

High Court E-Lelong September 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 : 21/09/2026

RESERVE PRICE

TIME : 9.00 AM

RM 459,270.00



DESCRIPTION : A DOUBLE STOREY END TERRACE HOUSE
LAND AREA : 2,378.82 SQUARE FEET
ASSIGNOR(S) : NUR ASSYKEN BINTI MOHD RAIS
SOLICITOR : MESSRS AZHAR & WONG (KL)
EXECUTION NO. : BA-38-247-01/2026


ALAM

NO. 15, JALAN BESTARI 3/3, PUNCAK BESTARI, 42300 BANDAR PUNCAK ALAM, SELANGOR

02

AUCTION DATE : 28/09/2026

RESERVE PRICE

TIME : 9.00 AM

RM 600,000.00



DESCRIPTION : A DOUBLE STOREY MID TERRACED HOUSE
LAND AREA : 1,604.00 SQUARE FEET
ASSIGNOR(S) : NURUL AMIN BIN S ANSARI
SOLICITOR : MESSRS SIDEK TEOH WONG & DENNIS (KL)
EXECUTION NO. : WA-38-1274-04/2026


ALAM

NO. 43, JALAN PALMA 1/5, BANDAR HILLPARK, 42300 BANDAR PUNCAK ALAM, SELANGOR

03

AUCTION DATE : 24/09/2026

RESERVE PRICE

TIME : 9.00 AM

RM 262,440.00



DESCRIPTION : A 3-BEDROOM WALK-UP APARTMENT
FLOOR AREA : 904.00 SQUARE FEET
ASSIGNOR(S) : NORHAKIMI BINTI JAMALUDDIN
SOLICITOR : MESSRS B H GAN, NOR & KIM (KL)
EXECUTION NO. : WA-38-865-03/2026


LUMPUR

NO. 285-1-2, BLOCK 285, CASA RIA APARTMENT, JALAN JEJAKA, TAMAN MALURI, 55100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR



GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



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.



LOGIN

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



CHOOSE PROPERTY

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



BIDDING REGISTRATION

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



CHECKING UPCOMING BIDDING

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



AUCTION DAY

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

RESERVE PRICE:

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

ORGANISED BY:

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

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

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

H/P : 012 - 327 5047

WEBSITE : arenaauctioneers.com

High Court E-Lelong SEPTEMBER

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

For more information, please call:
03-7452 1764

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PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF SEPTEMBER 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 900,000.00 ULU TIRAM Auction Date : 02/09/2026 / 11:00 a.m Type : Three Storey Cluster House Assignor : Chua Wei Liang Solicitor : A Rahim & Co (JB) Address : No. 37, Jalan Bandar Cemerlang 1/3, Bandar Cemerlang, 81800 Ulu Tiram, Johor Darul Takzim  AMBT360(2)	LOT 2 RESERVE PRICE: RM 702,000.00 PEKAN NENAS Auction Date : 21/09/2026 / 11:00 a.m Type : Double Storey Terrace House, Intermediate Lot Assignor : Choong Kok Hen Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 28, Jalan Laman Citra 16, Laman Citra, 81500 Pekan Nenas, Johor  AMBT914
LOT 3 RESERVE PRICE: RM 510,000.00 SENAI Auction Date : 28/09/2026 / 11:00 a.m Type : Double Storey Terrace House Assignor : Thurgadevi A/P M Shanmugam Solicitor : Nor Ding & Co (Johor Bahru) Address : No. 825, Jalan Scientex Jaya 16, Taman Scientex Senai, Senai 81400 Johor Kaveat : No. Perserahan : 13957/2024 Kaveat Persendirian atas Tanah oleh AMBANK ISLAMIC BERHAD No. Syarikat : 199401009897 (295576-U) didaftarkan pada 28 Mac 2024  AMBT869	LOT 4 RESERVE PRICE: RM 280,000.00 JOHOR BAHRU Auction Date : 22/09/2026 / 11:00 a.m Type : Single Storey Terrace House Assignor : Revathy A/P Periasamy Solicitor : A Rahim & Co (JB) Address : No. 43, Jalan 6, Taman Bersatu, 86000 Kluang, Johor  AMBT073(2)
LOT 5 RESERVE PRICE: RM 267,300.00 SKUDAI Auction Date : 22/09/2026 / 11:00 a.m Type : Apartment Assignor : Muttukumar A/L Ramasamy Solicitor : A Rahim & Co (JB) Address : B-04-09 Skudai Villa Apartment Jalan Aman Taman Skudai Baru 81300 Skudai Johor Kaveat : Nombor Perserahan : 4467/2023 Kaveat Persendirian atas Tanah oleh AMBANK (M) BERHAD No. Syarikat : 196901000166 (8515-D) didaftarkan pada 01 Februari 2023  AMBT775	LOT 6 RESERVE PRICE: RM 204,120.00 JOHOR BAHRU Auction Date : 01/09/2026 / 11:00 a.m Type : An Apartment Unit Assignor : Satiyamority A/L Murgan Solicitor : A Rahim & Co (JB) Address : K-4-02, Blok K, Pangsapuri Lily & Jasmine, Jalan Persisiran Titiwangsa Utama, Taman Tampoi Indah, 81200 Johor Bahru, Johor  AMBT479(3)
LOT 7 RESERVE PRICE: RM 120,000.00 MASAI Auction Date : 28/09/2026 / 11:00 a.m Type : A Unit Of Low-Cost Flat Assignor : Mohamad Azzimi Bin Jemaain Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : Unit No. 04-13, Blok 5, Jalan Kemuning, Taman Sri Plentong, 81750 Masai, Johor  AMBT995	LOT 8 RESERVE PRICE: RM 120,000.00 YONG PENG Auction Date : 03/09/2026 / 11:00 a.m Type : Single Storey Low Cost Terrace House, Intermediate Lot Assignor : Jumri Bin Asri Solicitor : Ibrahim Nik Junainah & Associates (Johor Bahru) Address : No. 11, Jalan Keruing Gombang, Taman Kota 83700 Yong Peng, Johor  AMBT173(2)

CENTRAL

LOT 9 RESERVE PRICE: RM 1,800,000.00

PUCHONG

Auction Date : 24/09/2026 / 11:00 a.m
Type : A 3 1/2 Storey Developer Designed Detached House
Assignor : Wong Pui Yin
Solicitor : Azhar & Wong (KL)
Address : No. 10, Jalan SP 5A1, Taman Saujana Puchong, Bandar Putra Permai, 47110 Puchong Selangor Darul Ehsan



AMBT590(2)

LOT 10 RESERVE PRICE: RM 500,000.00

KELANAJAYA

Auction Date : 09/09/2026 / 9:00 a.m
Type : Small Office Home Office
Assignor : Jaswander Kaur A/P Chand Singh
Solicitor : Azhar & Wong (KL)
Address : No. 9-1, Menara Infinity, No. 28, Jalan SS6/3, Kelana Jaya, 47301 Petaling Jaya, Selangor



AMBT799

LOT 11 RESERVE PRICE: RM 330,000.00

RAWANG

Auction Date : 15/09/2026 / 9:00 a.m
Type : An Intermediate Double-Storey Terraced House
Assignor : Mohamad Azlan Bin Satarudin
Solicitor : Goh & Partners (KL)
Address : No. 46, Jalan Iris 7, Perumahan Jalan Iris, taman Bunga Raya, 48300 Rawang, Selangor Darul Ehsan



AMBT627

LOT 12 RESERVE PRICE: RM 150,000.00

KEPONG

Auction Date : 02/09/2026 / 9:00 a.m
Type : A Walk-up Shop Office Unit
Assignor : Goh Hui Lee
Solicitor : Manjit Singh Sachdev, Mohammad Radzi & Partners
Address : Unit No. 3-32C, 2ND Floor, Jalan Desa 2/4, Desa Aman Puri, Kepong, 52100 Selangor.
Kaveat : NO. PERSEHAHAN 002B20767/2022 KAVEAT PERSENDIRIAN ATAS KEPENTINGAN



AMBT954

NORTHERN

LOT 13 RESERVE PRICE: RM 1,291,402.00 PENDANG DISTRICT

Auction Date : 10/09/2026 / 11:00 a.m
Type : A Parcel Of Smallholding Agriculture Land And Is Erected Thereon With An Open Sided Building Formerly Utilized As Clay Brick Factory.
Assignor : Northern Brick Sdn Bhd
Solicitor : Lee Yuen Syakira & Ng (Penang)
Address : Northern Brick Sdn. Bhd., Cerkam Jaya, Kampung Bukit Mat Insun, Jalan Bukit Tegur, 06700 Pendang, Kedah Darul Aman



AMBT618(2)

LOT 14 RESERVE PRICE: RM 900,000.00

KAMPAR

Auction Date : 02/09/2026 / 11:00 a.m
Type : A Renovated End Unit Three Storey Shop Office
Assignor : Wong Hoong Man
Solicitor : Goh & Partners (KL)
Address : No. 57, Disney Avenue, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan



AMBT633(2)

LOT 15 RESERVE PRICE: RM 648,000.00

SUNGAIPETANI

Auction Date : 02/09/2026 / 11:00 a.m
Type : A Double Storey Semi-Detached House
Assignor : Nuraini Binti Ismail
Solicitor : Azmi Rahim & Co (Sg Petani)
Address : No. 7, Jalan Yarra 1/2, Bandar Puteri Jaya, 08000 Sungai Petani, Kedah Darul Aman



AMBT871

LOT 16 RESERVE PRICE: RM 240,000.00

GURUN

Auction Date : 24/09/2026 / 11:00 a.m
Type : A Single Storey Terrace House (Intermediate Unit)
Assignor : Mohd Shah Rezuwan Akmal Bin Azizan
Solicitor : Azmi Rahim & Co (Sg Petani)
Address : No. 303, Lorong Residensi A9, Taman Residensi Mesra, 08300 Gurun, Kedah Darul Aman



AMBT916

LOT 17 RESERVE PRICE: RM 236,196.00

SUNGAIPETANI

Auction Date : 01/09/2026 / 11:00 a.m
Type : An Extended Double Storey Corner Terrace House
Assignor : Muhammad Taufiq Navakumar Bin Abdullah
Solicitor : Jayadeva & Kamal (Alor Setar)
Address : No. 310, Jalan Batik 1/1, Taman Batik, 08000 Sungai Petani, Kedah Darul Aman.



AMBT915

LOT 18 RESERVE PRICE: RM 230,000.00

LAHAT

Auction Date : 09/09/2026 / 11:00 a.m
Type : An Extended And Renovated Intermediate Unit Double Storey Low-Cost Terraced House
Assignor : Mohd Shukor Bin Bee
Solicitor : Nor Ding & Co (Sri Manjung)
Address : No. 14, Pesara Lahat Baru 8, Bandar Lahat Baru, 31500 Lahat, Perak Darul Ridzuan



AMBT791

LOT 19	RESERVE PRICE: RM 229,500.00	TANJUNG TOKONG
Auction Date : 15/09/2026 / 11:00 a.m Type : A Three Bedroom Low-Medium Cost Apartment Unit Assignor : Thirumune A/L Sekar Solicitor : Zaid Ibrahim & Co (Penang) Address : Unit No. 7C-8-3, Pangsapuri Palm Court, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang		 AMBT758(2)

LOT 20	RESERVE PRICE: RM 206,550.00	SERITANJUNG
Auction Date : 02/09/2026 / 11:00 a.m Type : A Three Bedroom Apartment Unit Assignor : Foo Keh Ching Solicitor : Jayadeva & Kamal (Alor Setar) Address : Unit No. 7C-11-11, Pangsapuri Palm Court, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang		 AMBT589(3)

LOT 21	RESERVE PRICE: RM 190,000.00	BAGAN SERAI
Auction Date : 22/09/2026 / 11:00 a.m Type : An Extended Corner Unit Single Storey Low Cost Terrace House Assignor : Nor Shafira Binti Rosni Solicitor : Lalchand & Nawawi (Ipoh) Address : No. 2, Jalan Perdana 3/6, Taman Serai Perdana, 34300 Bagan Serai, Perak Darul Ridzuan		 AMBT062(2)

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 2 : Login

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.
8. Then, click "I am interested".
9. Scroll to the bottom and click "Download" POS and "Proceed".



Step 4 : Bidding Registration

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Step 6 : Auction Day

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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



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

High Court E-Lelong SEPTEMBER 2026

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

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

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For Company bidder(s)

Cammy Siew : 012-254 4463



PROPERTY AUCTION



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LOT 1 RESERVE PRICE: **RM4,050,000.00** NILAI



Type : Three Storey Detached House
Area : 0.5382 hectare/ 1.33 Acre
Assignor(s) : Suhaimi Bin Ahmad & Zaiton Binti Alias
Solicitor : M/S Azhar & Wong (No. Tel : 03-26023898)
Auction Date : 7 September 2026 (Monday)
Time : 11.00 AM

ISLAMIC

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

LOT 2 RESERVE PRICE: **RM820,000.00** SEREMBAN



Type : An Intermediate Double Storey Semi Detached House
Area : Approx 315 sqmt / 3,391 sqft
Assignor(s) : Sim Wei Mun
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 9 September 2026 (Wednesday)
Time : 11.00 AM

NO. 619, LORONG BUKIT EMAS 1/6, TAMAN BUKIT EMAS, 70450, SEREMBAN, NEGERI SEMBILAN.

LOT 3 RESERVE PRICE: **RM550,000.00** GEMENCHEH



Type : Double Storey Semi Detached House
Area : Approx 333 sqmt / 3,538 sqft
Assignor(s) : Mathure A/P Muniandy & Muniandy A/L Murthy
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 22 September 2026 (Tuesday)
Time : 9.00 AM

NO. 6, JALAN ORKID 2/1, TAMAN ORKID 2, 73200 GEMENCHEH, NEGERI SEMBILAN.

LOT 4 RESERVE PRICE: **RM500,000.00** SEREMBAN



Type : An Intermediate Double Storey Terrace House
Area : 149 sqmt / 1,604 sqft
Assignor(s) : Tay Phaik Kim
Solicitor : M/S Zain Megat & Murad (No. Tel : 03-62079331)
Auction Date : 10 September 2026 (Thursday)
Time : 11.00 AM

NO. 620, LORONG IRINGAN BAYU 35/9, PRECINCT 3, TAMAN IRINGAN BAYU, MAMBAU, 70300, SEREMBAN, NEGERI SEMBILAN.

LOT 5 RESERVE PRICE: **RM364,500.00** SEREMBAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 131 sqmt / 1,410 sqft
Assignor(s) : Ahmad Bin Mursaling
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 8 September, 2026 (Tuesday)
Time : 9.00 AM

ISLAMIC

NO. 499, LORONG IRINGAN BAYU 41/6 PRECINCT 8, TAMAN IRINGAN BAYU, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 6 RESERVE PRICE: **RM350,000.00** SEREMBAN



Type : An Intermediate Single Storey Terrace House
Area : Approx 131 sqmt / 1,410 sqft
Assignor(s) : Davaras A/L Letchmanan & Prasana A/P Letchmanan
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 10 September 2026 (Tuesday)
Time : 11.00 AM

NO. 759, LORONG IRINGAN BAYU 36/5, PRECINCT 3, TAMAN IRINGAN BAYU, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 7 RESERVE PRICE: **RM350,000.00** SEREMBAN



Type : An Intermediate Single Storey Terrace House
Area : Approx 131 sqmt / 1,410 sqft
Assignor(s) : Abdul Karim Bin Samsudin & Nor Murni Binti Abdul Manaf
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 10 September 2026 (Tuesday)
Time : 9.00 AM

ISLAMIC

NO. 778, LORONG IRINGAN BAYU 36/5, PRECINCT 3, TAMAN IRINGAN BAYU, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 8 RESERVE PRICE: **RM342,000.00** SEREMBAN



Type : A Renovated Single Storey Terraced House
Area : Approx 149 sqmt / 1,604 sqft
Assignor(s) : Santhara Segaran A/L Seritharan
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 9 September 2026 (Wednesday)
Time : 11.00 AM

NO. 829, LORONG IRINGAN BAYU 36/7, PRECINCT 3, TAMAN IRINGAN BAYU, 70300 SEREMBAN, NEGERI SEMBILAN.

LOT 9 RESERVE PRICE: **RM470,000.00** SEREMBAN



Type : Double Storey Clustered House
Area : Approx 167 sqmt / 1,798 sqft
Assignor(s) : Colin Prem Joseph A/L Stanislas
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 8 September 2026 (Tuesday)
Time : 9.00 AM

NO. 458, LORONG S2 K13/1, VISION HOMES, SEREMBAN 2, 70300 SEREMBAN, NEGERI SEMBILAN.

AmBank (M) Berhad

AmBank Islamic Berhad

LOT 10 RESERVE PRICE: RM380,000.00 SEREMBAN



Type : One And A Half Storey Terrace House
Area : Approx 153 sqmt / 1,647 sqft
Assignor(s) : Muhammad Amir Asyraf Bin Mohd Hadi
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 10 September 2026 (Thursday)
Time : 9:00 AM

ISLAMIC

NO. 1262, JALAN RJ 3/9, TAMAN RASAH JAYA, 70300, SEREMBAN, NEGERI SEMBILAN.

LOT 11 RESERVE PRICE: RM370,000.00 SEREMBAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 111 sqmt / 1,195 sqft
Assignor(s) : Nor Aida Binti Mohd Kamal
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 22 September 2026 (Tuesday)
Time : 9:00 AM

ISLAMIC

NO. 530, PERSIARAN BUKIT CORAL 1, TAMAN BUKIT CORAL, SIKAMAT, 70400, SEREMBAN, NEGERI SEMBILAN.

LOT 12 RESERVE PRICE: RM280,000.00 SEREMBAN



Type : Townhouse
Area : Approx 86 sqmt / 926 sqft
Assignor(s) : Syahidol Bin Sahak & Nurul Farehah Binti Ishak
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 21 September, 2026 (Monday)
Time : 11:00 AM

NO. 32-G, JALAN 1A/5, BANDAR AINSDALE, 70200 SEREMBAN, NEGERI SEMBILAN.

LOT 13 RESERVE PRICE: RM250,000.00 SEREMBAN



Type : A Coner Unit Single Storey Terrace House
Area : Approx 143 sqmt / 1,539 sqft
Assignor(s) : Thenmoly A/P Sathasivam
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 9 September, 2026 (Wednesday)
Time : 9:00 AM

NO.555, LORONG BUKIT MUTIARA 13/1, TAMAN BUKIT MUTIARA, 70200 SEREMBAN, NEGERI SEMBILAN.

LOT 14 RESERVE PRICE: RM45,000.00 SEREMBAN



Type : Medium Cost Flat
Area : Approx 64 sqmt / 689 sqft
Assignor(s) : Prem Kumar A/L Vijayakumar
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 21 September 2026 (Monday)
Time : 11:00 AM

NO. F-5-1, 5TH FLOOR, BLOCK F, FLAT WANGSA DEJUMA, JALAN TAN SRI MANICKAVASAGAM, 70200 SEREMBAN 2, NEGERI SEMBILAN.

LOT 15 RESERVE PRICE: RM500,000.00 LENGGENG



Type : A Coner Unit Single Storey Terrace House
Area : Approx 250 sqmt / 2,691 sqft
Assignor(s) : Wong Jun Jie
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (No. Tel : 03-26987533)
Auction Date : 23 September 2026 (Wednesday)
Time : 9:00 AM

NO.58, JALAN TASIK SENANGIN 16/12, BANDAR TASIK SENANGIN, 71750 LENGGENG, NEGERI SEMBILAN.

LOT 16 RESERVE PRICE: RM430,000.00 SENDAYAN



Type : End Unit Single Storey Terrace House
Area : Approx 294 sqmt / 3,165 sqft
Assignor(s) : Maheswari A/P Gunasagaran
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 21 September 2026 (Monday)
Time : 11:00 AM

NO 744, JALAN NUSARI BAYU 2/8, NUSARI BAYU 1, 71950 BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

LOT 17 RESERVE PRICE: RM405,000.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 130 sqmt / 1,399 sqft
Assignor(s) : Nur Ikhwani Binti Beraham
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 9 September, 2026 (Wednesday)
Time : 11:00 AM

ISLAMIC

NO. 171, JALAN NUSARI BAYU 6/1L, NUSARI BAYU 2, 71950, BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

LOT 18 RESERVE PRICE: RM427,500.00 SENDAYAN



Type : An Intermediate Double Storey Terrace House
Area : Approx 164 sqmt / 1,765 sqft
Assignor(s) : Lee Kok Seng, Lee Kok Meng, & Lee Kok Quan
Solicitor : M/S Manjit Singh Sachdev Mohammad Radzi & Partners (No. Tel : 03-26987533)
Auction Date : 8 September 2026 (Tuesday)
Time : 11:00 AM

ISLAMIC

NO 1702 JALAN HIJAYU 3/62, HIJAYU 3, JALAN HIJAYU 3/62, 71950, BANDAR SRI SENDAYAN, NEGERI SEMBILAN.

LOT 19 RESERVE PRICE: RM348,300.00 TAMPIN



Type : A Renovated Corner Unit Double Storey Terrace House
Area : Approx 188 sqmt / 2,024 sqft
Assignor(s) : Erizai Bin Darani & Farawayu Idarni Binti Shahidan
Solicitor : M/S Ibrahim Nik Junainah & Associates (No. Tel : 06-5216272)
Auction Date : 7 September, 2026 (Monday)
Time : 11:00 AM

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

LOT 20 RESERVE PRICE: RM230,000.00 PORT DICKSON



Type : An Intermediate Double Storey Terrace House
Area : Approx 74 sqmt / 797 sqft
Assignor(s) : Mohd Emir Bin Jumat
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 9 September 2026 (Wednesday)
Time : 9:00 AM

ISLAMIC

NO. 190, JALAN SPRINGHILL 9/7, BANDAR SPRINGHILL, 71100 PORT DICKSON, NEGERI SEMBILAN.

LOT 21 RESERVE PRICE: RM210,000.00 PORT DICKSON



Type : A Corner Unit Single Storey Terraced House
Area : Approx 111 sqmt / 1,195 sqft
Assignor(s) : Santanam A/L Sinnian & Krishnaveni A/P Narayanan
Solicitor : M/S Darshan Chong & Co. (No. Tel : 03-92844694)
Auction Date : 8 September, 2026 (Tuesday)
Time : 9:00 AM

NO. 604, LORONG ANGGERIK 20, BANDAR SUNGGALA, 71050, PORT DICKSON, NEGERI SEMBILAN.

LOT 22 RESERVE PRICE: RM450,000.00 ISKANDAR PUTERI



Type : An Intermediate Double Storey Terrace House
Area : Approx 109 sqmt / 1,170 sqft
Assignor(s) : Peruvin A/L Sivan
Solicitor : M/S A Rahim & Co. (No. Tel : 07-2440001)
Auction Date : 28 September 2026 (Monday)
Time : 11:00 AM

NO. 15, JALAN PRIMA 5/2, TAMAN NUSANTARA PRIMA, 79200 ISKANDAR PUTERI, JOHOR.

LOT 23 RESERVE PRICE: RM261,000.00 KLUANG



Type : Double Storey Terrace House
Area : Approx 143 sqmt / 1,540 sqft
Assignor(s) : Siti Nurhidayah Binti Mohd Noordin
Solicitor : M/S Nor Ding & Co. (No. Tel:07-3357277)
Auction Date : 2 September 2026 (Wednesday)
Time : 11:00 AM

ISLAMIC

NO. 41, JALAN HANG TUAH 4/4, TAMAN MUHIBBAH, 86000, KLUANG, JOHOR

LOT 24 RESERVE PRICE: RM247,860.00 BUTTERWORTH



Type : 3 Bedroom Apartment
Area : Approx 93 sqmt / 1,001 sqft
Assignor(s) : Lim Choon Liang
Solicitor : M/S Azmi Rahim & Co (No. Tel : 04-4235092)
Auction Date : 21 September 2026 (Monday)
Time : 11:00 AM

NO. B-5-1, BLOK B, VISTA PERDANA, JALAN KAMPUNG GAJAH, TAMAN BAGAN JERMAL, 12200 BUTTERWORTH, PULAU PINANG.



LOT 25 RESERVE PRICE : RM177,147.00 TANJONG BUNGAH

Type : Condominium
Area : Approx 64 sqmt / 689 sqft
Assignor(s) : Thin Joolian
Solicitor : M/S Jayadeva & Kamal
(No. Tel : 04-7771161)
Auction Date : 15 September, 2026 (Tuesday)
Time : 11.00 AM

NO. 14-13-3, AZURIA CONDOMINIUM,
JALAN LEMBAH PERMAI, 11200,
TANJONG BUNGAH, PULAU PINANG.

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)
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- Click on the "Login" tab.
- Then 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 :



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

ESZAM AUCTIONEER SDN. BHD.
(200701002409 / 760902-H)
NO. 14, 1ST FLOOR,
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High Court E-Lelong

SEPTEMBER 2026

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



PROPERTY AUCTION



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PROPERTY AUCTION SALE (NON LACA) FOR THE MONTH OF SEPTEMBER 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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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  KLANG	RESERVE PRICE RM800,000.00 Auction Date: 8/9/2026 / 9.00 AM Type : An Extended And Renovated Double-Storey Semi-Detached House Area: 208.11 Sq.Metres / 2240 Sq.Feet Assignor(s): Hor Tuck Keong & Yap Chin Har Solicitors: Goh & Partners (KL) Execution No: WA-38-1010-03/2026 No 29, Jalan Aman Perdana 11L/KU5, Taman Aman Perdana, 41050 Klang, Selangor Darul Ehsan	Lot 2  KLANG	RESERVE PRICE RM430,000.00 Auction Date: 2/9/2026 / 9.00 AM Type : A Double-Storey Intermediate Terrace House Area: 100 Sq.Metres/ 1076 Sq.Feet Assignor(s): Poobalamuralee A/L Krishnan Solicitors: Azhar & Wong (KL) Execution No: BA-38-751-02/2026 No. 36, Jalan Hulubalang 27, Taman Sentosa, 41200 Klang, Selangor Darul Ehsan
Lot 3  BERANANG	RESERVE PRICE RM420,000.00 Auction Date: 10/9/2026 / 9.00 AM Type : A 2-Storey Intermediate Terrace House Area: 130 sq.metres/ 1399 sq.feet Assignor(s): Mohd Farikh Ikhar Bin Ali Solicitors: Sidek Teoh Wong & Dennis (KL) Execution No: WA-38-1146-03/2026 No. 87, Jalan Kesuma 8/3H, Seksyen 8, Bandar Tasik Kesuma, 43700 Beranang, 43700 Selangor Darul Ehsan	Lot 4  CHERAS	RESERVE PRICE RM225,000.00 Auction Date: 8/9/2026 / 9.00 AM Type : A Condominium Unit Area: 143 sq.metres/ 1539 sq.feet Assignor(s): Goh Phooi Soon Solicitors: Goh & Partners (KL) Execution No: WA-38-1001-03/2026 No. B8/J/28-12, Palazzo Caprini (Tower 8), Venice Hill Condominium & Golf Resort, Persiaran Puteri 1, Taman Puteri Batu 9, 43200 Cheras, Selangor Darul Ehsan
Lot 5  BESTARI JAYA	RESERVE PRICE RM200,000.00 Auction Date: 10/9/2026 / 9.00 AM Type : An Intermediate Single Storey Terrace House Area: 139 sq.metres/ 1496 sq.feet Assignor(s): Subramaniam A/L Appavoo, Jaya Sangar A/L Subramaniam & Vijayal A/P Subramaniam Solicitors: Vas & Co (KLG) Execution No: BA-38-546-02/2026 No. 70, Jalan 14, Taman Cahaya 2, 45600 Bestari Jaya, Selangor Darul Ehsan	Lot 6  BATU CAVES	RESERVE PRICE RM174,960.00 Auction Date: 15/9/2026 / 9.00 AM Type : 3 Bedroom Apartment Area: 73 sq.metres/ 786 sq.feet Assignor(s): Nur Hafizah Binti Abdul Shukor Solicitors: Nik Hisham, Fakhiah & Co (KL) Execution No: WA-38-1177-03/2026 B-5-15, Pangsapuri Sri Anggerik, Jalan Bandar Puchong Jaya, 47170 Puchong Selangor Darul Ehsan

Lot 7	RESERVE PRICE RM160,000.00
	Auction Date: 2/9/2026 / 9.00 AM Type : A Three Bedroom Low Cost Apartment Area: 56 sq.metres / 603 sq.feet Assignor(s): Muhammad Faris Bin Zainal Abidin Solicitors: B.H Gan, Nor & Kim (KL) Execution No: BA-38-151-01/2026 Unit No. 810, 8th Floor, Block B, Damai Apartment, No. 1A, Jalan PJS 8/9, 46000 Petaling Jaya, Selangor Darul Ehsan
PETALING JAYA	

Lot 8	RESERVE PRICE RM150,000.00
	Auction Date: 28/9/2026 / 9.00 AM Type : An End Apartment Unit Area: 70 sq.metres/ 753 sq.feet Assignor(s): Nor Shakinah Nadia Sulaiman Solicitors: Goh & Partners (KL) Execution No: WA-38-1303-04/2026 Unit No. B-4-16, Block B, Indah Condominium, Jalan PJU 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor Darul Ehsan
PETALING JAYA	

Lot 9	RESERVE PRICE RM131,220.00
	Auction Date: 24/9/2026 / 9.00 AM Type : A 3 Bedroom Low-Cost Flat Area: 61 sq.metres / 657 sq.feet Assignor(s): Tamilselvan A/L Gencatharan Solicitors: Nik Hisham, Fakhiah & Co (KL) Execution No: WA-38-1275-04/2026 No. B9-17-06, Blok 9, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor
PETALING JAYA	

KUALA LUMPUR

Lot 10	RESERVE PRICE RM470,000.00
	Auction Date: 2/9/2026 / 09.00 AM Type : A Double Storey Intermediate Terrace House Area: 111 sq.metres / 1194.79 sq.feet Assignor(s): Lam Fong King Solicitors: A Rahim & Co (KL) Execution No: BA-38-1208-04/2026 No. 39, Jalan Bukit Permai 2/1, Taman Bukit Permai 2, Cheras 56100, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur
KUALA LUMPUR	

MELAKA

Lot 11	RESERVE PRICE RM180,000.00
	Auction Date: 23/9/2026 / 09.00 AM Type : A Corner Unit Single Storey Terrace House Area: 194 sq.metres/ 2088 sq.feet Assignor(s): Suresh A/L V Krishnamoorthy Solicitors: Ibrahim Nik Junainah & Associates (Melaka) Execution No: MA-38-248-04/2026 No. PS 1475, Jalan Baiduri 1/2, Taman Baiduri, Pulau Sebang, 73000 Tampin Pos, Melaka
TAMPIN	

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

NOTE : _____

High Court E-Lelong SEPTEMBER 2026

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PROPERTY AUCTION



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

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

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LOT 1	Reserve Price	RM 200,000
	Type: Apartment Area: 797 square feet Address: Unit No. A-11-16, Tower A, Residensi Metro Kepong, No. 5, Jalan Metro Perdana Barat, Taman Metropolitan Kepong, 52100, Kuala Lumpur	
KUALA LUMPUR	Auction Date : 24th September 2026 Time : 9.00am	

LOT 2	Reserve Price	RM 1,100,000
	Type: 2.5 Storey Detached House Area: 4,219 square feet Address: No. 2, Jalan Villa Merab 3, Desa Villa Merab, 43000 Kajang, Selangor	
SELANGOR	Auction Date : 10th September 2026 Time : 9.00am	

LOT 3	Reserve Price	RM 692,550
	Type: 2 Storey Terrace House Area: 1,604 square feet Address: No. 10, Jalan PP 6/5, Taman Putra Prima, 47130 Puchong, Selangor	
SELANGOR	Auction Date : 28th September 2026 Time : 9.00am	

LOT 4	Reserve Price	RM 520,000
	Type: 2 Storey Cluster Semi Detached House Area: 2,400 square feet Address: No. 22, Jalan Alam Suria 16/34, Nusa Suria, Seksyen 16, 42300 Bandar Puncak Alam, Selangor	
SELANGOR	Auction Date : 21st September 2026 Time : 9.00am	End Lot

LOT 5	Reserve Price	RM 469,800
	Type: 2 Storey Terrace House Area: 1,302 square feet Address: No. 52, Jalan Penghulu 12/3, Bandar Mahkota Cheras, 43200 Cheras, Selangor	
SELANGOR	Auction Date : 7th September 2026 Time : 9.00am	

LOT 6	Reserve Price	RM 354,780
	Type: 1 Storey Terrace House Area: 2,486 square feet Address: No. 110, Jalan Dato Yusof Shahbudin 21, Taman Sentosa, 41200 Klang, Selangor	
SELANGOR	Auction Date : 15th September 2026 Time : 9.00am	Corner Lot

LOT 7	Reserve Price	RM 342,000
	Type: 2 Storey Terrace House Area: 1,173 square feet Address: No. 5, Jalan Kebun Nenas 1L/KS7, Bandar Putera, 41100 Klang, Selangor	
SELANGOR	Auction Date : 8th September 2026 Time : 9.00am	

LOT 8	Reserve Price	RM 243,000
	Type: Apartment, 3 bedrooms Area: 818 square feet Address: Unit No. 01-07-05, Block 1, Pangsapuri Seri Jati, No. 2, Jalan Setia Gemilang U13/45C, 40170 Shah Alam, Selangor	
SELANGOR	Auction Date : 23rd September 2026 Time : 9.00am	

LOT 9	Reserve Price	RM 203,391
	Type: Condominium, 2 bedrooms Area: 1,001 square feet Address: Unit No. C13-07, Block C, Magna Ville Selayang, Selayang Bahagia, Lebuhraya Selayang-Kepong, 68100 Batu Caves, Selangor	
SELANGOR	Auction Date : 7th September 2026 Time : 9.00am	

LOT 10 Reserve Price **RM 580,000**



Type: 2 Storey Terrace House
Area: 1,302 square feet
Address: No. 45, Jalan Alam Sitrin 4, Bandar Seri Alam, 81750 Masai, Johor

Auction Date : 22nd September 2026
Time : 11.00am

JOHOR End Lot

LOT 11 Reserve Price **RM 420,000**



Type: 1 Storey Terrace House
Area: 1,302 square feet
Address: No. 3, Jalan Kejayaan 55, Taman Universiti, 81300 Skudai, Johor

Auction Date : 1st September 2026
Time : 11.00am

JOHOR

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



Type: 2 Storey Terrace House
Area: 2,975 square feet
Address: No. 147, Jalan Kampung Baru, Taman Sri Tengah, 86000 Kluang, Johor

Auction Date : 21st September 2026
Time : 11.00am

JOHOR Corner Lot

LOT 13 Reserve Price **RM 351,000**



Type: Service Apartment
Area: 969 square feet
Address: Unit No. 13-10, Blok A, Jalan Jentayu, Pangsapuri Jentayu, 81200 Johor Bahru, Johor

Auction Date : 21st September 2026
Time : 11.00am

JOHOR

LOT 14 Reserve Price **RM 410,000**



Type: Apartment, 3 bedrooms
Area: 807 square feet
Address: Unit No. 6-5-7, Jalan Griik, Suria Mutiara Apartment, 11600 Jelutong, Penang

Auction Date : 21st September 2026
Time : 11.00am

PENANG

LOT 15 Reserve Price **RM 265,000**



Type: Flat, 2 bedrooms
Area: 667 square feet
Address: Unit No. 55-2-5, Jalan Kampar, Taman Wangi, 10460 Georgetown, Penang

Auction Date : 23rd September 2026
Time : 11.00am

PENANG

LOT 16 Reserve Price **RM 194,400**



Type: Apartment, 3 bedrooms
Area: 657 square feet
Address: Unit No. 7B-11-12, Pangsapuri Palm Court, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Penang

Auction Date : 15th September 2026
Time : 11.00am

PENANG

LOT 17 Reserve Price **RM 120,000**



Type: Flat, 2 bedrooms, Low cost
Area: 495 square feet
Address: Unit No. 24-5-6, Persiaran Mayang Pasir 5, Bandar Bayan Baru, 11950 Bayan Lepas, Penang

Auction Date : 22nd September 2026

PENANG

LOT 18 Reserve Price **RM 118,098**



Type: Flat, 3 bedrooms
Area: 603 square feet
Address: Unit No. 3-3-12, Taman Sri Indah, Tingkat Seri Genting 1, 11000 Balik Pulau, Penang

Auction Date : 7th September 2026
Time : 11.00am

PENANG

LOT 19 Reserve Price **RM 234,000**



Type: 1 Storey Terrace House
Area: 1,399 square feet
Address: No. 2973, Jalan Mutiara 9/5, Taman Mutiara, 09700 Karangan, Kedah

Auction Date : 1st September 2026
Time : 11.00am

KEDAH

LOT 20 Reserve Price **RM 190,000**



Type: 1 Storey Terrace House
Area: 1,399 square feet
Address: No. 833, Jalan Muhibah, Taman Panglima Jaya, 34000 Taiping, Perak

Auction Date : 22nd September 2026
Time : 11.00am

PERAK

LOT 21 Reserve Price **RM 7,080,777**



Type: Commercial Development Land
Area: 418,177 square feet
Address: Lot 2727, (Serama Camp Melaka), Off Jalan Durian Tunggal, 76100 Alor Gajah, Melaka

Auction Date : 23rd September 2026
Time : 11.00am

MELAKA

LOT 22 Reserve Price **RM 527,067**



Type: Vacant Commercial Land
Area: 31,139 square feet
Address: Lot 2729, Kampung Padang Keladi, Durian Tunggal, 76100 Hang Tuah Jaya, Melaka

Auction Date : 23rd September 2026
Time : 11.00am

MELAKA

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Johor

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

Contact Us (Mon - Fri)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



**SCAN
TO VIEW
ALL LOTS**

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS

Step 1 : User Registration

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

[illegible]

High Court E-Lelong September 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 SEPTEMBER 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.

1 RESERVE PRICE: RM1,200,000.00 Rawang  Description: An individually design two and a-half storey detached house Address: No. 33, Jalan Siantan, Templer Villas, Peransang Templer Golf, 48000, Rawang, Selangor Area: approx 530 square metres Defendant(S): CHIENG YEW HING Solicitor: M/S GOH RAFIDAH TAN. Auction Date: 1/9/2026 (9.00 am) PAH38338	2 RESERVE PRICE: RM648,000.00 Cheras  Description: Sebuah rumah teres tengah dua setengah tingkat Area: 127 square metres Address: No. 31, Jalan Minang Ria 3, Taman Minang Ria, 43200, Cheras, Selangor. Defendant(S): SUBERI BIN ISHAK Solicitor: M/S GOH & PARTNERS Auction Date : 28/9/2026 (9:00 AM) PAH38808	3 RESERVE PRICE: RM324,000.00 Klang  Description: rumah teres 1 tingkat (tengah) Area: 111.48 square metres Address: No.54, Jalan Dato Abdul Hamid 9, Taman Sentosa, 41200, Klang, Selangor. Defendant(S): RATNADEVI A/P SUKUMAR Solicitor: M/S NIK HISHAM FAKIHAN & CO. Auction Date : 15/09/2026 (9:00 AM) PAH41016
4 RESERVE PRICE: RM220,000.00 Sepang  Description: Rumah teres kos rendah 1 tingkat (tengah) Area: 129 square metres Address: No. 5, Jalan ST 1D/10, Taman Cempaka, Bandar Baru Salak Tinggi, 43900, Sepang, Selangor Defendant(S): THANGAM A/P KALIMUTHU & RAJENDRAN A/L KASSIVELU Solicitor: M/S SIDEK TEOH WONG & DENNIS Auction Date : 15/09/2026 (9:00 AM) PAH40892	5 RESERVE PRICE: RM430,000.00 Kulim  Description: RUMAH BERKEMBAR SATU TINGKAT Area: 260 square metres Address: NO: 524, JALAN KEMPAS 20, TAMAN KEMPAS MERAH, 09000, KULIM, Kedah Defendant(S): KAMALA A/P CHINAPPAN Solicitor: M/S AZMI RAHIM & CO Auction Date : 02/09/2026 (11:00 AM) PAH41558	6 RESERVE PRICE: RM387,000.00 Lenggeng  Description: RUMAH SESEBUAH SATU TINGKAT Area: 372 square metres Address: NO. 42, JALAN TASIK SENANGIN 7/15, BANDAR TASIK SENANGIN, 71750, LENGGENG, Negeri Sembilan Defendant(S): RAGUNATHAN A/L VEERAPANDIAN Solicitor: M/S IBRAHIM NIK JUNAINAH & ASSOC Auction Date : 08/09/2026 (11:00 AM) PAH41123
7 RESERVE PRICE: RM500,000.00 Kota Tinggi  Description: 2 storey terrace house Area: 130 square metres (1,399 square feet). Address: No. 18, Jalan SS 5/3, Taman Sri Saujana, 81900 Kota Tinggi, Johor Defendant(S): Sivasakthi A/L Selvaraju & Yogendran A/L Shankar Raj Solicitor: M/S Nor Ding & Co. Auction Date : 1st September 2026 (11:00 AM) PAHJ/7833(SA)	8 RESERVE PRICE: RM300,000.00 Pasir Gudang  Description: intermediate 2 storey medium low cost terrace house Area: 72 square metres (775 square feet). Address: No. 16, Jalan Intan 5, Taman Cahaya Masai, 81700 Pasir Gudang, Johor. Defendant(S): Yusoff Bin Abdullah Solicitor: M/S A. Rahim & Co. Auction Date : 1st September 2026 (11:00 AM) Ambank Islamic Berhad PAHJ/7779(SA)	9 RESERVE PRICE: RM283,500.00 Masai  Description: service apartment Area: 85 square metres (915 square feet). Address: #13-03, Blok B, Residensi Seri Mega, Jalan Kempas 14, Taman Megah Ria, 81750 Masai, Johor Defendant(S): Chia Zheng Hui Solicitor: M/S A. Rahim & Co. Auction Date : 1st September 2026 (11:00 AM) Ambank Islamic Berhad PAHJ/7784(SA)
10 RESERVE PRICE: RM180,000.00 Butterworth  Description: 3 bedroom apartment Area: 76 square metres (818 square feet) Address: Unit No. 4-03, Block B, Pangsapuri Bagan Sena, Jalan Bagan Sena, 12100 Butterworth, Pulau Pinang Defendant(S): Pavithiran A/L Manoharan Solicitor: M/S Azmi Rahim & Co. Auction Date : 28th September 2026 (11:00 AM) PAHJ/7831(SA)	11 RESERVE PRICE: RM178,200.00 Butterworth  Description: 3 bedroom apartment Area: 76 square metres (818 square feet). Address: Unit No. 3-09, Block B, Pangsapuri Bagan Sena, Jalan Bagan Sena, 12100 Butterworth, Pulau Pinang Defendant(S): Marimuthu A/L Muniandy Solicitor: M/S Jayadeva & Kamal Auction Date : 21st September 2026 (11:00 AM) Ambank Islamic Berhad PAHJ/7840(SA)	12 RESERVE PRICE: RM160,000.00 Skudai  Description: low cost flat unit Area: 61 square metres (657 square feet) Address: B-05-05, Block B, Jalan Impian Emas 25, Taman Impian Emas 81300 Skudai Johor Defendant(S): Saldila Binti Ehsan Solicitor: M/S A. Rahim & Co. Auction Date : 1st September 2026 (11:00 AM) Ambank Islamic Berhad PAHJ/7297(SA)

13	RESERVE PRICE: RM97,200.00	Bayan Lepas
	Description: 2 bedroom low-cost walk-up flat unit Area: 47 square metres (506 sq feet) Address: Unit No. B-4-16, Jalan Gertak Sanggul, MK 12, Taman Gertak Sanggul, , 11920 Bayan Lepas, Pulau Pinang Defendant(S) : Saifuel Bin Sarbani & Nurul Izna Shahni Binti Amri. Solicitor: M/S Azmi Rahim & Co. Auction Date : 7th September 26 (11 AM) Ambank Islamic Berhad	
PAHJ/7819(SA)		

14	RESERVE PRICE: RM96,000.00	Bayan Lepas
	Description: 2 bedroom low-cost walk-up flat unit Area: 46 square metres (495 square feet) Address: Unit No. A-4-3, Jalan Gertak Sanggul, Taman Gertak Sanggul, 11920 Bayan Lepas, Pulau Pinang Defendant(S) : Nor Amirah Binti Basiron Solicitor: M/S Lalchand & Nawawi Auction Date : 15th September 2026 (11:00 AM) Ambank Islamic Berhad	
PAHJ/7853 (SA)		

GUIDELINE FOR E-LELONG REGISTRATION BIDDING PROCESS



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Step 2 : Login

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

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8. Then, click "I am interested".
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Step 4 : Bidding Registration

10. Click "Download" bidding form and prepare bank draft.
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Step 5 : Checking Upcoming Bidding

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Step 6 : Auction Day

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18. Click "Bid Now".
 - Click (+) to **increase** bid price.
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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 September 2026

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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 SEPTEMBER 2026

LOT 01 Butterworth  Reserve Price RM 540,000 Service Apartment Unit 1,345 sq.ft. Unit No. 20-11, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang. Assignor / Borrower : Kee Li Ching Solicitor : Jayadeva & Kamal (Tel: 04-7771161) Auction Date & Time : 22 September, 2026 (11:00 AM) Pulau Pinang	LOT 02 Bukit Mertajam  Reserve Price RM 380,000 2 Storey Terrace House Unit 1,044 sq.ft. Unit No. 22, Lorong Damai 4, Taman Permata, 14000 Bukit Mertajam, Pulau Pinang. Assignor / Borrower : Rakeshtharan A/L Nadason Solicitor : Zaid Ibrahim & Co (Tel: 04-3753100) Auction Date & Time : 22 September, 2026 (11:00 AM) Pulau Pinang	LOT 03 Perai  Reserve Price RM 207,000 Apartment Unit 753 sq.ft. Unit No. B-1-6, Pangsapuri Perai Utama, Jalan Perai Utama 4, Taman Perai Utama, 13600 Perai, Pulau Pinang. Assignor / Borrower : Kesavan A/L Mohanadas Solicitor : Azmi Rahim & Co (Tel: 04-4235092) Auction Date & Time : 22 September, 2026 (11:00 AM) Pulau Pinang
LOT 04 Kampar  Reserve Price RM 550,800 3 Storey Terrace House Unit 3,154 sq.ft. Unit No. 2, Jalan Putra Berlian 13A, Kampar Putra, 31900 Kampar, Perak Darul Ridzuan. Assignor / Borrower : Ng Ah Kwang Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 28 September, 2026 (11:00 AM) Perak	LOT 05 Bidor  Reserve Price RM 350,000 1 Storey Terrace House Unit 3,578 sq.ft. Unit No 367, Jalan Rb 8, Residensi Bidoria, 35500 Bidor, Perak Darul Ridzuan. Assignor / Borrower : Puvaneswaran A/L Yasudevan Solicitor : Nor Ding & Co (Tel: 05-6882627) Auction Date & Time : 21 September, 2026 (11:00 AM) Perak	LOT 06 Ayer Tawar  Reserve Price RM 291,600 2 Storey Terrace House Unit 2,456 sq.ft. Unit No. 33, Lorong Desa Jaya 2, Taman Desa Jaya, 32400 Ayer Tawar, Perak Darul Ridzuan. Assignor / Borrower : Vijaya Letchumy A/P Selvarajoo Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 28 September, 2026 (11:00 AM) Perak
LOT 07 Ipoh  Reserve Price RM 270,000 1 Storey Terrace House Unit 1,539 sq.ft. Unit No. 17, Jalan Putra Harmoni 4, Taman Putra Harmoni, 31400 Ipoh, Perak Darul Ridzuan. Assignor / Borrower : Thaneshwarra A/L Marithai Muthu Solicitor : Nor Ding & Co (Tel: 05-6882627) Auction Date & Time : 21 September, 2026 (11:00 AM) Perak	LOT 08 Ipoh  Reserve Price RM 250,000 2 Storey Terrace House Unit 958 sq.ft. Unit No. 119, Laluan Bercham Utara 5, Taman Utama, 31400 Ipoh, Perak Darul Ridzuan. Assignor / Borrower : Loganathan A/L Arumugam Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 22 September, 2026 (11:00 AM) Perak	LOT 09 Teluk Intan  Reserve Price RM 210,600 1 Storey Terrace House Unit 1,647 sq.ft. Unit No. 37-L, Lorong Bentara 9, Taman Sri Manggis, 36000 Teluk Intan, Perak. Assignor / Borrower : Niroshiny A/P Nagarajan Solicitor : Nor Ding & Co (Tel: 05-6882627) Auction Date & Time : 09 September, 2026 (11:00 AM) Perak



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= AmBank Islamic Berhad



LOT 10 Sungai Siput	Reserve Price RM 190,000	LOT 11 Hilir Perak	Reserve Price RM 144,000	LOT 12 Batu Gajah	Reserve Price RM 120,000
	1 Storey Terrace House Unit 1,539 sq.ft. Unit No. 404-U21, Kampung Muhibbah Fasa 2, 31100 Sungai Siput (U), Perak Darul Ridzuan. Assignor / Borrower : Roszidah Binti Selamat Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 21 September, 2026 (11:00 AM)		1 Storey Terrace House Unit 1,302 sq.ft. Unit No. 8, Lorong Lagenda 47, Seksyen 3, Bandar Lagenda Teluk Intan, Teluk Intan 36000 Hilir Perak, Perak. Assignor / Borrower : Idros Saidi Bin Mohamed Kassim Solicitor : Lalchand & Nawawi (Tel: 05-7820009) Auction Date & Time : 21 September, 2026 (11:00 AM)		1 Storey Terrace House Unit 1,216 sq.ft. Unit No. 55, Jalan Meranti, Taman Pelangi, 31000 Batu Gajah, Perak Darul Ridzuan Assignor / Borrower : Baskaran A/L Pacheymuthu Solicitor : Nor Ding & Co (Tel: 05-6882627) Auction Date & Time : 22 September, 2026 (11:00 AM)
 Perak		 Perak		 Perak	



= AmBank (M) Berhad



= AmBank Islamic Berhad

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DEPOSIT : Bidders are required to register on the website <https://elevation.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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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 : _____
