

10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 20 December 2023 / Wednesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

For more information, please call:
03-7452 1318

AmBank Home Financing

Please contact:

Yuan Chik Chong : 012-223 2498

Pang Yei Jun : 012-308 5388



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

HERITAGE AUCTIONEERS SDN BHD

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneers

Will Sell The Property Described Below By
PUBLIC AUCTION VIA ONLINE BIDDING
ON WEDNESDAY, THE 20TH DAY OF DECEMBER, 2023, AT 11.00 A.M,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

Online bidders are encourage to visit our website at www.heritageauctioneers.my for registration at least one (1) working days before auction day.

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (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 (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of 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.

Watch live streaming auction at www.facebook.com/heritageauctioneersMY

Lot 1	MARKET PRICE RM1,100,000.00	RESERVE PRICE RM761,400.00
 <p>Description: A Three-Bedroom Condominium Unit Address: Unit No. 12-09, Residensi Gen, No. 89, Jalan Kuchai 3, Taman Lian Hoe, 58200 Kuala Lumpur. Area : Approx 144.00 sq. metres (1,550 sq. ft.) Assignor(s): Lau Wai Kuan Solicitors: M/S Vas & Co. Our ref: HAH/3594/AMBB/23</p> <p>SCAN QR CODE TO VIEW POS</p> <p>KUALA LUMPUR</p>		

Lot 2	MARKET PRICE RM240,000.00	RESERVE PRICE RM240,000.00
 <p>Description: A Small Office Home Office (SoHo) Address: Suite-06-23, Bell Avenue, Jalan Sunsuria, Bandar Sunsuria, 43900 Sepang, Selangor Darul Ehsan. Area : Approx 41 sq. metres (441 sq. ft.) Assignor(s): Lim Siu Fui Solicitors: M/S Azhar & Wong Our ref: HAH/3593/AMBB/23</p> <p>SCAN QR CODE TO VIEW POS</p> <p>SEPANG</p>		

Lot 3	MARKET PRICE RM140,000.00	RESERVE PRICE RM140,000.00
 <p>Description: A 3 Bedroom Low Cost Apartment Address: No. P-111, Block P, Apartment Harmoni, No. 55, Jalan PJJ 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. Area : Approx 60.38 sq. metres (650 sq. ft.) Assignor(s): Badrussurur Bin Syaridi & Maniyah Binti Afandi Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HAH/3597/AMBB/23</p> <p>SCAN QR CODE TO VIEW POS</p> <p>PETALING JAYA AMBANK ISLAMIC BERHAD</p>		

Lot 4	MARKET PRICE RM180,000.00	RESERVE PRICE RM104,976.00
 <p>Description: A Three Bedroom Walk Up Apartment Unit Address: Unit No. C1-17, 1st Floor, Block C, Pangsapuri Seri Mesra, Jalan Wawasan 3, Taman Wawasan, 43100 Hulu Langat, Selangor Darul Ehsan. Area : Approx 69.68 sq. metres (750 sq. ft.) Assignor(s): Suzilawati Binti Daruis Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HAH/3596/AMBB/23 Note: Bumiputra Lot</p> <p>SCAN QR CODE TO VIEW POS</p> <p>HULU LANGAT</p>		

Lot 5	MARKET PRICE RM110,000.00	RESERVE PRICE RM90,000.00
 <p>Description: A Three-Bedroom Low-Cost Flat Unit Address: Unit No 8-4-23, Pangsapuri Utarid Subang, No. 1 Jalan Utarid U5/2, Seksyen U5, 40150 Shah Alam, Selangor. Area : Approx 61.824 sq. metres (665 sq. ft.) Assignor(s): Rosmizan Bin Mohamed Ani & Rosdi Bin Mohamed Ani Solicitors: M/S Raja Nor & Su Lynn Our ref: HAH/3590/AMBB/23 Note: Bumi Unit</p> <p>SCAN QR CODE TO VIEW POS</p> <p>SHAH ALAM</p>		

Lot 6	MARKET PRICE RM105,000.00	RESERVE PRICE RM68,850.00
 <p>Description: An Apartment Unit Address: Unit No. B-03-21B, Block B, Jalan Cheras Prima 3, Taman Cheras Prima, 43000 Kajang, Selangor Darul Ehsan. Area : Approx 71.54 sq. metres (770 sq. ft.) Assignor(s): Manimala A/P Sathiseelam @ G. Solicitors: M/S Zain Megat & Murad (KL) Our ref: HAH/3595/AMBB/23</p> <p>SCAN QR CODE TO VIEW POS</p> <p>KAJANG</p>		

HERITAGE eBid Auction @ www.heritageauctioneers.my

Remarks:

A) Red Box = AmBank (M) Berhad
B) Green Box = 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:

All intending Bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%)** of the reserve price or **RM2, 000.00** (whichever is higher) by **Bank Draft Or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** whichever is applicable and by **Local Bank Transfer** to AmBank (M) Berhad in favour of **HERITAGE AUCTIONEERS SDN. BHD. (BIDDER DEPOSIT)** before 9.00 am on the auction day for online bidder.

For online bidders please refer to the **Terms & Conditions** on www.heritageauctioneers.my on the manner of payment of the deposit.

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee herein or the undermentioned Auctioneer.

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)

[formerly known as Heritage Auction House Enterprise (001269594-A)]

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DATO' MARIANI BINTI HJ. YAHYA (D.I.M.P)
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