.00 AM **ISLAMIC**

**NO. 205, JALAN TIARA SENDAYAN 2/3, TIARA SENDAYAN,  
71900 LABU, NEGERI SEMBILAN.**

**LOT 9 RESERVE PRICE : RM430,000.00 MANTIN**



Type : An Intermediate Unit Double Storey Terrace House  
Area : Approx 112 sqmt / 2,265 sqft  
Assignor(s) : Hasbullah Bin Bachik  
Solicitor : M/S Darshan Chong & Co.  
(No. Tel : 03-92844694)  
Auction Date : 28 July, 2026 (Tuesday)  
Time : 9.00 AM

**NO. 330, JALAN T.M 12, TAMAN MULIA,  
71700 MANTIN, NEGERI SEMBILAN.**

**LOT 10 RESERVE PRICE : RM360,000.00 LENGGENG**



Type : An Intermediate Single Storey Terrace House  
Area : Approx 130 sqmt / 1,399 sqft  
Assignor(s) : Kodiswaran A/L Kagradaimdo  
Solicitor : M/S Darshan Chong & Co.  
(No. Tel : 03-92844694)  
Auction Date : 16 July, 2026 (Thursday)  
Time : 9.00 AM

**NO. 36, JALAN TASIK SENANGIN 16/13,  
BANDAR TASIK SENANGIN,  
71750, LENGGENG, NEGERI SEMBILAN.**

**LOT 11 RESERVE PRICE : RM360,000.00 PORT DICKSON**



Type : A Renovated End Of Single Storey Terraced House  
Area : Approx 174 sqmt / 1,176 qft  
Assignor(s) : Syed Mohammed Zairi Bin Syed AB Rahim  
Solicitor : M/S Darshan Chong & Co.  
(No. Tel : 03-92844694)  
Auction Date : 23 July, 2026 (Thursday)  
Time : 9.00 AM

**NO. 188, JALAN PERDANA 6, TAMAN BUKIT PERDANA,  
BATU 9, JALAN PANTAI,  
71050 PORT DICKSON, NEGERI SEMBILAN.**

**AmBank (M) Berhad**

**AmBank Islamic Berhad**

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



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

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

06-7629786 / 016-6639786 / 018-6639786

06-7616986

eszamauctioneer@yahoo.com

www.eszamauctioneer.com

**AmBank**

**AmBank Islamic**

# GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

## STEP 1: USER REGISTRATION

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

## STEP 2: LOGIN

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

## STEP 3: CHOOSE PROPERTY

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

## STEP 4: BIDDING REGISTRATION

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

## STEP 5: CHECK UPCOMING BIDDING

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

## STEP 6: AUCTION DAY

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

### NOTE :

---

---

---

---

---

---

---

---

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



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

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

☎ 06-7629786 / 016-6639786 / 018-6639786

✉ 06-7616986

✉ eszamauctioneer@yahoo.com

🌐 www.eszamauctioneer.com

# High Court E-Lelong

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

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

## SELANGOR

**Lot 1**

**RESERVE PRICE RM1,771,470.00**



**Auction Date:** 23/07/2026 / 9.00AM  
**Type :** A Two And A Half Storey Detached House  
**Area:** 845 Sq. Mt / 9095 Sq. Ft  
**Assignor(s):** Ali Sulaiman & Sons Sdn Bhd  
**Solicitors:** Darshan Chong & Co (KL)  
**Execution No:** WA-38-1605-04/2026

**No. 35, Jalan 14/3 Taman Tun Abdul Razak, 68000 Ampang, Selangor Darul Ehsan**

**AMPANG JAYA**

**Lot 2**

**RESERVE PRICE RM810,000.00**



**Auction Date:** 6/07/2026 / 9.00AM  
**Type :** A Double Storey Mid Terraced House  
**Area:** 164 Sq Mt. / 1,765 Sq Ft.  
**Assignor(s):** Yap Zhen Heng  
**Solicitors:** Vas & Co (KLG)  
**Execution No:** BA-38-571-02/026

**No.46, Jalan Goodview 9, Goodview Heights, 43000 Kajang, Selangor Darul Ehsan**

**KAJANG**

**Lot 3**

**RESERVE PRICE RM518,400.00**



**Auction Date:** 16/07/2026 / 9.00AM  
**Type :** A Double Storey Mid Terraced House  
**Area:** 137 Sq. Mt / 1,475 Sq. Ft.  
**Assignor(s):** Badrul Hisam Bin Ahmad Asror  
**Solicitors:** Goh & Partners (KI)  
**Execution No:** WA-38-474-02/2026

**No.61, Jalan Gunung Nuang U11/44, Bukit Bandaraya Section U11, 40170 Shah Alam, Selangor Darul Ehsan**

**SHAH ALAM**

**Lot 4**

**RESERVE PRICE RM420,000.00**



**Auction Date:** 23/7/2026 / 9.00AM  
**Type :** A 2-Storey Intermediate Terrace House  
**Area:** 125 Sq. Mt. / 1,345 Sq. Ft.  
**Assignor(s):** Cik Razliana Bt Abd Rashid  
**Solicitors:** Azhar & Wong (KI)  
**Execution No:** WA-38-586-02/2026

**No. 32A, Jalan 5/3A, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan**

**RAWANG**

**Lot 5**

**RESERVE PRICE RM378,000.00**



**Auction Date:** 16/07/2026 / 9.00AM  
**Type :** A Single-Storey Intermediate Terrace House  
**Area:** 146 Sq. Mt. / 1,572 Sq. Ft.  
**Assignor(s):** Mohd Zaidi Bin Ab Rahman  
**Solicitors:** B H Gan, Nor & Kim (KL)  
**Execution No:** WA-38-451-01/2026

**No. 17, Jalan SP 1/6, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan**

**JENJAROM**

**Lot 6**

**RESERVE PRICE RM315,000.00**



**Auction Date:** 14/07/2026 / 9.00AM  
**Type :** A Single Storey Corner Terraced House  
**Area:** 194 Sq. Mt. / 2,088 Sq. Ft.  
**Assignor(s):** Muhammad Amirul Bin Ahmad Radzi  
**Solicitors:** Azhar & Wong (KI)  
**Execution No:** WA-38-450-01/2026

**No. 1, Jalan Gu 1/6, Taman Garing Utama, 48000 Rawang, Selangor Darul Ehsan**

**RAWANG**

<b>Lot 7</b>	<b>RESERVE PRICE</b> <b>RM243,000.00</b>	<b>Lot 8</b>	<b>RESERVE PRICE</b> <b>RM226,800.00</b>
	<b>Auction Date:</b> 08/07/2026 / 9.00AM <b>Type :</b> 3 Bedroom Apartment <b>Area:</b> 82 Sq. Mt. / 883 Sq. Ft. <b>Assignor(s):</b> Mathiarul A/L Rengaraju, Santhanam A/P Muthiah & Muthu A/L Munisamy <b>Solicitors:</b> Sidek Teoh Wong & Dennis (KL) <b>Execution No:</b> BA-38-513-02/2026  <b>A3-3-5, Block A3, Pelangi Court, Jalan Pekan Baru, 41300 Klang, Selangor Darul Ehsan</b>		<b>Auction Date:</b> 22/07/2026 / 9.00AM <b>Type :</b> A 3-Bedroom Apartment <b>Area:</b> 75 Sq. Mt. / 807 Sq. Ft. <b>Assignor(s):</b> Haslinda Binti Ngah <b>Solicitors:</b> Zain Megat & Murad (KL) <b>Execution No:</b> WA-38-569-02/2026  <b>No. B-9-09, Pangsapuri Casa Riana, Persiaran Taman Puncak Jalil, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan</b>
<b>KLANG</b>		<b>SERI KEMBANGAN</b>	
<b>Lot 9</b>	<b>RESERVE PRICE</b> <b>RM196,830.00</b>	<b>Lot 10</b>	<b>RESERVE PRICE</b> <b>RM170,000.00</b>
	<b>Auction Date:</b> 14/07/2026 / 9.00AM <b>Type :</b> An Apartment Unit <b>Area:</b> 83 Sq. Mt. / 893 Sq. Ft. <b>Assignor(s):</b> Choong Chee Keong <b>Solicitors:</b> Vas & Co (KLG) <b>Execution No:</b> BA-38-593-02/2026  <b>Unit No 403, Tingkat 3, Blok 2, Pangsapuri Sri Kerjaya, Jalan Pegawai U1/33, Seksyen U1, 40150, Shah Alam, Selangor</b>		<b>Auction Date:</b> 8/07/2026 / 9.00AM <b>Type :</b> A 3-Bedroom Apartment <b>Area:</b> 72 Sq. Mt. / 775 Sq. Ft. <b>Assignor(s):</b> Norhayanti Binti Mohlisun <b>Solicitors:</b> Vas & Co (KLG) <b>Execution No:</b> BA-38-570-05/2026  <b>No. A-4-13, Pangsapuri Kenanga, Jalan TBK 1/10, Taman Bukit Kinrara, 47100 Puchong, Selangor Darul Ehsan</b>
<b>SHAH ALAM</b>		<b>BUKIT KINRARA</b>	
<b>Lot 11</b>	<b>RESERVE PRICE</b> <b>RM144,000.00</b>	<b>Lot 12</b>	<b>RESERVE PRICE</b> <b>RM108,000.00</b>
	<b>Auction Date:</b> 14/07/2026 / 9.00AM <b>Type :</b> A Three Bedroom Low-Cost Flat Unit <b>Area:</b> 61 Sq. Mt. / 657 Sq. Ft. <b>Assignor(s):</b> Abdul Razlan Bin Abdul Hakim <b>Solicitors:</b> Azhar & Wong (KL) <b>Execution No:</b> WA-38-3869-12/2025  <b>B5-11-34, 11th Floor, Blok 5, Jalan PJS 6/5A, Desa Mentari, 46000 Petaling Jaya, Selangor Darul Ehsan</b>		<b>Auction Date:</b> 29/07/2026 / 9.00AM <b>Type :</b> A Three Room Low Cost Flat <b>Area:</b> 61 Sq. Mt. / 657 Sq. Ft. <b>Assignor(s):</b> Jamaliah Binti Muhammed Sharif <b>Solicitors:</b> B H Gan, Nor & Kim (KL) <b>Execution No:</b> WA-38-333-01/2026  <b>No. E-4-13, Blok E, Pangsapuri Rebana, Jalan Gamelan, Klang, 41050 Klang Selangor Darul Ehsan</b>
<b>PETALING JAYA</b>		<b>KLANG</b>	

## KUALA LUMPUR

<b>Lot 13</b>	<b>RESERVE PRICE</b> <b>RM364,500.00</b>	<b>Lot 14</b>	<b>RESERVE PRICE</b> <b>RM114,000.00</b>
	<b>Auction Date:</b> 9/07/2026 / 9.00AM <b>Type :</b> A Three-Bedroom Apartment Unit <b>Area:</b> 105 Sq. Mt / 1,130 Sq. Ft. <b>Assignor(s):</b> Tan Fun Pin <b>Solicitors:</b> Goh & Partners (KL) <b>Execution No:</b> WA-38-362-01/2026  <b>Unit No. B1-22-06, 22nd Floor, Block B1, Royal Domain-Sri Putramas II, Jalan Putramas, Off Jalan Kuching, 51200 Wilayah Persekutuan Kuala Lumpur (Address in assessment bill stated as Unit No. B1-22-06, Blok B1, Sri Putramas II, Jln Putramas, Off Jln Kuching 51200 Wilayah Persekutuan Kuala Lumpur ).</b>		<b>Auction Date:</b> 16/07/2026 / 9.00AM <b>Type :</b> A Low-Cost Walk-Up Apartment <b>Area:</b> 48 Sq.Mt. / 517 Sq.Ft <b>Assignor(s):</b> Mohd Azlee Bin Md Zaini <b>Solicitors:</b> Goh & Partners (KL) <b>Execution No:</b> WA-38-477-02/2026  <b>No. 10-1-10, (ditapak ialah Pangsapuri Blok 8 &amp; 10), Jalan 1/144A, Taman Bukit Cheras, 56000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur</b>
<b>KUALA LUMPUR</b>		<b>KUALA LUMPUR</b>	

## MELAKA

<b>Lot 15</b>	<b>RESERVE PRICE</b> <b>RM90,000.00</b>
	<b>Auction Date:</b> 22/07/2026 / 9.00AM <b>Type :</b> An Intermediate Unit Of Single Storey Terrace House <b>Area:</b> 111 Sq.Mt./ 1,195 Sq.Ft <b>Assignor(s):</b> Muhammad Sobirin Bin Noh <b>Solicitors:</b> Ibrahim Nik Junainah & Associates (MELAKA) <b>Execution No:</b> MA-38-79-02/2026  <b>No. JA 2643, Rumah Awam Pondok Batang, 77100 Asahan, Melaka</b>
<b>JASIN</b>	

# PAHANG

Lot 16

**RESERVE PRICE RM111,537.00**



**Auction Date:** 08/07/2026 / 9.00AM  
**Type :** Single Storey End Terrace House  
**Area:** 100.332 Sq. Mt. / 1,076 Sq. Ft.  
**Assignor(s):** Muhammad Aszri Bin Bahasan  
**Solicitors:** Hamidah Rosmawati & Associates (Kuantan)  
**Execution No:** CA-38-178-04/2026

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

**KUANTAN**

# KELANTAN

Lot 17

**RESERVE PRICE RM502,211.00**



**Auction Date:** 08/07/2026 / 9.00AM  
**Type :** An Uncompleted Abandoned Three (3) Storey Detached House  
**Area:** Lot 10435 (507 sq. mt/ 5,457.3 sq. ft.) & Lot 10436 (534 sq. mt/ 5,747.93sq. ft.)  
**Assignor(s):** Nur Fazzlin Sulastrri Binti Ismail @ Othman  
**Solicitors:** H. S. Lim & Malik (Kota Bharu)  
**Execution No:** DA-38-355-04/2026

**Lot 10435 & 10436, Lorong Puteri Saadong, Kampung Kota, 15100 Kota Bharu, Kelantan Darul Naim**

**KOTA BHARU**

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



Visit [heritageauctioneers.my](http://heritageauctioneers.my) to explore our exciting nationwide properties

Call or whatsapp 011-5585 1442 now!

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# 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.

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



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

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

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

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

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

**LOT 1** Reserve Price **RM 1,440,000**



Type: 3 Storey Terrace House  
Area: 2,594 square feet  
Address: No. 18, Jalan Desiran Bayu, Taman Desiran Bayu, 53300, Kuala Lumpur

Auction Date : 29th July 2026  
Time : 9.00am

**KUALA LUMPUR** End Lot

**LOT 2** Reserve Price **RM 520,000**



Type: Condominium, 3 bedrooms  
Area: 1,087 square feet  
Address: Unit No. D-13A-02, Block D-Liana 2, Residensi Vyne Sungai Besi, No. 8, Jalan 1/108D, Sungai Besi, 57100, Kuala Lumpur

Auction Date : 15th July 2026  
Time : 9.00am

**KUALA LUMPUR**

**LOT 3** Reserve Price **RM 415,530**



Type: Service Apartment, 1 bedroom  
Area: 614 square feet  
Address: Unit No. B-26-10, Block B, Cormar Suites (Formerly known as Fraser Place), Lot No. 163, No. 10, Jalan Perak, 50250, Kuala Lumpur

Auction Date : 09th July 2026  
Time : 9.00am

**KUALA LUMPUR**

**LOT 4** Reserve Price **RM 379,080**



Type: Service Apartment  
Area: 1,141 square feet  
Address: Unit No. 13-3A, The Annex @ Medan Connaught, No. 1, Jalan 3/144A, 56000, Kuala Lumpur

Auction Date : 14th July 2026  
Time : 9.00am

**KUALA LUMPUR**

**LOT 5** Reserve Price **RM 126,000**



Type: Apartment, Low cost, 3 bedrooms  
Area: 657 square feet  
Address: Unit No. 7-10-A, Block 7, Desa Satu Apartment, Off Lorong D1/5, Desa Aman Puri, 52100 Kepong, Kuala Lumpur

Auction Date : 16th July 2026  
Time : 9.00am

**KUALA LUMPUR** Corner Lot

**LOT 6** Reserve Price **RM 1,312,200**



Type: 3 Storey Terrace Shop Office  
Area: 1,920 square feet  
Address: Premises No. 28, Jalan MR 1/3, M-Residensi Galleria, 48020 Rawang, Selangor

Auction Date : 22nd July 2026  
Time : 9.00am

**SELANGOR**

**LOT 7** Reserve Price **RM 576,000**



Type: 2 Storey Terrace House  
Area: 1,400 square feet  
Address: No. 17, Jalan LEP 6/31, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

Auction Date : 16th July 2026  
Time : 9.00am

**SELANGOR**

**LOT 8** Reserve Price **RM 311,850**



Type: Condominium  
Area: 1,055 square feet  
Address: Unit No. 03-05, Blok 19, Pangsapuri Elaéis 2, Jalan Bait U8/1, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor

Auction Date : 29th July 2026

**SELANGOR**

**LOT 9** Reserve Price **RM 300,000**



Type: Apartment  
Area: 1,044 square feet  
Address: Unit No. A-12-13, Block A, Pangsapuri Putra, Jalan Putra Impian, Taman Putra Impian, 43000 Kajang, Selangor

Auction Date : 14th July 2026  
Time : 9.00am

**SELANGOR**

**LOT 10** Reserve Price **RM 283,500**



Type: Town House  
Area: 1,087 square feet  
Address: Unit No. 1-10-1, Persiaran Puteri Satu, Taman Puteri (Venice Hills), 43200 Cheras, Selangor

Auction Date : 22nd July 2026  
Time : 9.00am

**SELANGOR**

**LOT 11** Reserve Price **RM 250,000**



Type: 2 Storey Terrace House  
Area: 1,195 square feet  
Address: No. 71, Jalan Iris 3A, Perumahan Jalan Iris, Taman Bunga Raya, 48300 Rawang, Selangor

Auction Date : 15th July 2026  
Time : 9.00am

**SELANGOR**

**LOT 12** Reserve Price **RM 230,000**



Type: Apartment, Low cost  
Area: 850 square feet  
Address: Unit No. 1-3-28, Pangsapuri Resak, Persiaran Pulau Carey, Seksyen U10, 40170 Shah Alam, Selangor

Auction Date : 22nd July 2026  
Time : 9.00am

**SELANGOR**

**LOT 13** Reserve Price **RM 150,000**



Type: Town House  
Area: 764 square feet  
Address: Unit No. 18-U (Premises No. 18), Jalan DC 5/1, Desa Coalfields, 47000 Sungai Buloh, Selangor

Auction Date : 8th July 2026  
Time : 9.00am

**SELANGOR**

**LOT 14** Reserve Price **RM 64,800**



Type: Apartment, 2 bedrooms  
Area: 506 square feet  
Address: Unit No. 4-14, Block B, Taman Cheras Mas, 43200 Cheras, Selangor

Auction Date : 15th July 2026  
Time : 9.00am

**SELANGOR**

**LOT 15** Reserve Price **RM 570,000**



Type: 3 Storey Terrace House  
Area: 1,173 square feet  
Address: No. 33, Jalan Pulai Mutiara 2/7, Taman Pulai Mutiara, 81300 Johor Bahru, Johor

Auction Date : 2026-07-28

**JOHOR**

**LOT 16** Reserve Price **RM 414,000**



Type: Apartment, 3 bedrooms  
Area: 1,399 square feet  
Address: Unit No. 11-03, Blok B, Pangsapuri Seri Mutiara, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 20th July 2026  
Time : 11.00am

**JOHOR**

**LOT 17** Reserve Price **RM 405,000**



Type: 2 Storey Terrace House  
Area: 1,539 square feet  
Address: No. 24, Jalan Perwira Jaya 1, Taman Perwira Jaya, 86000 Kluang, Johor

Auction Date : 22nd July 2026  
Time : 11.00am

**JOHOR**

**LOT 18** Reserve Price **RM 342,000**



Type: Apartment, 3 bedrooms  
Area: 1,216 square feet  
Address: Unit No. E-03-07, Blok E, Pangsapuri Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor

Auction Date : 09th July 2026  
Time : 11.00am

**JOHOR**

**LOT 19** Reserve Price **RM 340,000**



Type: Apartment  
Area: 1,152 square feet  
Address: Unit No. 03-03, Block A, Pangsapuri Ria, Jalan Utama 1, Taman D'Utama, 81200 Johor Bahru, Johor

Auction Date : 22nd July 2026  
Time : 11.00am

**JOHOR**

**LOT 20** Reserve Price **RM 328,050**



Type: Service Apartment, 3 bedrooms  
Area: 1,335 square feet  
Address: Unit No. 08-10, Pangsapuri Lagenda Tasek, Jalan Padi Makmur, Taman Suria Muafakat, 81200 Johor Bahru, Johor

Auction Date : 8th July 2026  
Time : 11.00am

**JOHOR**

**LOT 21** Reserve Price **RM 290,000**



Type: Apartment  
Area: 1,076 square feet  
Address: Unit No. 12-06, Block D, Apartment Persiaran Tanjung, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor

Auction Date : 2026-07-13  
Time : 11.00am

**JOHOR**

**LOT 22** Reserve Price **RM 210,600**



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

Auction Date : 29th July 2026

**JOHOR**

**LOT 23** Reserve Price **RM 135,000**



Type: Flat  
Area: 592 square feet  
Address: Unit No. #02-09, Block Geharu A, Jalan Geharu 11, Taman Rinting, 81750 Masai, Johor

Auction Date : 29th July 2026  
Time : 9.00am

**JOHOR**

**LOT 24** Reserve Price **RM 490,000**



Type: Service Apartment, 3 bedrooms  
Area: 1,055 square feet  
Address: Unit No. 9-15, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Penang

Auction Date : 20th July 2026  
Time : 11.00am

**PENANG**

**LOT 25** Reserve Price **RM 130,000**



Type: Apartment, Low cost, 2 bedrooms  
Area: 506 square feet  
Address: Unit No. 1-9-09, Desa Ixora, Solok Angsana, 11500, Bandar Baru Ayer Itam, Penang

Auction Date : 20th July 2026  
Time : 11.00am

**PENANG**

NCM Co™

**COMING SOON**

*Jelajah Harta Tanah Malaysia* 2026

Explore Hundreds of Auction Vehicles, Arts & Properties Across Malaysia.

📅 28th & 29th July 2026, 10am-5pm 📍 Megan Avenue II, KLCC

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

Call :

**03-2162 3333**  
(ext. 1023 / 1038 / 2008)

Whatsapp :

**012-295 1388**

NCM Co™

NG CHAN MAU & CO. SDN. BHD. [ 200601018098 (737850-T) ]

Kuala Lumpur

No. 6 & 7, Level 1, Block B, Megan Avenue II, No. 12,  
Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

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

Contact Us (Mon - Fri)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



## GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

### Step 1 : User Registration

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

### Step 2 : Login

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

### Step 3 : Choose Property

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

### Step 4 : Bidding Registration

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

### Step 5 : Checking Upcoming Bidding

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

### Step 6 : Auction Day

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

NOTE :

# High Court E-Lelong

## July 2026

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

For more information, please call:  
03-7452 1764

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



# PROPERTY AUCTION



03-7452 1318 | [ambank.com.my](http://ambank.com.my)

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

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

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

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

<b>1</b>	<b>RESERVE PRICE: RM330,000.00</b>	<b>Kuala Lumpur</b>
	<b>Description:</b> PANGSAPURI 3 BILIK TIDUR <b>Address:</b> Pangsapuri No. 17-6-16, Pangsapuri Bukit Awansari, No. 17, Jalan Awan Jawa, Taman Yari, 58200, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur <b>Area:</b> approx 104 square metres <b>Defendant:</b> LIM TAU YEE <b>Solicitor:</b> M/S VAS & CO. <b>Auction Date:</b> 9/7/2026 (9.00 am)	
PAHJ/38477		

<b>2</b>	<b>RESERVE PRICE: RM769,500.00</b>	<b>Pasir Gudang</b>
	<b>Description:</b> double storey terrace house corner lot <b>Area:</b> 276 square metres (2,971 square feet). <b>Address:</b> No. 2, Jalan Eko Tropika 2/12, Taman Kota Masai, 81700 Pasir Gudang, Johor <b>Defendant(S):</b> Manivannan A/L Murugan <b>Solicitor:</b> M/S Nor Ding & Co <b>Auction Date :</b> 22nd July 2026 (11:00 AM) <b>Ambank Islamic Berhad</b>	
PAHJ/7610(SA)		

<b>3</b>	<b>RESERVE PRICE: RM530,000.00</b>	<b>Skudai</b>
	<b>Description:</b> extended single storey intermediate terrace house <b>Area:</b> 130 square metres (1,399 square feet). <b>Address:</b> No. 14, Jalan NB2 4/8, Taman Nusa Bestari 2, 81300 Skudai, Johor <b>Defendant(S):</b> Wong Kam Leong & Teoh Phaik Phaik <b>Solicitor:</b> M/S A. Rahim & Co. <b>Auction Date :</b> 28th July 2026 (11:00 AM)	
PAHJ/7792(SA)		

<b>4</b>	<b>RESERVE PRICE: RM450,000.00</b>	<b>Bandar Penawar</b>
	<b>Description:</b> Double storey end terrace house <b>Area:</b> 143 square metres (1,539 square feet). <b>Address:</b> No. 14, Jalan Orkid 1, Taman Sri Penawar, 81930 Bandar Penawar, Johor. <b>Defendant(S):</b> Ong Poh Sang & Kee Lek Juan <b>Solicitor:</b> M/S A. Rahim & Co. <b>Auction Date :</b> 22nd July 2026 (11:00 AM)	
PAHJ/7369(SA)		

<b>5</b>	<b>RESERVE PRICE: RM421,200.00</b>	<b>Senai</b>
	<b>Description:</b> 2 ½ storey terrace house <b>Area:</b> 100 square metres (1,076 square feet). <b>Address:</b> No. 1106, Jalan Scientex Jaya 22, Taman Scientex Senai, 81400 Senai, Johor. <b>Defendant(S):</b> Sattiseelan A/L Velaytham <b>Solicitor:</b> M/S Nor Ding & Co <b>Auction Date :</b> 6th July 2026 (11:00 AM)	
PAHJ/7622(SA)		

<b>6</b>	<b>RESERVE PRICE: RM414,000.00</b>	<b>Skudai</b>
	<b>Description:</b> service apartment <b>Area:</b> 133 square metres (1,432 square feet). <b>Address:</b> No. B-18-08, Blok B, Residensi Anjung Hijauan, Jalan Mutiara 1/15, Taman Mutiara Mas, 81300 Skudai, Johor <b>Defendant(s):</b> Chai Min Zhou <b>Solicitor:</b> M/S Ibrahim Nik Junainah & Associates <b>Auction Date :</b> 8nd July 2026 (11:00 AM)	
PAHJ/7780(SA)		

<b>7</b>	<b>RESERVE PRICE: RM410,000.00</b>	<b>Kulai</b>
	<b>Description:</b> extended single storey end unit terrace house <b>Area:</b> 130.0643 square metres (1,400 square feet). <b>Address:</b> No. 10133, Jalan Merbuk 2, Bandar Putra, 81000 Kulai, Johor <b>Defendant(S):</b> Arasu A/L Murugapillai <b>Solicitor:</b> M/S Ibrahim Nik Junainah & Associates <b>Auction Date :</b> 20th July 2026 (11:00 AM)	
PAHJ/7765(SA)		

<b>8</b>	<b>RESERVE PRICE: RM388,800.00</b>	<b>Bandar Penawar</b>
	<b>Description:</b> Double storey intermediate terrace house <b>Area:</b> 143 square metres (1,539 square feet) <b>Address:</b> No. 37, Jalan Anggerik 2, Taman Sri Penawar, Bandar Penawar, 81930 Kota Tinggi, Johor <b>Defendant(S) :</b> Woo Yew Kin <b>Solicitor:</b> M/S Nor Ding & Co <b>Auction Date :</b> 22nd July 2026 (11:00 AM)	
PAHJ/7692(SA)		

<b>9</b>	<b>RESERVE PRICE: RM349,920.00</b>	<b>Bandar Penawar</b>
	<b>Description:</b> Double storey terrace house <b>Area:</b> 130 square metres (1,399 square feet) <b>Address:</b> No. 8, Jalan Kemboja 9, Taman Sri Penawar, 81930 Bandar Penawar, Johor <b>Defendant(S) :</b> Chai Kah Yin <b>Solicitor:</b> M/S A. Rahim & Co. <b>Auction Date :</b> 22nd July 2026 (11:00 AM)	
PAHJ/7701(SA)		

<b>10</b>	<b>RESERVE PRICE: RM348,300.00</b>	<b>Ulu Tiram</b>
	<b>Description:</b> single storey intermediate terrace house <b>Area:</b> 143 square metres (1,540 square feet) <b>Address:</b> No. 15, Jalan Kemia 6, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor <b>Defendant(S) :</b> Kanesan A/L Balachandera <b>Solicitor:</b> M/S Nor Ding & Co. <b>Auction Date :</b> 8th July 2026 (11:00 AM)	
PAHJ/7526(SA)		

<b>11</b>	<b>RESERVE PRICE: RM333,000.00</b>	<b>Pasir Gudang</b>
	<b>Description:</b> single storey terrace house <b>Area:</b> 130 square metres (1,399 square feet) <b>Address:</b> No. 15, Jalan Santalia 4, Taman Flora Heights, 81700 Pasir Gudang, Johor <b>Defendant(S) :</b> Kadapi Bin Idris <b>Solicitor:</b> M/S Nor Ding & Co. <b>Auction Date :</b> 22nd July 2026 (11:00 AM) <b>Ambank Islamic Berhad</b>	
PAHJ/7779(SA)		

<b>12</b>	<b>RESERVE PRICE: RM342,000.00</b>	<b>Johor Bahru</b>
	<b>Description:</b> service apartment <b>Area:</b> 91 square metres (979 square feet) <b>Address:</b> #18-12, Block B, Pangsapuri Suriamas, Jalan Serantau, Taman Dato Onn, 80350, Johor Bahru, Johor <b>Defendant(S) :</b> Lee Wei Shyong <b>Solicitor:</b> M/S Nor Ding & Co. <b>Auction Date :</b> 6th July 2026 (11:00 AM)	
PAHJ/7625(SA)		

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



**Description:** 3 bedroom apartment  
Area: 119 square metres (1,281 square feet)  
**Address:** Unit No. 12-12, Block B, Pangsapuri Seroja, Persiaran Seroja Indah, Taman Seroja, 81200 Johor Bahru, Johor.  
**Defendant(S):** Nadeson A/L Sinasamy  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates  
**Auction Date :** 22nd July 2026 (11:00 AM)

PAHJ/7707(SA)

**14** **RESERVE PRICE:**  
**RM282,123.00** **Muar**



**Description:** Single storey semi-detached house  
**Area:** 277 square metres (2,982 square feet)  
**Address:** No 16 Jalan Cempaka Sari, Taman Sri Cempaka 84000 Muar Johor (MALAY RESERVE)  
**Defendant(S) :** Mansor Bin Mohamad  
**Solicitor:** M/S Nor Ding & Co.  
**Auction Date :** 16th July 2026 (11:00 AM)

PAHJ/7438 (SA)

**15** **RESERVE PRICE:**  
**RM280,000.00** **Skudai**



**Description:** Double storey intermediate lot low cost terrace house  
**Area:** 65 square metres (700 square feet)  
**Address:** No. 37, Jalan Hang Tuah 20, Taman Skudai Baru, 81300 Skudai, Johor  
**Defendant(S) :** Panner Chelvan A/L S.Narayanan  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates.  
**Auction Date :** 6th July 2026 (11:00 AM)  
**Ambank Islamic Berhad**

PAHJ/7767(SA)

**16** **RESERVE PRICE:**  
**RM280,000.00** **Johor Bahru**



**Description:** Condominium  
Area: 93 square metres (1,001 square feet)  
**Address:** No. 04-02, Pangsapuri Sri Pahlawan B, Jalan Bendahara, Taman Bukit Saujana 81100 Johor Bahru, Johor  
**Defendant(S) :** Mohamad Shahrul Bin Edros & Nur Fatimah Binti Mohd Zin  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates.  
**Auction Date :** 29th July 2026 (11 AM)  
**Ambank Islamic Berhad**

PAHJ/7793(SA)

**17** **RESERVE PRICE:**  
**RM269,001.00** **Masai**



**Description:** Condominium Unit  
Area: 123 square metres (1,324 square feet)  
**Address:** Unit No. 10-03, Blok D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor  
**Defendant(S) :** Chiah Soh Keang  
**Solicitor:** M/S Ibrahim Nik Junainah & Associates.  
**Auction Date :** 8th July 2026 (11:00 AM)

PAHJ/7698(SA)


**18** **RESERVE PRICE:**  
**RM250,000.00** **Kulai**



**Description:** extended double storey intermediate low-cost terrace house  
**Area:** 71.533 square metres (770 square feet)  
**Address:** No. 763, Jalan Manis 31/1, Taman Manis, Kelapa Sawit, 81030 Kulai Johor  
**Defendant(S) :** Nur Hasan Bin Zainudin  
**Solicitor:** M/S Nor Ding & Co.  
**Auction Date :** 13th July 2026 (11:00 AM)  
**Ambank Islamic Berhad**

PAHJ/7766(SA)

**19** **RESERVE PRICE:**  
**RM121,500.00** **Kluang**



**Description:** extended double storey intermediate low-cost terrace house  
Area: 68 square metres (732 square feet)  
**Address:** No. 38, Jalan 5/4, Taman Sri Kluang, 86000 Kluang, Johor  
**Defendant(S) :** Mohammad Roslan Bin Abu Nasir  
**Solicitor:** M/S A. Rahim & Co.  
**Auction Date :** A29th July 2026 (11:00 AM)  
**Ambank Islamic Berhad**

PAHJ/7708(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:

### PROPERTY AUCTION HOUSE SDN BHD (187793X)

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

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

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



# High Court E-lelong July 2026

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

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



## PROPERTY AUCTION



03-7452 1318 | [ambank.com.my](http://ambank.com.my)



# PROCLAMATION OF SALE

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

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

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

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

**NOTE :** (1) Prior to the auction sale, all intending bidders are advised to :- (i) inspect the subject property (ii) conduct an official Strata Title search at the relevant Land Office (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale

(2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

(3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent / transfer (if applicable) pertaining to the auction from the Developer/ Proprietor and/ or the relevant authorities

## PROPERTY AUCTION SALES (NON-LACA) FOR THE MONTH OF JULY 2026

**LOT 01** Tanjung Tokong **Reserve Price RM 984,150**



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

Unit No 42, Persiaran Halia 1, 10470 Tanjung Tokong, Pulau Pinang

**Assignor / Borrower :**  
Perasath A/L Mani

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

**Auction Date & Time :**  
21 July, 2026 (11:00 AM)

**Pulau Pinang**

**LOT 02** Balik Pulau **Reserve Price RM 650,000**



**2 Storey Semi Detached House Unit**  
2,400 sq.ft.

Unit No. 8, Jalan Sungai Nipah 11, 11020 Balik Pulau, Pulau Pinang.


**Assignor / Borrower :**  
Suvinder A/L Jagjit Singh

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

**Auction Date & Time :**  
13 July, 2026 (11:00 AM)

**Pulau Pinang**

**LOT 03** Bayan Lepas **Reserve Price RM 532,170**



**Condominium Unit**  
1,206 sq.ft.

Unit No 26B-18-3A, Zan Pavillion Lintang Sungai Ara 6, 11900 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Chong Sin Ee

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

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

**Pulau Pinang**

**LOT 04** Simpang Ampat **Reserve Price RM 470,000**



**2 Storey Terrace House Unit**  
1119 sq.ft.

Unit No. 2A, Lorong 4/SS7, Bandar Tasek Mutiara, 14120 Simpang Ampat, Pulau Pinang.

**Assignor / Borrower :**  
Logesvaran A/L Murugam @ Murugan

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

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

**Pulau Pinang**

**LOT 05** Butterworth **Reserve Price RM 437,400**



**Service Apartment Unit**  
1,206 sq.ft.

Unit No. 26-12, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang.

**Assignor / Borrower :**  
Chong Thiam Choi

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

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

**Pulau Pinang**

**LOT 06** Bayan Lepas **Reserve Price RM 370,000**



**Apartment Unit**  
1,076 sq.ft.

Unit No. 2-10-6, Taman Kumbang Permai, Lintang Kampung Masjid 1, Bandar Baru Teluk Kumbang, 11920 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Nur Azrina Binti Izhar

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

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

**Pulau Pinang**

**LOT 07** Penaga **Reserve Price RM 349,920**



**2 Storey Terrace House Unit**  
1,259 sq.ft.

Unit No. 5, Lorong Seri Penaga 3, Taman Seri Penaga, 13100 Penaga, Pulau Pinang.

**Assignor / Borrower :**  
Nor Amalina Binti Mazalan

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

**Auction Date & Time :**  
13 July, 2026 (11:00 AM)

**Pulau Pinang**

**LOT 08** Bukit Mertajam **Reserve Price RM 300,000**



**Apartment Unit**  
1,216 sq.ft.

Unit No. 6-01 Pangsapuri Seri Pelangi, Jalan Usahaniaga 1, Taman Niaga Jaya, Bukit Mertajam, 14000 Seberang Perai Tengah, Pulau Pinang.

**Assignor / Borrower :**  
Salmiah Binti Mansor

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

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

**Pulau Pinang**

**LOT 09** Kepala Batas **Reserve Price RM 290,000**



**Town House Unit**  
624 sq.ft.

Unit No. F-1-11, Lorong Indera Putera 10, Kondo Villa Putera, Bandar Putra Bertam, 13200 Kepala Batas, Pulau Pinang.

**Assignor / Borrower :**  
Mohamad Firdaus Bin Adanan

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

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

**Pulau Pinang**



= AmBank (M) Berhad



= AmBank Islamic Berhad



**LOT 10** Georgetown Reserve Price **RM 260,000**



Flat Unit  
710 sq.ft.

Unit No. 1-4-3, Jalan Sempadan, 11400 Georgetown, Pulau Pinang.

Assignor / Borrower :  
Lai Xin Ying

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

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

**Pulau Pinang**

**LOT 11** Ayer Itam Reserve Price **RM 259,200**



Apartment Unit  
700 sq.ft.

Unit No. 6E-11-13, Lebuhraya Thean Tek, Melody Homes Ayer Itam, 11500 Ayer Itam, Pulau Pinang.

Assignor / Borrower :  
Loo Kooi Hean & Ang Ling Hong

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

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

**Pulau Pinang**

**LOT 12** Batu Ferringgi Reserve Price **RM 240,000**



Condominium Unit  
721 sq.ft.

Unit No. 33-2-1, Persiaran Sungai Emas, Ferringhi Delima Condominium, 11100 Batu Ferringgi, Pulau Pinang.

Assignor / Borrower :  
Gee Han Meng

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

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

**Pulau Pinang**

**LOT 13** Jelutong Reserve Price **RM 240,000**



Flat Unit  
614 sq.ft.

Unit No. 1-7-08, Jelutong Park, Lintang Madrasah, 11600 Jelutong, Pulau Pinang.

Assignor / Borrower :  
Suhaimi Bin Zainol Abidin

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

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

**Pulau Pinang**

**LOT 14** Kepala Batas Reserve Price **RM 234,900**



Town House Unit  
1,087 sq.ft.

Unit No. B-1-09, Lorong Indera Putera 4, Kondo Villa Putera, 13200 Kepala Batas, Pulau Pinang.

Assignor / Borrower :  
Mohamad Fadzili Bin Ahmad

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

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

**Pulau Pinang**

**LOT 15** Bukit Mertajam Reserve Price **RM 216,000**



Apartment Unit  
700 sq.ft.

Unit No. 15-07, Blok D, Kondominium Mutiara, Jalan Perda Barat, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang.

Assignor / Borrower :  
Siti Solehha Binti Mat

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

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

**Pulau Pinang**

**LOT 16** Jelutong Reserve Price **RM 183,708**



Flat Unit  
689 sq.ft.

Unit No. 3-17-16, Jalan Gangsa, Green Lane Heights, Blok C, 11600 Jelutong, Pulau Pinang.

Assignor / Borrower :  
Leong Wai Kit

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

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

**Pulau Pinang**

**LOT 17** Gelugor Reserve Price **RM 165,000**



Flat Unit  
549 sq.ft.

Unit Flat No. T3-13, Desa Permai Indah, Lorong Helang 1, 11700 Gelugor, Pulau Pinang.

Assignor / Borrower :  
Siti Syahira Binti Zairulnizam

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

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

**Pulau Pinang**

**LOT 18** Paya Terubong Reserve Price **RM 160,000**



Apartment Unit  
700 sq.ft.

Unit No. 1-3-2, Tingkat Paya Terubong 5, Taman Terubong Indah, 11060 Paya Terubong, Pulau Pinang.

Assignor / Borrower :  
Komaladevi A/P Sivalingam

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

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

**Pulau Pinang**

**LOT 19** Bayan Lepas Reserve Price **RM 121,500**



Flat Unit  
463 sq.ft.

Unit No. 10-4-33, Lintang Sungai Batu, Taman Teluk Kumbang, 11920 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :  
Mohamad Faiz Bin Abu Bakar

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

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

**Pulau Pinang**

**LOT 20** Paya Terubong Reserve Price **RM 120,000**



Flat Unit  
538 sq.ft.

Unit No. 1066-17-14, Jalan Paya Terubong, Mukim 13, 11060 Paya Terubong, Pulau Pinang.


Assignor / Borrower :  
Abdul Halim Bin Dandai

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

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

**Pulau Pinang**

**LOT 21** Balik Pulau Reserve Price **RM 110,000**



Flat Unit  
495 sq.ft.

Unit No. 2B-4-23, Mukim G, Jalan Pulau Betong, 11000 Balik Pulau, Pulau Pinang.


Assignor / Borrower :  
Muhammad Mustaqim Bin Mukhtar

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

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

**Pulau Pinang**

**LOT 22** Sungai Petani Reserve Price **RM 485,000**



1 Storey Semi Detached House Unit  
3,595.24 sq.ft.

Unit No. 88, Jalan Yarra 1/7, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman.


Assignor / Borrower :  
Abd Rahman Bin Lausa

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

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

**Kedah**

**LOT 23** Sungai Petani Reserve Price **RM 450,000**



2 Storey Terrace House Unit  
sq.ft.

Unit No. 167, Jalan Bintang Maya 2/6, Bintang Maya, Sungai Petani, 08000 Kedah.

Assignor / Borrower :  
Norwahida Binti Mohamed

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

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

**Kedah**

**LOT 24** Padang Serai Reserve Price **RM 260,000**



1 Storey Terrace House Unit  
1,195 sq.ft.

Unit No. 1338, Jalan Mahsuri 9/D, Taman Mahsuri, 09400 Padang Serai, Kedah Darul Aman.

Assignor / Borrower :  
Sathesh A/L Sundram

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

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

**Kedah**



= AmBank (M) Berhad



= AmBank Islamic Berhad

**LOT 25** Bedong Reserve Price **RM 250,000**



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

Unit No. 232A, Jalan Bujang Utama 3, Taman Lembah Bujang Utama, 08100 Bedong, Kedah Darul Aman.

Assignor / Borrower :  
Noorazimah Binti Ahmad

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

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

**Kedah**

**LOT 26** Merbok Reserve Price **RM 183,708**



1 Storey Terrace House Unit  
3,046 sq.ft.

Unit No. 52C, Jalan Lembah Bujang 8/2, Taman Lembah Bujang, 08400 Merbok, Kedah Darul Aman.

Assignor / Borrower :  
Nani Norniyanti Binti Hamdan

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

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

**Kedah**

**LOT 27** Sungai Petani Reserve Price **RM 162,000**



1 Storey Terrace House Unit  
1,206 sq.ft.

Unit No. 316, Jalan Anggerik 4/12, Bandar Amanjaya, 08000 Sungai Petani, Kedah Darul Aman.

Assignor / Borrower :  
Kunavathi A/P Shanmugam

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

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

**Kedah**

**LOT 28** Teluk Intan Reserve Price **RM 522,000**



2 Storey Semi Detached House Unit  
3,218 sq.ft.

Unit No. 68, Lorong Raz Intan 3, Taman Raz Intan Cassia, 36000 Teluk Intan, Perak.

Assignor / Borrower :  
Sakinah Binti Zakaria

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

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

**Perak**

**LOT 29** Ipoh Reserve Price **RM 468,000**



2 Storey Semi Detached House Unit  
3,444 sq.ft.

Unit No. 18, Jalan Batik 12, Medan Pasir Impian, 31650 Ipoh, Perak.

Assignor / Borrower :  
Goh Ah Teik

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

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

**Perak**

**LOT 30** Parit Buntar Reserve Price **RM 350,000**



1 Storey Semi Detached House Unit  
2,454 sq.ft.

Unit No. 9, Jalan Damai 3, Taman Damai III, 34200 Parit Buntar, Perak Darul Ridzuan.

Assignor / Borrower :  
Agnes Nyia Kim Hsien

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

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

**Perak**

**LOT 31** Kinta Reserve Price **RM 226,800**



Condominium Unit  
818 sq.ft.

Unit No. B-6-3, Block B, Taman Meru Idaman, Ipoh, 30020 Kinta, Perak Darul Ridzuan.

Assignor / Borrower :  
Yap Ka Sing

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

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

**Perak**

**LOT 32** Batu Gajah Reserve Price **RM 180,000**



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

Unit No. 44, Laluan Permai 2, Taman Bemban Permai, 31000 Batu Gajah, Perak Darul Ridzuan.

Assignor / Borrower :  
Kalai Kumar A/L Santhana Samy

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

Auction Date & Time :  
15 July, 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](http://palma.bidnow.my)
-  [elelong.palma@gmail.com](mailto:elelong.palma@gmail.com)



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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_