

High Court E-Lelong August 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

EMAIL : aasb@arenaauctioneers.com

H/P : 012-327 5047

WEBSITE : arenaauctioneers.com

01

AUCTION DATE : 20/08/2026

RESERVE PRICE

TIME : 9.00 AM

RM 1,700,000.00



DESCRIPTION : AN EXTENDED DOUBLE-STOREY BUNGALOW (INCOMPLETE RENOVATION AND EXTENSION WORKS)
LAND AREA : 6,297.00 SQUARE FEET
ASSIGNOR(S) : 1) ZAINAL ABIDIN BIN ZAKARIA
2) RAHIMAH BEE BINTI ABDUL KARIM
3) ZHUBIRRUDIN BIN ZAINAL ABIDIN
SOLICITOR : MESSRS AZHAR & WONG (KL)
EXECUTION NO. : WA-38-901-03/2026

PELABUHAN KLANG

NO. 20, JALAN DAMAR BAYU 5, GLENMARIE COVE, 42000 PELABUHAN KLANG, SELANGOR

02

AUCTION DATE : 12/08/2026

RESERVE PRICE

TIME : 9.00 AM

RM 387,000.00



DESCRIPTION : A DOUBLE STOREY MID TERRACED HOUSE
LAND AREA : 770.00 SQUARE FEET
ASSIGNOR(S) : LUI LAM FONG
SOLICITOR : MESSRS ZAIN MEGAT & MURAD (KL)
EXECUTION NO. : WA-38-732-02/2026

BATU CAVES

NO. 117, JALAN SG 9/8, TAMAN SRI GOMBAK, 68100 BATU CAVES, SELANGOR

03

AUCTION DATE : 17/08/2026

RESERVE PRICE

TIME : 9.00 AM

RM 350,000.00



DESCRIPTION : A CONDOMINIUM UNIT
FLOOR AREA : 969.00 SQUARE FEET
ASSIGNOR(S) : 1) MOHD NORHAFIZI BIN MOHAMED
2) SITI NURFADZILAH BINTI MOHAMAD
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO. : BA-38-973-03/2026

AMPANG

NO. UNIT B-4-06, BLOK B, TIARA DUTA, PERSIARAN PUTRA, TAMAN PUTRA SULAIMAN, 68000 AMPANG, SELANGOR

04

AUCTION DATE : 27/08/2026

RESERVE PRICE

TIME : 9.00 AM

RM 310,000.00



DESCRIPTION : A UNIT OF CONDOMINIUM
FLOOR AREA : 1,012.00 SQUARE FEET
ASSIGNOR(S) : CHONG SIEW CHIN
SOLICITOR : MESSRS AZHAR & WONG (KL)
EXECUTION NO. : WA-38-990-03/2026

KAJANG

NO. A8-10-7, BLOK A8, GREEN ACRE PARK KONDOMINIUM, BANDAR SUNGAI LONG (R/PANGSA), 43000 KAJANG, SELANGOR

05

AUCTION DATE : 26/08/2026

TIME : 9.00 AM

RESERVE PRICE

RM 295,245.00

DESCRIPTION : A STRATIFIED OFFICE UNIT
 FLOOR AREA : 1,539.00 SQUARE FEET
 ASSIGNOR(S) : SALIENT EQUITY SDN BHD
 SOLICITOR : MESSRS NIK HISHAM, FAKIHAN & CO (KL)
 EXECUTION NO. : □A-38-1□□□-0□/2026

**PETALING
JAYA**

NO 626, BLOK A, KOMPLEKS KELANA CENTRE POINT, NO 3,
 JALAN SS 7/19, KELANA JAYA, 47301 PETALING JAYA,
 SELANGOR

06

AUCTION DATE : 05/08/2026

TIME : 11.00 AM

RESERVE PRICE

RM 149,850.00

DESCRIPTION : A 3 -BEDROOM WALK-UP
 APARTMENT
 FLOOR AREA : 882.64 SQUARE FEET
 ASSIGNOR(S) : CHEOK KIAN KEE
 SOLICITOR : MESSRS IBRAHIM NIK JUNAINAH &
 ASSOCIATES (MELAKA)
 EXECUTION NO. : MA-38-165-03/2026

**BUKIT
BERUANG**

NO. A-04-02, 4TH FLOOR, BLOCK A, PANGSAPURI BUKIT
 BERUANG PERMAI SEKSYEN 1, BUKIT BERUANG, 75450 □□□□
 □□□□ □□□□, MELAKA

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



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

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H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

High Court E-Lelong AUGUST 2026

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

For more information, please call:
03-7452 1764

Ambank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

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 AUGUST 2026

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

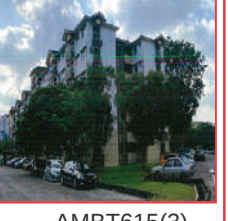
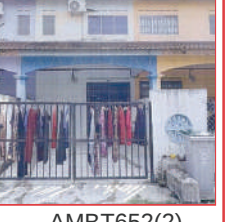
Note : Prospective bidders are advised to conduct an official Title search at the relevant Land Office, check all dependents, encumbrances and conduct their own investigation and verification on the accuracy and correctness of the subject property prior to the auction sale.

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

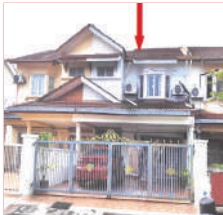
LOT 1 RESERVE PRICE: RM 1,000,000.00 SKUDAI Auction Date : 11/08/2026 / 11:00 a.m Type : Double Storey Cluster House Assignor : Ng Wei Shan Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 31, Jalan Mutiara Bestari 22, Taman Mutiara Bestari, 81300 Skudai, Johor.  AMBT859	LOT 2 RESERVE PRICE: RM 900,000.00 PASIR GUDANG Auction Date : 11/08/2026 / 11:00 a.m Type : Double Storey Corner Bungalow House Assignor : Azman Bin Ismail Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No.2, Jalan Tanjung Puteri 2, Tanjung Puteri Resort, 81700 Pasir Gudang, Johor  AMBT888
LOT 3 RESERVE PRICE: RM 820,000.00 JOHOR BAHRU Auction Date : 17/08/2026 / 11:00 a.m Type : A Renovated Three Storey End Lot Terrace House Assignor : Munusamy A/L Muniandy Solicitor : A Rahim & Co (Kluang) Address : No. 24, Jalan Kempas Utama 1/10, Taman Kempas Utama, 81300 Johor Bahru, Johor Darul Takzim Kaveat : Kaveat Persendirian oleh Kausalyia A/P Chinnasamy di bawah no. perserahan 5172/2024 bertarikh 31/01/2024  AMBT895	LOT 4 RESERVE PRICE: RM 650,000.00 JOHOR BAHRU Auction Date : 17/08/2026 / 11:00 a.m Type : A Double Storey Intermediate Terrace House Sited Within A Gated And Guarded Scheme Assignor : Lim Sui Liang Solicitor : A Rahim & Co (Kluang) Address : No. 15, Jalan Bestari 7/2, Taman Bestari Indah 1, 81800 Ulu Tiram, Johor  AMBT786
LOT 5 RESERVE PRICE: RM 468,000.00 JOHOR BAHRU Auction Date : 13/08/2026 / 11:00 a.m Type : Double Storey Terrace House Assignor : Liew Chee Soon Solicitor : Nor Ding & Co (Johor Bahru) Address : 32 Jalan Bukit Kempas 4/8 Taman Bukit Kempas 81200 Johor Bahru Johor Kaveat : AmBANK (M) BERHAD No. Pers: 9333/2022 Bertarikh: 15/3/2022  AMBT785	LOT 6 RESERVE PRICE: RM 460,000.00 JOHOR BAHRU Auction Date : 18/08/2026 / 11:00 a.m Type : Single Storey Terrace House Assignor : Saravanan A/L Palanchiandiran Solicitor : Ibrahim Nik Junainah & Associates (JB) Address : No. 41, Jalan Panti, Taman Johor, 81200 Johor Bahru, Johor. Kaveat : No.Perserahan: 34761/2025 didaftarkan pada 18/08/2025 oleh SARASVATHY A/P VENGADESALU  AMBT779
LOT 7 RESERVE PRICE: RM 450,000.00 SKUDAI Auction Date : 05/08/2026 / 11:00 a.m Type : Single Storey Medium Cost Terrace House Assignor : Venathan A/L Paramesivam Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 6, Jalan Kejayaan 57, Taman Universiti, 81300 Skudai Johor Kaveat : AmBank (M) Berhad Pres No: 15047/2022 Tarikh: 26/04/2022  AMBT067(3)	LOT 8 RESERVE PRICE: RM 450,000.00 SENAI Auction Date : 17/08/2026 / 11:00 a.m Type : Double Storey Terrace House Assignor : Muhammad Syadiq Bin Ali Solicitor : A Rahim & Co (Kluang) Address : No. 633, Jalan Scientex Jaya 14, Taman Scientex Senai, 81400 Senai, Johor. Kaveat : Kaveat Persendirian oleh AmBank Islamic Berhad di bawah no. perserahan 25896/2022 bertarikh 18/07/2022  AMBT787

LOT 9 RESERVE PRICE: RM 390,000.00	JOHOR BAHRU	LOT 10 RESERVE PRICE: RM 380,700.00	SENAI
Auction Date : 17/08/2026 / 11:00 a.m Type : Service Apartment Unit Assignor : Yasmin Afiqah Binti Baharin Solicitor : Nor Ding & Co (Johor Bahru) Address : Unit No. 07-02, Blok A, Pangsapuri Puncak Setia, Jalan Setia Tropika 1/21, Taman Setia Tropika Johor Bahru 81200 Johor	 AMBT803	Auction Date : 26/08/2026 / 11:00 a.m Type : Double Storey Terrace House Assignor : Yoganathan A/L Mogan Solicitor : A Rahim & Co (JB) Address : No 195 Jalan Scientex Jaya 8 Taman Scientex 81400 Senai Johor Kaveat : Nombor Perserahan: 23647/2020 Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD No. Syarikat : 8515-D didaftarkan pada 27 Julai 2020	 AMBT285(3)
LOT 11 RESERVE PRICE: RM 350,000.00	JOHOR BAHRU	LOT 12 RESERVE PRICE: RM 315,000.00	BATUPAHAT
Auction Date : 26/08/2026 / 11:00 a.m Type : Double Storey Low Medium Cost Terrace House, Intermediate Lot Assignor : Kevin Kumar A/L Tharmalingam Solicitor : A Rahim & Co (JB) Address : No. 45, Jalan PI 6/1, Taman Pulau Indah, 81110, Johor Bahru, Johor Kaveat : Nombor Perserahan : 43534/2025/2023 Kaveat Persendirian atas Tanah oleh Ruban a/l Subramaniam didaftarkan pada 10 Oktober 2025	 AMBT810	Auction Date : 05/08/2026 / 11:00 a.m Type : Double Storey Terrace House Assignor : Maslina Binti Hamzah Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 51, Jalan Putera Indah 12/18, Taman Putera Indah, 83010 Tongkang Pechah, Batu Pahat, Johor	 AMBT838
LOT 13 RESERVE PRICE: RM 277,020.00	JOHOR BAHRU	LOT 14 RESERVE PRICE: RM 275,562.00	MASAI
Auction Date : 10/08/2026 / 11:00 a.m Type : High Cost Apartment Assignor : Chong Siew Chin Solicitor : A Rahim & Co (JB) Address : Unit No. 05-15, Blok A, Perumahan Aman Larkin Jalan Tani, Kampung Aman, Johor Bahru 80350 Johor Bahru Johor Kaveat : Nombor Perserahan : 33632/2022 Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD No. Syarikat : 196901000166 (8515-D) didaftarkan pada 5 September 2022	 AMBT612(3)	Auction Date : 10/08/2026 / 11:00 a.m Type : High Cost Apartment Assignor : Lee Ai Ling Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 17-06, Blok B, Pangsapuri Seri Mutiara, Persiaran Seri Alam, Bandar Seri Alam 81750 Masai Johor	 AMBT591(2)
LOT 15 RESERVE PRICE: RM 259,200.00	JOHOR BAHRU	LOT 16 RESERVE PRICE: RM 243,000.00	MASAI
Auction Date : 27/08/2026 / 11:00 a.m Type : Medium-Cost Apartment Assignor : Ranjith Kumar A/L Tiyyagarajan Solicitor : A Rahim & Co (JB) Address : #05-02, Blok A, Pangsapuri Sr Kenari, Jalan Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor	 AMBT615(3)	Auction Date : 10/08/2026 / 11:00 a.m Type : Apartment Assignor : Mohammad Ikmal Bin Abd Shukor Solicitor : A Rahim & Co (JB) Address : B1-G1-8, Vista Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor Kaveat : Nombor Perserahan: 29569/2022 Kaveat Persendirian atas Tanah oleh AMBANK ISLAMIC BERHAD No. Syarikat: 295576-U didaftarkan pada 9 Ogos 2022	 AMBT873
LOT 17 RESERVE PRICE: RM234,900.00	PASIR GUDANG	LOT 18 RESERVE PRICE: RM 225,000.00	JOHOR BAHRU
Auction Date : 13/08/2026 / 11:00 a.m Type : Double Storey Medium Low-Cost Terrace House Assignor : Mohamad Nor Amirul Bin Norhisham Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 102, Jalan Cernai 16, Taman Kota Masai, 81700 Pasir Gudang, Johor.	 AMBT652(2)	Auction Date : 26/08/2026 / 11:00 a.m Type : Medium Low-Cost Apartment Assignor : Wang Eik Ming Solicitor : A Rahim & Co (JB) Address : Unit No. 02-05, Blok P, Taman Seri Setanggi, 80250 Johor Bahru, Johor. Kaveat : Nombor Pers: 6137/2019 Kaveat Persendirian Atas Tanah Oleh AMBANK (M) BERHAD bertarikh 14 Februari 2019 Nombor Pers: 38054/2023 Kaveat Persendirian Atas Tanah Oleh TEOH CUH FAI bertarikh 30 Ogos 2023 Nombor Pers: 7951/2025 Kaveat Persendirian Atas Petak Oleh ARIVAZAGAN A/L PONNUSAMY bertarikh 25 Februari 2025	 AMBT692(2)
LOT 19 RESERVE PRICE: RM 194,400.00	KLUANG		
Auction Date : 26/08/2026 / 11:00 a.m Type : Single Storey Terrace House Assignor : Mohamad Khuzairi Bin Mahmood Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 63, Jalan Tasik Indah 7/5, Taman Tasik Indah, 86000 Kluang, Johor. Kaveat : No. Perserahan: 16055/2025 didaftarkan pada 21/04/2025 oleh GRACE NEO HAN YING	 AMBT901		

CENTRAL

LOT 20	RESERVE PRICE: RM 1,004,425.00	RAWANG
Auction Date : 18/08/2026 / 9:00 a.m Type : 3 Storey Detached Hse Assignor : Fauziah Binti Abd Jalal Solicitor : Vas & Co (KLG) Address : No.44, Jalan Desa 6/7, Bandar Country Homes, 48000 Rawang, Selangor.		
		AMBT813

LOT 21	RESERVE PRICE: RM 620,000.00	PETALING JAYA
Auction Date : 17/08/2026 / 9:00 a.m Type : A Single Storey Intermediate Terrace House Assignor : Kevin Colman Tan Soon Kong Solicitor : Vas & Co (KLG) Address : No 30, Jalan SS 5C/11 47301 Petaling Jaya Selangor		
		AMBT824

LOT 22	RESERVE PRICE: RM 450,000.00	RAWANG
Auction Date : 20/08/2026 / 9:00 a.m Type : An Intermediate Double-Storey Terraced House Assignor : Ramthas A/L Yellamalay Solicitor : Azhar & Wong (KL) Address : No. 19, Jalan TP 8, Taman Tun Perak, 48000 Rawang, Selangor Darul Ehsan		
		AMBT783

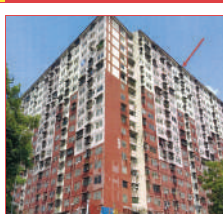
LOT 23	RESERVE PRICE: RM 421,200.00	KUALA LUMPUR
Auction Date : 12/08/2026 / 9:00 a.m Type : A 3 Bedroom Serviced Apartment Unit Assignor : Mohd Saiful Bin Mohamed Solicitor : B H Gan, Nor & Kim (KL) Address : Unit No. A-35-3, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, Selayang, 68100 Kuala Lumpur		
		AMBT772

LOT 24	RESERVE PRICE: RM 400,000.00	KLANG
Auction Date : 04/08/2026 / 9:00 a.m Type : A 1-Storey Intermediate Terrace House Assignor : Chanthara Mohan A/L Sinnatamby Solicitor : Vas & Co (KLG) Address : No. 5, Lengkuu Sungai Keramat 8, Taman Klang Utama, 41200 Klang, Selangor		
		AMBT809

LOT 25	RESERVE PRICE: RM 260,000.00	TANJONG MINYAK
Auction Date : 12/08/2026 / 11:00 a.m Type : An Intermediate Unit Of Single Storey Terrace House Assignor : Koh Seng Huat Solicitor : Ibrahim Nik Junainah & Associates (Melaka) Address : No. 5, Jalan BI 8, Taman Bertam Impian, Tanjung Minyak, 75250 Melaka		
		AMBT767

LOT 26	RESERVE PRICE: RM 190,000.00	GOMBAK
Auction Date : 26/08/2026 / 9:00 a.m Type : A Walk-Up Low-Cost Apartment Unit Assignor : Mohd Aminuddin Bin Ramli Solicitor : Vas & Co (KLG) Address : No. 33-03-17, Pangsapuri Sri Langkawi 2, Blok 33, Off Jalan Gombak, 53000 Kuala Lumpur		
		AMBT801

LOT 27	RESERVE PRICE: RM 186,300.00	KUALA LUMPUR
Auction Date : 18/08/2026 / 9:00 a.m Type : 3 Bedroom Apartment Assignor : Aslam Ilman Bin Zulkiflee Solicitor : Vas & Co (KLG) Address : E-402, Level 4, Pandan Lake View Apartment, Jalan Perdana 5/1, Pandan Perdana 55300 Kuala Lumpur		
		AMBT745

LOT 28	RESERVE PRICE: RM 170,000.00	PETALING JAYA
Auction Date : 27/08/2026 / 9:00 a.m Type : A 3-Bedroom Low-Cost Flat Assignor : Zulfikri Bin Awang Solicitor : Azhar & Wong (KL) Address : No. B9-4-07, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor		
		AMBT795

LOT 29	RESERVE PRICE: RM 100,000.00	SERIKEMBANGAN
Auction Date : 18/08/2026 / 9:00 a.m Type : A Three-Bedroom Walk-Up Apartment Unit Assignor : Chan Kang Lian Solicitor : Azhar & Wong (KL) Address : Unit No. L-4-09, 4TH Floor, Block I, Pangsapuri Seri Mas, Jalan PP 41, Taman Pinggiran Putra, Seksyen 2, 43300 Seri Kembangan, Selangor Darul Ehsan		
		AMBT794

LOT 30	RESERVE PRICE: RM 72,171.00	MELAKA TENGAH
Auction Date : 05/08/2026 / 11:00 a.m Type : 3 Bedroom Low Cost Walk Up Flat Assignor : Nurul Anis Izzati Binti Ismail Solicitor : Ibrahim Nik Junainah & Associates (Melaka) Address : No. G-4-4 Block G (Melor), Rumah Pangsa Taman Tasik Utama, Jalan TU 61, Taman Tasik Utama, Ayer Keroh Hang Tuah Jaya 75450 Melaka Tengah Melaka Kaveat : KAVEAT DIMASUKKAN KE ATAS PETAK OLEH AMBANK ISLAMIC BERHAD MELALUI NO PERS 0400B2019005566 PADA 01/11/2019		
		AMBT776

NORTHERN

LOT 31 RESERVE PRICE: RM 1,980,000.00

KULIM

Auction Date : 12/08/2026 / 11:00 a.m
Type : A Double Storey Detached House Of Individual Design Erected On The Two Adjoining Lands
Assignor : Santeran A/L Armugam
Solicitor : Azmi Rahim & Co (Sg Petani)
Address : No. 1493-1494, Jalan Kulim Height 3/1, Kulim Golf & Country Resort, Kulim Hi-Tech Park, 09090 Kulim, Kedah
Kaveat : Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD, didaftarkan pada 10hb Jun 2020



AMBT851(2)

LOT 32 RESERVE PRICE: RM 650,000.00

BUTTERWORTH

Auction Date : 13/08/2026 / 11:00 a.m
Type : Double Storey Terraced House
Assignor : Thamil Selven A/L Saugapillai
Solicitor : Azmi Rahim & Co (Sg. Petani)
Address : No. 9, Jalan Bagan 41, Taman Bagan, 13400 Butterworth Penang



AMBT414(2)

LOT 33 RESERVE PRICE: RM 315,000.00

SIMPANG AMPAT

Auction Date : 06/08/2026 / 11:00 a.m
Type : A 3-Bedroom Serviced Apartment
Assignor : Parthiban A/L Narayanasamy
Solicitor : Azmi Rahim & Co (Sg Petani)
Address : No. B-07-02, Pangsapuri Perkhidmatan Palma, Persiaran Mutiara 8, 14120 Simpang Ampat, Pulau Pinang



AMBT902

LOT 34 RESERVE PRICE: RM 306,000.00

SUNGAIPETANI

Auction Date : 13/08/2026 / 11:00 a.m
Type : A Single Storey Terrace House (Intermediate Unit)
Assignor : Thivyaa A/P Ravi
Solicitor : Azmi Rahim & Co (Sg. Petani)
Address : No. 238, Jln Bukit Puteri 5/10, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman



AMBT687(2)

LOT 35 RESERVE PRICE: RM 220,000.00

TAIPING

Auction Date : 20/08/2026 / 11:00 a.m
Type : A Single Storey Corner Low Cost Terraced House
Assignor : Muhammad Hidayat Bin Rosli
Solicitor : Nor Ding & Co (Manjung)
Address : No. 1150, Lorong 27, Taman Kaya, 34000 Taiping Perak Darul Ridzuan



AMBT380(2)

LOT 36 RESERVE PRICE: RM 220,000.00

SUNGAIPETANI

Auction Date : 13/08/2026 / 11:00 a.m
Type : An Extended And Renovated Single Storey Low-Cost Terrace House (Intermediate Unit)
Assignor : Mohd Amirul Aliff Bin Aleyes
Solicitor : Lalchand & Nawawi (Ipoh)
Address : No. 710, Jalan Kelisa Ria 1/24, Taman Kelisa Ria, 08000 Sungai Petani, Kedah Darul Aman.



AMBT907

LOT 37 RESERVE PRICE: RM 216,513.00

SUNGAIPETANI

Auction Date : 13/08/2026 / 11:00 a.m
Type : Double Storey Terrace House
Assignor : Sivnavrin A/L Vathumalai
Solicitor : Azmi Rahim & Co (Sg Petani)
Address : No. 332, Jalan Prima 8, Residensi Prima, Bandar Puteri Jaya 1, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah



AMBT746

LOT 38 RESERVE PRICE: RM 207,000.00

TELUK INTAN

Auction Date : 18/08/2026 / 11:00 a.m
Type : A Single Storey Semi-Detached Cluster House
Assignor : Mohd Izwan Bin Kemat
Solicitor : Nor Ding & Co (Manjung)
Address : No. 22, Lorong Lagenda 1, Seksyen 1, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak Darul Ridzuan



AMBT642(2)

LOT 39 RESERVE PRICE: RM 160,745.00

TANJUNG PINANG

Auction Date : 10/08/2026 / 11:00 a.m
Type : An Intermediate Unit Of Three (3) Bedrooms Medium Cost Flat
Assignor : Ong Cheng Yee
Solicitor : Zaid Ibrahim & Co (Penang)
Address : No. 7A-10-19, Jalan Seri Tanjung Pinang, 10470 Pulau Pinang
Kaveat : Nombor Pers : 0799B2022014452 Kaveat Persendirian Atas Petak oleh AMBANK (M) BERHAD didaftarkan pada 20 Disember 2022



AMBT366(4)

LOT 40 RESERVE PRICE: RM 153,000.00

BAYANLEPAS

Auction Date : 04/08/2026 / 11:00 a.m
Type : A 2-Bedroom Low-Cost Flat
Assignor : Mohd Fahmy Bin Ahmad
Solicitor : Jayadeva & Kamal (Alor Setar)
Address : No. 15-4, Block Akasia, Mutiara Perdana, Lengkok Kelicap, 11900 Bayan Lepas, Pulau Pinang
Kaveat : Kaveat Persendirian atas petak oleh ambank islamic berhad , dengan No. Perserahan 0799B2021006621 telah didaftarkan pada 22 september 2021.



AMBT875

LOT 41 RESERVE PRICE: RM 131,220.00

TELUK INTAN

Auction Date : 12/08/2026 / 11:00 a.m
Type : A Single Storey Intermediate Terraced House
Assignor : Mohammad Khairul Bin Noradli
Solicitor : Nor Ding & Co (Manjung)
Address : No. 63, Lorong Lagenda 54 (TIC67A/507), Seksyen 3, Bandar Lagenda Teluk Intan, Teluk Intan, 36000 Hilir Perak Perak



AMBT665(2)

LOT 42 RESERVE PRICE: RM 123,930.00

BATUFERRINGGI

Auction Date : 17/08/2026 / 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



AMBT911

EAST COAST

LOT 43

RESERVE PRICE: RM 372,600.00

CENERING

Auction Date : 17/08/2026 / 11:00 a.m
Type : A Parcel Of Vacant Detached Plot
Assignor : Mohd Nizam Bin Baharudin
Solicitor : Asmadi Azmi & Associates (Kuala Terengganu)
Address : Lot 89 GM 10 Mukim Cenering
21080 Kuala Terengganu



AMBT913

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://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.
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Step 3 : Choose Property

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Step 6 : Auction Day

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 - Click (+) to **increase** bid price.
 - Click (-) to **lower** the bid price.

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High Court E-Lelong AUGUST 2026

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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



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

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

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LOT 1 RESERVE PRICE: **RM828,000.00** SEREMBAN



Type : A Corner Unit Double Storey Terrace House
Area : Approx 252.69 sqmt / 2,720 sqft
Assignor(s) : Mohd Adifahmi Bin Ahmad Jazuli
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 26 August, 2026 (Wednesday)
Time : 11.00 AM
ISLAMIC

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

LOT 2 RESERVE PRICE: **RM900,000.00** NILAI



Type : A End Unit Double Storey Terrace House
Area : Approx 316.30 sqmt / 3,405 sqft
Assignor(s) : 1. Mohd Hamizul Hanis Bin Mohd Nasharudin,
2. Siti Navillah Binti Zulkifli
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 3 August, 2026 (Monday)
Time : 11.00 AM
ISLAMIC

NO. 283, JALAN AZALEA 4/4, NILAI UTAMA, 71800, NILAI, NEGERI SEMBILAN.

LOT 3 RESERVE PRICE: **RM530,000.00** NILAI



Type : An Intermediate Double Storey Terrace House
Area : Approx 111.50 sqmt / 1,200 sqft
Assignor(s) : 1. Mohd Faizal Bin Mohamad
2. Norazlina Binti Badron
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 3 August, 2026 (Monday)
Time : 11.00 AM

NO. 239, JALAN DESA MAYANG SARI 2/2, TAMAN DESA MAYANG SARI, 71800, NILAI, NEGERI SEMBILAN.

LOT 4 RESERVE PRICE: **RM153,000.00** NILAI



Type : Apartment
Area : Approx 37 sqmt / 398 sqft
Assignor(s) : Low Tuck Choy
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 5 August, 2026 (Wednesday)
Time : 11.00 AM

NO. LP3-12-21, BLOCK LP3, LAMAN KOMERSIAL ARECA, PUTRA NILAI, 71800, NILAI, NEGERI SEMBILAN.

LOT 5 RESERVE PRICE: **RM243,000.00** PORT DICKSON



Type : Apartment
Area : 81 sqmt / 872 sqft
Assignor(s) : Noramina Farhana Binti Anuar
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 12 August 2026 (Wednesday)
Time : 11.00 AM
ISLAMIC

NO. D-7-8, GLORY BEACH RESORT, BATU 2 JALAN PANTAI, 71000 PORT DICKSON, NEGERI SEMBILAN

LOT 6 RESERVE PRICE: **RM153,900.00** RANTAU



Type : An Intermediate Single Storey Terrace House
Area : Approx 112 sqmt / 1,206 sqft
Assignor(s) : 1. Hari Dass A/L Ganesen
2. Megala A/P Minnindeh
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 20 August, 2026 (Thursday)
Time : 11.00 AM

NO. 223, JALAN EKAR 1/5, BANDAR EKAR, 71200, RANTAU, NEGERI SEMBILAN.

LOT 7 RESERVE PRICE: **RM78,7500.00** LABU



Type : Townhouse (Ground Floor)
Area : 63 sqmt / 678 sqft
Assignor(s) : 1. Rajoo A/L Supurayan
2. Theeba A/P Rajoo
3. Kuppu A/P V Thopelan
Solicitor : M/S Heiley Hassan Tan & Partners (No. Tel : 03-27704948)
Auction Date : 11 August 2026 (Tuesday)
Time : 11.00 AM

NO. 1316A, JALAN GADONG JAYA 28/4, TAMAN GADONG JAYA, 71900, LABU, NEGERI SEMBILAN.

LOT 8 RESERVE PRICE: **RM650,000.00** PULAU PINANG



Type : A Double Storey Semi Detached House
Area : Approx 299 sqmt / 3,218 sqft
Assignor(s) : Mohamad Nizam Bin Salleh
Solicitor : M/S Lalchand & Nawawi (No. Tel : 05-7820009)
Auction Date : 17 August, 2026 (Monday)
Time : 11.00 AM
ISLAMIC

NO. 30, LORONG BERTAM INDAH 1/8, TAMAN BERTAM INDAH, 13200, KEPALA BATAS, PULAU PINANG.

LOT 9 RESERVE PRICE: **RM469,800.00** PULAU PINANG



Type : A Three Bedroom Serviced Apartment Unit
Area : Approx 100 sqmt / 1,076 sqft
Assignor(s) : Muhammad Azwan Arif Bin Mohd Yusof
Solicitor : M/S Zaid Ibrahim & Co. (No. Tel : 04-3753100)
Auction Date : 19 August, 2026 (Wednesday)
Time : 11.00 AM
ISLAMIC

UNIT NO. B-2-02, PANGSAUPURI PERKHIDMATAN SUASANA, JALAN CASSIA BARAT 2, 14110, BANDAR CASSIA, PULAU PINANG.

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- Click (-) to lower bid price.

NOTE :



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AUGUST 2026

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SELANGOR

Lot 1  SHAH ALAM	RESERVE PRICE RM675,000.00 Auction Date: 12/8/2026 / 9.00 AM Type : An Intermediate Double-Storey Terraced House Area: 164 sq. metres (1,765 sq. ft) Assignor(s): Sharminan Bin Bohari & Mas Elizawati Binti Mohammad Ali Solicitors: B.H Gan, Nor & Kim (KL) Execution No: WA-38-219-01/2026 No. 33, Jalan Elektron U16/83, Denai Alam, Seksyen U16, 40160 Shah Alam, Selangor Darul Ehsan	Lot 2  KAJANG	RESERVE PRICE RM657,000.00 Auction Date: 3/8/2026 / 9.00 AM Type : An Extended And Renovated Double Storey Mid Terraced House Area: 153 sq. metres (1,647 sq. ft) Assignor(s): Foo Weng Tiong & Chang Siow Moi Solicitors: Vas & Co.(KLG) Execution No: BA-38-802-02/2026 No. 66, Jalan Goodview 5, Goodview Heights, 43000 Kajang, Selangor Darul Ehsan
Lot 3  SUBANG JAYA	RESERVE PRICE RM600,000.00 Auction Date: 26/8/2026 / 9.00 AM Type : A 2.5 Storey Intermediate Terrace House (With Uncompleted Major Renovation Works) Area: 175 sq. metres (1,884 sq. ft) Assignor(s): Liew Tek Vui Solicitors: Vas & Co (KLG) Execution No: BA-38-4006-11/2025 No. 35, Persiaran Wangsa Baiduri Satu, 47500 Subang Jaya, Selangor Darul Ehsan	Lot 4  PUCHONG	RESERVE PRICE RM538,002.00 Auction Date: 12/8/2026 / 9.00 AM Type : Corner Double Storey Semi Detached House Area: 223 sq. metres (2,400 sq. ft) Assignor(s): Syed Faisal Bin Syed Alwi Solicitors: Zain Megat & Murad (KL) Execution No: WA-38-731-02/2026 No 1, Jalan DB2, Taman Desiran Bayu, 47120 Puchong, Selangor Darul Ehsan AMBANK ISLAMIC BERHAD
Lot 5  BANTING	RESERVE PRICE RM420,000.00 Auction Date: 18/8/2026 / 9.00 AM Type : A 2-Storey Intermediate Terrace House Area: 135 sq. metres (1,453 sq. ft) Assignor(s): Chia King Hok A/L Chia Swee Guan & Komathi A/P Gengan Solicitors: A Rahim & Co (KL) Execution No: BA-38-954-03/2026 No. 14, Jalan Galaksi 1/2, Bandar Mahkota Banting, 42700 Banting, Selangor Darul Ehsan	Lot 6  BATU CAVES	RESERVE PRICE RM121,500.00 Auction Date: 26/8/2026 / 9.00 AM Type : A 3 Bedroom Low Cost Apartment Area: 60 sq. metres (646 sq. ft) Assignor(s): Muhammad Nazmi Akhmal Bin Shikh Aladin Solicitors: Vas & Co (KLG) Execution No: BA-38-1196-04/2026 No. A-12-08, Batai Apartment, Jalan SH 1/2, Selayang Height, 68100 Batu Caves, Selangor Darul Ehsan

Lot 7	RESERVE PRICE RM67,910.00
	Auction Date: 3/8/2026 / 9.00 AM Type : 3 Bedroom Low Cost Flat Area: 62 sq. metres (667 sq. ft) Assignor(s): Norhisham Bin Mohtar & Aliah Binti Abdullah Solicitors: Js Ling, Diyana & Singh (KL) Execution No: BA-38-873-03/2026 Unit No.10-6-14, Pangsapuri Utarid Subang, No.1, Jalan Utarid U5/2, Seksyen U5, 40150 Shah Alam , Selangor Darul Ehsan
SHAH ALAM	

KUALA LUMPUR

Lot 8	RESERVE PRICE RM280,000.00
	Auction Date: 27/8/2026 / 9.00 AM Type : An Intermediate 3-Bedroom Apartment Area: 84 sq. metres (904 sq. ft) Assignor(s): Yap Chong Fatt Solicitors: Manjit Singh Sachdev, Mohammad Radzi & Partners Execution No: BA-38-1063-03/2026 No. I-7-2, Block I, Perdana Puri Apartment, Jalan Puri, Desa Aman Puri, 52100 Kuala Lumpur
KUALA LUMPUR	

Lot 9	RESERVE PRICE RM159,570.00
	Auction Date: 13/8/2026 / 9.00 AM Type : Condominium Area: 83 sq. metres (893 sq. ft) Assignor(s): Azmi Shafiq Bin Abd Rahman Solicitors: Manjit Singh Sachdev, Mohammad Radzi & Partners Execution No: WA-38-756-02/2026 No. 10-9-03A, Petaling Indah Condominium Block 10 , Jalan 1C/149, Petaling Indah Off Jln Sungai Besi, 57100 Kuala Lumpur
KUALA LUMPUR	

MELAKA

Lot 10	RESERVE PRICE RM623,700.00
	Auction Date: 5/8/2026 / 11.00 AM Type : A single storey semi-detached house Area: 661 sq. metres (7,115 sq. ft) Assignor(s): Saiful Azwan Bin Dahlan Solicitors: : Ibrahim Nik Junainah & Associates (MELAKA) Execution No: MA-38-182-03/2026 No. 2, Jalan OR 9, Taman Ozana Residen, Bukit Katil, 75450 Hang Tuah Jaya, Melaka
HANG TUAH JAYA	

Lot 11	RESERVE PRICE RM300,000.00
	Auction Date: 26/8/2026 / 11.00 AM Type : A Corner Unit Of Single Storey Terrace House Area: 217 sq. metres (2,336 sq. ft) Assignor(s): Jayashelan A/L Saudrakaran Solicitors: : Ibrahim Nik Junainah & Associates (MELAKA) Execution No: MA-38-259-04/2026 RM 1556, Jalan Rembia Perkasa 19, Taman Rembia Perkasa, 78000 Alor Gajah, Melaka
ALOR GAJAH	

Lot 12	RESERVE PRICE RM250,000.00
	Auction Date: 5/8/2026 / 11.00 AM Type : An Intermediate Unit Of Single Storey Terrace House Area: 143 sq. metres (1,539 sq. ft) Assignor(s): Balaswaran A/L S Sambasivam ,Vali A/P Kuppasamy & Sharlani A/P S Sambasivam Solicitors: Ibrahim Nik Junainah & Associates (MELAKA) Execution No: MA-38-139-03/2026 JA 6822, Jalan BB 1D, Taman Bemban Baru, Ayer Panas, 77200 Hang Tuah Jaya, Melaka
HANG TUAH JAYA	

Lot 13	RESERVE PRICE RM135,000.00
	Auction Date: 5/8/2026 / 11.00 AM Type : 3 Bedroom Medium Cost Apartment Area: 82 sq. metres (883 sq. ft) Assignor(s): Sherlina A/P Ramasamy Solicitors: Manjit Singh Sachdev, Mohammad Radzi & Partners Execution No: MA-38-140-03/2026 Unit No. A-3-8, Blok A, Pangsapuri Bunga Raya, 75450 Hang Tuah Jaya, Bukit Beruang Melaka
HANG TUAH JAYA	

Lot 14	RESERVE PRICE RM121,500.00 Auction Date: 5/8/2026 / 11.00 AM Type : A Double-Storey Low-Cost Terrace House Area: 59 sq. metres (635 sq. ft) Assignor(s): Sures A/L Palaney & Sujatha A/P S.S.Kasinathan Solicitors: : Ibrahim Nik Junainah & Associates (MELAKA) Execution No: MA-38-181-03/2026 No 104, Jalan Abadi 5, Taman Malim Jaya, 75250 Hang Tuah Jaya, Melaka
TAMAN MALIM JAYA	

PULAU PINANG

Lot 15	RESERVE PRICE RM300,000.00 Auction Date: 19/8/2026 / 11.00 AM Type : A 3-Bedroom Flat Area: 65 sq. metres (700 sq. ft) Assignor(s): Amseh Purni A/P Devakumar Solicitors: Zaid Ibrahim & Co (PENANG) Execution No: PA-38-987-06/2026 No. 29-3-7, Medan Ria Apartment, Jalan Samak 10150 George Town, Pulau Pinang
GEORGE TOWN	

KEDAH

Lot 16	RESERVE PRICE RM225,000.00 Auction Date: 20/08/2026 / 11.00 AM Type : A Single Storey Intermediate Terrace House Area: 143 sq. metres (1,539 sq. ft) Assignor(s): Mohd Shuhaimi Bin Nanyan @ Ismail Solicitors: Jayadeva & Kamal (ALOR SETAR) Execution No: KB-38-779-06/2026 No. 113A, Jalan Bukit Puteri 1/13A, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman
SUNGAI PETANI	

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NOTE : _____

High Court E-Lelong AUGUST 2026

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PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF AUGUST 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  SELANGOR	Reserve Price RM 874,800 Type: 2 Storey Semi Detached House, Corner lot Area: 3,455 square feet Address: No. 1, Jalan MD 1, Taman Meranti Damai, 47120 Puchong, Selangor Auction Date : 27th August 2026 Time : 9.00am
LOT 2  SELANGOR	Reserve Price RM 810,000 Type: Detached House Plot Area: 13,117 square feet Address: Lot 2815, Jalan Harmonis, Taman Harmonis, 53100 Gombak, Selangor Auction Date : 10th August 2026 Time : 9.00am
LOT 3  SELANGOR	Reserve Price RM 750,000 Type: 2 Storey Terrace House Area: 1,500 square feet Address: No. 32, Jalan Enggang, Bandar Puchong Jaya, 47100 Puchong, Selangor Auction Date : 10th August 2026 Time : 9.00am
LOT 4  SELANGOR	Reserve Price RM 620,000 Type: 1.5 Storey Semi Detached House Area: 4,693 square feet Address: No. 27, Jalan Desa Bestari 15, Taman Desa Bestari, 43900 Sepang, Selangor Auction Date : 3rd August 2026 Time : 9.00am
LOT 5  SELANGOR	Reserve Price RM 405,000 Type: Office Unit Area: 1,884 square feet Address: Unit No. 4801-2-05, 2nd Floor, Block 4801, CBD Perdana, Cyber 12, 63000 Cyberjaya, Selangor Auction Date : 12th August 2026 Time : 9.00am
LOT 6  SELANGOR	Reserve Price RM 364,500 Type: Condominium, 4 bedrooms Area: 1,636 square feet Address: Unit No. D-01-06, Tingkat 1, Block D, Tiara Parkhomes, Jalan Bukit Ria, Taman Bukit Ria, 43000 Kajang, Selangor Auction Date : 19th August 2026 Time : 9.00am
LOT 7  SELANGOR	Reserve Price RM 226,800 Type: Apartment Area: 840 square feet Address: Unit No. A-12-08, Pangsapuri Suria Permai, Persiaran Permai Sentosa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor Auction Date : 12th August 2026 Time : 9.00am
LOT 8  SELANGOR	Reserve Price RM 226,80 Type: Apartment, 3 bedrooms Area: 775 square feet Address: Unit No. C-8-9, Block C, Mentari Court, Jalan PJS 8/9, Taman Seri Mentari, 46150 Petaling Jaya, Selangor Auction Date : 6th August 2026 Time : 9.00am
LOT 9  SELANGOR	Reserve Price RM 190,000 Type: Apartment, 3 bedrooms Area: 850 square feet Address: Unit No. A-7-5, Jalan Tasik Biru 17, Laguna Biru, Taman Tasik Biru, 48050 Rawang, Selangor Auction Date : 6th August 2026 Time : 9.00am

LOT 10 Reserve Price **RM 1,100,000**



Type: 3 Storey Terrace House
Area: 2,196 square feet
Address: No. 15, Jalan Bvlgarui, Taman Bvlgarui, 84000 Muar, Johor

Auction Date : 13th August 2026
Time : 11.00am

JOHOR

LOT 11 Reserve Price **RM 820,000**



Type: 2 Storey Terrace House
Area: 4,693 square feet
Address: No. 21, Jalan SS 4/5, Taman Sri Saujana, 81900 Kota Tinggi, Johor

Auction Date : 13th August 2026
Time : 11.00am

JOHOR

LOT 12 Reserve Price **RM 670,000**



Type: 2 Storey Terrace House
Area: 2,239 square feet
Address: No. 19, Jalan Eko Tropika 2/19, Taman Kota Masai, 81700 Pasir Gudang, Johor

Auction Date : 18th August 2026
Time : 11.00am

BUMIT LOT **JOHOR** **End Lot**

LOT 13 Reserve Price **RM 470,000**



Type: 2 Storey Terrace House
Area: 1,076 square feet
Address: No. 1286, Jalan Scientex Jaya 25, Taman Scientex Senai, 81400 Senai, Johor

Auction Date : 13th August 2026
Time : 11.00am

JOHOR

LOT 14 Reserve Price **RM 413,100**



Type: 2 Storey Terrace House
Area: 1,679 square feet
Address: No. 48, Jalan Bayu 18, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 5th August 2026
Time : 11.00am

JOHOR

LOT 15 Reserve Price **RM 378,000**



Type: 1 Storey Terrace House
Area: 1,400 square feet
Address: No. 13176, Jalan Rajawali 4, Bandar Putra, 81000 Kulai, Johor

Auction Date : 5th August 2026
Time : 11.00am

JOHOR **End Lot**

LOT 16 Reserve Price **RM 360,000**



Type: 2 Storey Terrace House
Area: 960 square feet
Address: No. 1337, Jalan Scientex 25, Taman Scientex, Kelapa Sawit, 81030 Kulai, Johor

Auction Date : 27th August 2026

JOHOR

LOT 17 Reserve Price **RM 291,600**



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

Auction Date : 27th August 2026
Time : 11.00am

JOHOR

LOT 18 Reserve Price **RM 288,000**



Type: Apartment
Area: 1,076 square feet
Address: Unit No. #16-02, Tingkat 16, Blok E, Dwi Mahkota Condominium, Jalan Susur 1/1, Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor

Auction Date : 26th August 2026

JOHOR

LOT 19 Reserve Price **RM 283,500**



Type: Service Apartment
Area: 947 square feet
Address: Unit No. #11-16, Block A, Lake View Suites, Jalan Austin Perdana 1, Taman Austin Perdana, 81100 Johor Bahru, Johor

Auction Date : 11th August 2026
Time : 11.00am

JOHOR

LOT 20 Reserve Price **RM 269,001**



Type: Condominium
Area: 1,345 square feet
Address: Unit No. 21-05, Block A, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 27th August 2026
Time : 11.00am

JOHOR

LOT 21 Reserve Price **RM 262,440**



Type: Apartment
Area: 1,001 square feet
Address: Unit No. 16-04, Block B, Pangsapuri Mutiara Idaman, Jalan Idaman Utama, Taman Larkin Idaman, 80350 Johor Bahru, Johor

Auction Date : 27th August 2026
Time : 11.00am

JOHOR

LOT 22 Reserve Price **RM 260,000**



Type: Apartment
Area: 1,076 square feet
Address: Unit No. 03-07, Blok D, Persiaran Tanjung Apartment, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor

Auction Date : 10th August 2026
Time : 11.00am

JOHOR

LOT 23 Reserve Price **RM 255,150**



Type: Apartment
Area: 1,044 square feet
Address: Unit No. A-01-03, Pangsapuri Sri Awana, Jalan Silat Lincak, Bandar Selesa Jaya, 81300 Skudai, Johor

Auction Date : 27th August 2026
Time : 11.00am

JOHOR

LOT 24 Reserve Price **RM 249,318**



Type: Apartment
Area: 1,109 square feet
Address: Unit No. E-04-10, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor

Auction Date : 10th August 2026
Time : 11.00am

JOHOR

LOT 25 Reserve Price **RM 204,120**

Type: Apartment
Area: 861 square feet
Address: Unit No. F-5-3, Tingkat 5, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor

Auction Date : 26th August 2026

JOHOR

LOT 26 Reserve Price **RM 204,120**

Type: Apartment
Area: 958 square feet
Address: Unit No. J-02-01, Pangsapuri Sri Awana, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor

Auction Date : 11th August 2026
Time : 11.00am

BUMIT LOT
JOHOR

LOT 27 Reserve Price **RM 140,000**

Type: 1 Storey Terrace House
Area: 1,300 square feet
Address: No. 3, Jalan Bistari 1/5, Taman Yayasan, 85010 Segamat, Johor

Auction Date : 3rd August 2026
Time : 11.00am

JOHOR

LOT 28 Reserve Price **RM 451,980**

Type: Town House
Area: 1,600 square feet
Address: No. 51-F, Tingkat Paya Terubong 4, Taman Suria Vista, 11060 Ayer Itam, Penang

Auction Date : 17th August 2026
Time : 11.00am

PENANG

LOT 29 Reserve Price **RM 437,400**

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

Auction Date : 6th August 2026
Time : 9.00am

PAHANG

LOT 30 Reserve Price **RM 80,000**

Type: 2 Storey Terrace House, Low cost
Area: 840 square feet
Address: No. 18, Jalan Wawasan Maju 6, Taman Wawasan 2, 26820 Tanjung Gemok, Pahang

Auction Date : 4th August 2026
Time : 9.00am

PAHANG

LOT 31 Reserve Price **RM 320,000**

Type: 1 Storey Detached House
Area: 6,447 square feet
Address: Lot 3266, Kampung Lubuk Kuin, Gunung, 16090 Bachok, Kelantan

Auction Date : 26th August 2026
Time : 9.00am

KELANTAN

LOT 32 Reserve Price **RM 283,500**

Type: 1 Storey Semi Detached House
Area: 3,068 square feet
Address: No. 2C, Jalan Cenderawasih 3, Taman Cenderawasih, 75250 Bukit Rambai, Melaka

Auction Date : 5th August 2026
Time : 11.00am

MELAKA

LOT 33 Reserve Price **RM 243,000**

Type: 2 Storey Terrace House
Area: 1,668 square feet
Address: No. 66, Jalan MJ 6, Taman Merdeka Jaya, Batu Berendam, 75350 Hang Tuah Jaya, Melaka

Auction Date : 26th August 2026
Time : 11.00am

MELAKA

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 CoTM

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

Kuala Lumpur

No. 7, Ground Level, Block B, (B-0-7), 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://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.

NOTE :

High Court E-Lelong

August 2026

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

For more information, please call:
03-7452 1764

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



PROPERTY AUCTION



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1 RESERVE PRICE: RM297,000.00 Beranang  Description: Rumah Teres Satu Tingkat (tengah) Address: No. 107, Jalan Kesuma 4C/4, Bandar Tasik Kesuma, 43700, BERANANG, Selangor Area: approx 143 square metres Defendant(S): MOHD HAFIZIE BIN MOHMAD TAHIR & CHE NURUL AINI BINTI CHE HASIM Solicitor: M/S VAS & CO. Auction Date: 4/8/2026 (9:00 am) PAH39938	2 RESERVE PRICE: RM270,000.00 Kapar  Description: RUMAH TERES 1 TINGKAT (TENGAH) Area: 111 square metres Address: NO. 20, JALAN HAMZAH ALANG 60, TAMAN KAPAR JAYA, 42200, KAPAR, Selangor Defendant(S): SIVAKUMAR A/L MALLAN Solicitor: M/S Manjit Singh Sachdev Mohammad Radzi & Partners Auction Date : 3/8/2026 (9:00 AM) PAH40766	3 RESERVE PRICE: RM160,000.00 Petaling Jaya  Description: satu unit apartmen kos rendah 3 bilik tidur Area: 57 square metres Address: No. 2-1-11, Gugusan Cempaka, Jalan Cecawi PSB 6/19, 47810, Petaling Jaya, Selangor Defendant(S): SALINA BINTI ABDUL HALIM Solicitor: M/S GOH & PARTNERS Auction Date : 06/08/2026 (9:00 AM) PAH40544
4 RESERVE PRICE: RM275,400.00 Kuantan  Description: RUMAH BERKEMBAR SETINGKAT Area: 296 square metres Address: No. 5, Lorong Kempadang Jaya 12, Perumahan Kempadang Jaya, 26060, Kuantan, Pahang Defendant(S): Asmawi Bin Mohd Napis Solicitor: M/S HAMIDAH, ROSMAWATI & ASSOCIATES Auction Date : 06/08/2026 (9:00 AM) PAH41190	5 RESERVE PRICE: RM144,000.00 Kuantan  Description: Rumah teres kos rendah setingkat-lot tengah Area: 92 square metres Address: No. 21,, Lorong Seri Mahkota 35, Taman Seri Mahkota (dahulu dikenali Taman Putra), Jalan Gambang, 26070, Kuantan, Pahang Defendant(S): ZULKIFLI BIN SIDIK Solicitor: M/S HAMIDAH, ROSMAWATI & ASSOCIATES Auction Date : 06/08/2026 (9:00 AM) PAH41189	6 RESERVE PRICE: RM2,000,000.00 Johor Bahru  Description: 3 storey corner semi-detached house Area: 904 square metres (9,731 square feet). Address: No. 20, Jalan Kempas Utama 1/25, Taman Kempas Utama, 81300 Johor Bahru, Johor Defendant(S): Premeshni A/P K Gopalan & Ragu A/L Ramasamy Solicitor: M/S A Rahim & Co Auction Date : 4th August 2026 (11:00 AM) PAHJ/7741(SA)
7 RESERVE PRICE: RM650,000.00 Iskandar Puteri  Description: double storey terrace house Area: 130 square metres (1,399 square feet). Address: No. 106, Jalan Ceria 8, Taman Nusa Indah, 79100 Iskandar Puteri, Johor. Defendant(S): Siow Lee Tze & Tan Kok Wei Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date : 13th August 2026 (11:00 AM) PAHJ/7820(SA)	8 RESERVE PRICE: RM630,000.00 Kota Tinggi  Description: Double storey terrace house end lot Area: 479 square metres (5,156 square feet). Address: No. 30, Jalan SS 4/4, Taman Sri Saujana, 81900 Kota Tinggi, Johor. Defendant(S): Ahmad Firdaus Bin Hasbi Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date : 5th August 2026 (11:00 AM) PAHJ/7691(SA)	9 RESERVE PRICE: RM560,000.00 Skudai  Description: 2 storey terrace house Area: 108,697 square metres (1,170 square feet). Address: No. 715, Jalan Pulau Jaya 31, Bandar Pulau Jaya, 81300 Skudai, Johor Defendant(S): Sugandhi A/P Nagendiran Solicitor: M/S Nor Ding & Co Auction Date : 5th August 2026 (11:00 AM) Ambank Islamic Berhad PAHJ/7801(SA)
10 RESERVE PRICE: RM550,000.00 Pasir Gudang  Description: double storey terrace house, intermediate lot Area: 153 square metres (1,647 square feet). Address: No. 4, Jalan Jasmin 1/3, Bandar Bistari Perdana, 81700 Pasir Gudang, Johor Defendant(S): Bong Lai Chai & Koh Li Hwa Solicitor: M/S Nor Ding & Co Auction Date : 27th August 2026 (11:00 AM) PAHJ/7811(SA)	11 RESERVE PRICE: RM510,000.00 Pasir Gudang  Description: double storey terrace house Area: 130.1 square metres (1,400 square feet). Address: No. 24, Jalan Kemboja 8, Bandar Bestari Perdana, 81700 Pasir Gudang, Johor. Defendant(S): Puvaneswari A/P Tambiraja & Saraswathi A/P Karupiah Solicitor: M/S A Rahim & Co Auction Date : 26th August 2026 (11:00 AM) PAHJ/7808(SA)	12 RESERVE PRICE: RM450,000.00 Pasir Gudang  Description: Double storey intermediate terrace house Area: 111 square metres (1,195 sq feet) Address: No. 72, Jalan Semerbak 22, Taman Bukit Dahlia, 81700 Pasir Gudang, Johor Defendant(S): Mohd Fadzil Bin Shamsuddin Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date : 17th August 2026 (11:00 AM) Ambank Islamic Berhad PAHJ/7816(SA)

13	RESERVE PRICE: RM440,000.00	Gelang Patah	 PAHJ/7803(SA)	Description: double storey low medium cost terrace house, intermediate lot Area: 100 square metres (1,076 square feet) Address: 13, Jalan Nusaria 6/6, Taman Nusantara, 81550 Gelang Patah, Johor Defendant(S) : Samad Bin Selamat Solicitor: M/S A. Rahim & Co. Auction Date : 26th August 2026 (11:00 AM) Ambank Islamic Berhad
14	RESERVE PRICE: RM420,00.00	Kulai	 PAHJ/7812 (SA)	Description: single storey intermediate terrace house Area: 143 square metres (1,539 square feet) Address: No. 2821, Jalan Sri Putri 10/2, Taman Putri Kulai Fasa 10, 81000 Kulai, Johor Defendant(S) : Haresh A/L Balamuraly, Thanaletchumy A/P S. Thirunavukarasu Solicitor: M/S A Rahim & Co (Kluang) Auction Date : 5th August 2026 (11:00 AM) Ambank Islamic Berhad
15	RESERVE PRICE: RM405,000.00	Kota Tinggi	 PAHJ/7637(SA)	Description: double storey terrace house Area: 130 square metres (1,399 square feet) Address: No. 25, Jalan SS 5/5, Taman Sri Saujana, 81900 Kota Tinggi, Johor Defendant(S) : Muhammad Illham Bin Ahmad Solicitor: M/S Nor Ding & Co. Auction Date : 13th August 2026 (11:00 AM) Ambank Islamic Berhad
16	RESERVE PRICE: RM405,000.00	Johor Bahru	 PAHJ/7728(SA)	Description: Condominium Area: 170 square metres (1,830 square feet) Address: Blok B-09-01, Jalan Kolam Air Condominium Aloha, 80100 Johor Bahru, Johor. Defendant(S) : Sarawanan A/L Nallathamby Solicitor: M/S A Rahim & Co Auction Date : 10th August 2026 (11:00 AM)
17	RESERVE PRICE: RM350,000.00	Batu Pahat	 PAHJ/7804(SA)	Description: single storey terrace house Area: 153 square metres (1,647 square feet) Address: No. 52, Jalan Putera Indah 9/17, Taman Putera Indah, 83010 Batu Pahat Johor Defendant(S): Nurhidayah Binti Amirshaarffudin Solicitor: M/S Nor Ding & Co. Auction Date : 17th August 2026 2026 (11:00 AM) Ambank Islamic Berhad
18	RESERVE PRICE: RM350,000.00	Pulau Pinang	 PAHJ/7805(SA)	Description: Single storey terrace house Area: 111 square metres (1,195 sq feet) Address: No 68, Jalan Sentul 4, Taman Sentul Jaya, 14100 Simpang Ampat, Pulau Pinang Defendant(S) : Tanasekaran A/L Raman, Ravi A/L Samidass, Muniamah A/P Raman Solicitor: M/S Jayadeva & Kamal Auction Date : 6th August 2026 (11:00 AM)
19	RESERVE PRICE: RM330,000.00	Ulu Tiram	 PAHJ/7822(SA)	Description: single storey terrace house Area: 143 square metres (1,539 square feet) Address: No. 27, Jalan Mutiara 2, Taman Mutiara 1, 81800 Ulu Tiram, Johor. Defendant(S) : Arun Kumar A/L Arumugam Solicitor: M/S Ibrahim Nik Junainah & Associates. Auction Date : 12th August 2026 (11:00 AM)
20	RESERVE PRICE: RM324,770.00	Kluang	 PAHJ/7613(SA)	Description: 2 storey terrace house end lot with extra land Area: 238 square metres (2,562 square feet) Address: No. 105, Jalan Impian Damai 1/6, Bandar Seri Impian, 86000 Kluang, Johor. Defendant(S) : Naz Zakrie Afifi Bin Abdul Hadi Solicitor: M/S A Rahim & Co Auction Date : 17th August 2026 (11:00 AM) Ambank Islamic Berhad
21	RESERVE PRICE: RM324,000.00	Pasir Gudang	 PAHJ/7624(SA)	Description: single storey intermediate terrace house Area: 130 square metres (1,399 square feet) Address: No. 19, Jalan Bacang 23, Taman Kota Masai, 81700 Pasir Gudang, Johor Defendant(S) : Alinah Siti Nadia Binti Abdullah Solicitor: M/S Nor Ding & Co. Auction Date : 27th August 2026 (11:00 AM) Ambank Islamic Berhad
22	RESERVE PRICE: RM320,760.00	Masai	 PAHJ/7448(SA)	Description: Condominium Area: 155 square metres (1,668 square feet) Address: Unit No. 05-08, Block D, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor. Defendant(S) : Tan Kooi Ling Solicitor: M/S A. Rahim & Co. Auction Date : 5th August 2026 (11:00 AM)
23	RESERVE PRICE: RM306,180.00	Johor Bahru	 PAHJ/7783(SA)	Description: serviced apartment unit Area: 100 square metres (1,076 square feet) Address: #22-08, Residensi Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor Defendant(S) : Ooi An Ni Solicitor: M/S Ibrahim Nik Junainah & Associates. Auction Date : 10th August 2026 (11:00 AM)
24	RESERVE PRICE: RM299,700.00	Skudai	 PAHJ/7735(SA)	Description: apartment Area: 103 square metres (1,109 square feet) Address: No. F-4-8, Skudai Villa, Jalan Aman, Taman Skudai Baru, 81300 Skudai, Johor Defendant(S) : Nor Aiman Bin Nor Affandy Solicitor: M/S Ibrahim Nik Junainah & Associates Auction Date : 27th August 2026 (11:00 AM)
25	RESERVE PRICE: RM297,000.00	Kluang	 PAHJ/7687(SA)	Description: single storey terrace house intermediate lot Area: 143 square metres (1,539 square feet) Address: No. 32, Jalan Saujana Desa 2, Taman Saujana, 86000 Kluang, Johor. Defendant(S) : Tinaganraj A/L Balan Solicitor: M/S A. Rahim & Co. Auction Date : 26th August 2026 (11:00 AM)
26	RESERVE PRICE: RM291,600.00	Johor Bahru	 PAHJ/7405(SA)	Description: apartment Area: 97 square metres (1,044 square feet) Address: No. 03-17, Blok B, Pangsapuri Sri Akasia, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, Johor Bahru 81200 Johor Bahru Defendant(S) : Thavanesan A/L Ramayah Solicitor: M/S Nor Ding & Co. Auction Date : 27th August 2026 (11:00 AM)
27	RESERVE PRICE: RM285,000.00	Sungai Petani	 PAHJ/7807(SA)	Description: intermediate lot extended single storey terrace house Area: 153 square metres (1,650 square feet) Address: No. 161, Jalan Kelisa Ria 1/3, Taman Kelisa Ria, 08000 Sungai Petani, Kedah Defendant(S) : Vallarasan A/L Arumugom Solicitor: M/S Jayadeva & Kamal Auction Date : 20th August 2026 (11:00 AM)
28	RESERVE PRICE: RM261,000.00	Johor Bahru	 PAHJ/7782(SA)	Description: apartment Area: 86 square metres (925 square feet) Address: #13-09, Blok E, Pangsapuri Dwi Mahkota, Susur 1/1, Jalan Persiaran Tanjung, Taman Bukit Alif, 81200 Johor Bahru, Johor Defendant(S) : Goby A/L Moorthy Solicitor: M/S A. Rahim & Co. Auction Date : 5th August 2026 (11:00 AM)
29	RESERVE PRICE: RM230,000.00	Penang	 PAHJ/7800(SA)	Description: intermediate corner unit of three (3) bedrooms apartment Area: 79 square metres (850 square feet) Address: No. 11A-14-3A, Tingkat Paya Terubong 2, Mukim 13, 11060 Penang Defendant(S) : Lingesh A/L Kalithevan Solicitor: M/S Jayadeva & Kamal Auction Date : 4th August 2026 (11:00 AM)
30	RESERVE PRICE: RM212,576.00	Masai	 PAHJ/7500(SA)	Description : Condominium Area: 123 square metres (1,324 square feet) Address: Unit No. 04-02, Block E, Pangsapuri Seri Mutiara, Bandar Seri Alam, 81750 Masai, Johor. Defendant(S) : Tan Tat Kian Solicitor: M/S Ibrahim Nik Junainah & Associates. Auction Date : 3rd August 2026 (11:00 AM)

31	RESERVE PRICE: RM178,200.00	Masai
	Description: 3 bedroom low medium cost apartment unit Area: 79 square metres (850 sq feet) Address: Unit No. F-02-05, Blok F, Pangsapuri Sri Intan, Jalan Tasek, Bandar Seri Alam, 81750 Masai, Johor. Defendant(S) : Muhammad Haziq Bin Othman Solicitor: M/S Ibrahim Nik Junainah & Associates. Auction Date : 27th August 2026 (11:00 AM) Ambank Islamic Berhad	
PAHJ/7647 (SA)		

32	RESERVE PRICE: RM144,000.00	Ulu Tiram
	Description: Low medium cost apartment Area: 70 square metres (753 square feet) Address: No. K06-16, Jalan Gaya 11, Taman Gaya, 81800 Ulu Tiram, Johor. Defendant(S) : Athis A/L Palanivelo Solicitor: M/S Nor Ding & Co. Auction Date : 11th August 2026 (11:00 AM) Ambank Islamic Berhad	
PAHJ/7695 (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
Website: www.auctions.com.my

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

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



High Court E-lelong

August 2026

FOR ENQUIRY PLEASE E-MAIL TO
auctionsale@ambankgroup.com

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



PROPERTY AUCTION



03-7452 1318 | ambank.com.my



PROCLAMATION OF SALE

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

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

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

Bidder are required to register on the website <https://elelong.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 AUGUST 2026

LOT 01 Kepala Batas  Reserve Price RM 396,000 1 Storey Semi Detached House Unit 2,637 sq.ft. Unit No. 32A, Lorong Mekar Sari 8, Taman Mekar Sari, 13200 Kepala Batas, Pulau Pinang. Assignor / Borrower : Muhamat Bin Harun Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 06 August, 2026 (11:00 AM) Pulau Pinang	LOT 02 Peraí  Reserve Price RM 252,000 Apartment Unit 904 sq.ft. Unit No. A-26-07, Pangsapuri Casa Prima, Jalan Sutera Prima, 13700 Perai, Pulau Pinang. Assignor / Borrower : Mohammad Fareez Iqwan Bin Mohamad Zafrí Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 06 August, 2026 (11:00 AM) Pulau Pinang	LOT 03 Paya Terubong  Reserve Price RM 200,000 Flat Unit 689 sq.ft. Unit No. 20-11-11, Bukit Saujana, Lorong Bukit Kukus, 11060 Paya Terubong, Pulau Pinang. Assignor / Borrower : Nanthini A/P Supramaniam Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 03 August, 2026 (11:00 AM) Pulau Pinang
LOT 04 Ayer Itam  Reserve Price RM 150,000 Flat Unit 689 sq.ft. Unit No. 16-13-6, Lorong Bukit Kukus, 11060 Pulau Pinang. Assignor / Borrower : Koay Lai Hock Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 04 August, 2026 (11:00 AM) Pulau Pinang	LOT 05 Balik Pulau  Reserve Price RM 109,350 Flat Unit 495 sq.ft. Unit No. 2B-2-19, Taman Desa Genting, Jalan Pulau Betong, 11000 Balik Pulau, Pulau Pinang. Assignor / Borrower : Muhamad Amirul Asyraf Bin Zulkarnain Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 13 August, 2026 (11:00 AM) Pulau Pinang	LOT 06 Sungai Petani  Reserve Price RM 700,000 1.5 Storey Bungalow House Unit 11,507 sq.ft. Unit No. 125, Jalan 9/5, Darulaman Perdana, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Amira Binti Abdul Halim Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 10 August, 2026 (11:00 AM) Kedah
LOT 07 Jitra  Reserve Price RM 315,900 2 Storey Terrace House Unit 1,539 sq.ft. Unit No. 474, Taman Gemilang, 06000 Jitra, Kedah Darul Aman. Assignor / Borrower : Nur Hazwani Binti Abd Hamid Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 26 August, 2026 (11:00 AM) Kedah	LOT 08 Kulim  Reserve Price RM 261,000 1 Storey Terrace House Unit 1,302 sq.ft. Unit No. 759, Lorong Mahkota 18/2, Taman Seri Mahkota, 09000 Kulim, Kedah Darul Aman. Assignor / Borrower : Siti Khoiriyah Binti Sahidan Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 05 August, 2026 (11:00 AM) Kedah	LOT 09 Sungai Petani  Reserve Price RM 189,000 1 Storey Terrace House Unit 1,300 sq.ft. Unit No. 255, Jalan Kemboja 23, Bandar Amanjaya, 08000 Sungai Petani, Kedah Darul Aman. Assignor / Borrower : Norsuhairul Azimat Bin Sukardi Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 12 August, 2026 (11:00 AM) Kedah

 = AmBank (M) Berhad

 = AmBank Islamic Berhad



LOT 10 Gurun Reserve Price **RM 145,800**



1 Storey Terrace House Unit
1,453 sq.ft.

Unit No. 394, Lorong Resideni A12, Taman Resideni Mesra, 08300 Gurun, Kedah Darul Aman.

Assignor / Borrower :
Mohamad Harith Fitri Bin Mohamad Rudzay

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

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

 Kedah

LOT 11 Kuala Kedah Reserve Price **RM 111,537**



2 Storey Terrace House Unit
700 sq.ft.

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

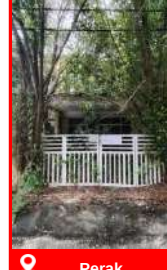
Assignor / Borrower :
Rushimah Binti Saad

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

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

 Kedah

LOT 12 Ipoh Reserve Price **RM 304,000**



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

Unit No. 39, Jalan Tawas Impiana 2, Anjung Tawas Impiana, 30010 Ipoh, Perak Darul Ridzuan.

Assignor / Borrower :
Choong Yee Ling

Solicitor :
A Rahim & Co (Tel: 03-22824922)

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

 Perak

LOT 13 Ipoh Reserve Price **RM 252,000**



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

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

Assignor / Borrower :
Linda Yeo Lee Hsia

Solicitor :
Goh Rafidah Tan (Tel: 03-21663818)

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

 Perak

LOT 14 Teluk Intan Reserve Price **RM 215,000**



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

Unit No. 39, Lorong Lagenda 56, Bandar Lagenda Teluk Intan, 36000 Teluk Intan, Perak Darul Ridzuan.

Assignor / Borrower :
Nooraziane Binti Hashim

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

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

 Perak

LOT 15 Chemor Reserve Price **RM 216,000**



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

Unit No. 8 Hala Chepor 5, Taman Chepor Raya, 31200 Chemor, Perak.

Assignor / Borrower :
Nur Hazwani Binti Abdul Hadi Law

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

Auction Date & Time :
13 August, 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.

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5. Click on the **"Login"** tab.
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Step 3 : Choose Property

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