

Affin Bank Berhad & Affin Islamic Bank Berhad

# HERITAGE eBID PUBLIC AUCTION

**MONDAY,  
29TH DAY OF JANUARY, 2024.  
11.00 A.M**

**&  
WEDNESDAY,  
31ST DAY OF JANUARY, 2024.  
11.00 A.M**

VIA ONLINE BIDDING AT  
[www.heritageauctioneers.my](http://www.heritageauctioneers.my)

For more information, contact us  
at 03 5518 1442

BELOW  
MARKET  
VALUE

FULLY  
ONLINE

73 + 28  
PROPERTIES  
AVAILABLE



# HERITAGE AUCTIONEERS SDN BHD

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the Property Purchase Agreement, Property Sale Agreement and Deed of Assignment and the Loan Agreement cum Assignment entered into between the Assignor(s)/Customer(s) and the Assignee/Bank. It is hereby proclaimed that AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD with the assistance of the under mentioned Auctioneer.

Will Sell The Property Described Below By

### PUBLIC AUCTION

ON MONDAY, THE 29TH DAY OF JANUARY, 2024, AT 11.00 A.M,  
VIA ONLINE BIDDING AT WEBSITE [WWW.HERITAGEAUCTIONEERS.MY](http://WWW.HERITAGEAUCTIONEERS.MY)

Please register at least one (1) working day before auction date for registration & verification purposes

All intending bidders are advised to adhere to the following, prior to the bidding at the auction sale:

- Read and fully understand all the terms and conditions of sale herein;
- Conduct an official search on the parent title of the subject property at the land office and/or other relevant authorities;
- Inspect the subject property;
- Verify pertinent particulars of the documents;
- Verify the postal address of the subject property with the developer;
- Check on the issuance of separate individual title for the subject property with developer;
- Seek legal advice on the terms and conditions of sale herein;
- Make necessary enquiries with the relevant authorities and the developer on the Restriction-In-Interest, Terms and Conditions of consent to the sale herein;
- The subject property is sold on "as is where is" basis;
- The Assignee Bank is not responsible in obtaining any consent from the Developer and/or state authorities or relevant bodies prior or after the auction sale. (if applicable)

This condition applies to commercial lot only:

Check and verify whether this sale is subjected to any tax liability under the Sales and Services Tax Act (SST)  
Images are for illustration purposes only. Terms and condition apply



## HERITAGE eBid Auction @ [www.heritageauctioneers.my](http://www.heritageauctioneers.my)

<b>Lot 1</b>	<b>MARKET PRICE</b> RM960,000.00	<b>RESERVE PRICE</b> <b>RM912,000.00</b>
 <p><b>Description:</b> A Office Unit <b>Address:</b> Unit No. 08-12, Kenwingston Business Centre, Persiaran Bestari, Kenwingston Square Garden, Cyber 9, 63000 Cyberjaya. <b>Area :</b> Approx 1141 sq. ft. <b>Assignors:</b> Kee Wee Shong <b>Solicitors:</b> Messrs Zulpadli &amp; Edham <b>Our ref:</b> HAH/3031/ABB/23</p>		
<b>CYBERJAYA</b>		

<b>Lot 2</b>	<b>MARKET PRICE</b> RM1,150,000.00	<b>RESERVE PRICE</b> <b>RM890,000.00</b>
 <p><b>Description:</b> 4 Bedroom Serviced Apartment <b>Address:</b> No. 120A-10-22, Persiaran Bayan Indah, Quaywest Residence, 11900 Bayan Lepas, Pulau Pinang. <b>Area :</b> Approx 1497 sq. ft. <b>Assignors:</b> Ravinder Singh A/L Mungal Singh <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi &amp; Partners <b>Our ref:</b> HAH/2968/ABB/23</p>		
<b>BAYAN LEPAS</b>		

<b>Lot 3</b>	<b>MARKET PRICE</b> RM810,000.00	<b>RESERVE PRICE</b> <b>RM810,000.00</b>
 <p><b>Description:</b> A 3 Bedrooms Service Apartment <b>Address:</b> Unit No 31-13A, The Arcuz @ Kelana Jaya, Jalan PJU 1A/4F, 47301 Petaling Jaya, Selangor Darul Ehsan. <b>Area :</b> Approx 950 sq. ft. <b>Assignors:</b> Lee Kean Boon <b>Solicitors:</b> Messrs Zulpadli &amp; Edham <b>Our ref:</b> HAH/3043/ABB/24</p>		
<b>PETALING JAYA</b>		

<b>Lot 4</b>	<b>MARKET PRICE</b> RM1,125,000.00	<b>RESERVE PRICE</b> <b>RM809,000.00</b>
 <p><b>Description:</b> A Serviced Apartment <b>Address:</b> Unit No. C-18-11, 18th Floor, Block C, H2O @ Ara Damansara, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan. <b>Area :</b> Approx 1500 sq. ft. <b>Assignors:</b> Tang Sin Ying <b>Solicitors:</b> Messrs Kingston Tan Dzul <b>Our ref:</b> HAH/2990/ABB/23</p>		
<b>PETALING JAYA</b>		

<b>Lot 5</b>	<b>MARKET PRICE</b> RM800,000.00	<b>RESERVE PRICE</b> <b>RM760,000.00</b>
 <p><b>Description:</b> A Serviced Apartment <b>Address:</b> Unit No. B-08-07, The Pano, Batu 3 1/2, Jalan Ipoh, 51200 Kuala Lumpur. <b>Area :</b> Approx 1001 sq. ft. <b>Assignors:</b> Azman Bin Hasan <b>Solicitors:</b> Messrs Sidek Teoh Wong &amp; Dennis <b>Our ref:</b> HAH/3012/ABB/23</p>		
<b>KUALA LUMPUR</b>		

<b>Lot 6</b>	<b>MARKET PRICE</b> RM700,000.00	<b>RESERVE PRICE</b> <b>RM700,000.00</b>
 <p><b>Description:</b> A Serviced Apartment Unit <b>Address:</b> Unit No 35-07, 35th Floor, Una Residensi Peel, No. 2, Lorong Peel, Maluri, 55100 Kuala Lumpur. <b>Area :</b> Approx 807 sq. ft. <b>Assignors:</b> Cheong Teck Siong <b>Solicitors:</b> Messrs Zulpadli &amp; Edham <b>Our ref:</b> HAH/3039/ABB/24</p>		
<b>KUALA LUMPUR</b>		

<b>Lot 7</b>	<b>MARKET PRICE</b> RM950,000.00	<b>RESERVE PRICE</b> <b>RM698,000.00</b>
 <p><b>Description:</b> A Penthouse Serviced Apartment with 4 Parking Bay <b>Address:</b> Unit No. A-31-02, You Residences, Jalan Persiaran You City, 43200 Cheras, Selangor Darul Ehsan. <b>Area :</b> Approx 2497 sq. ft. <b>Assignors:</b> Mohamad Farid Bin Mohamed Aslum Khan <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi &amp; Partners <b>Our ref:</b> HAH/2967/ABB/23 <b>AFFIN ISLAMIC BANK BERHAD</b></p>		
<b>CHERAS</b>		

<b>Lot 8</b>	<b>MARKET PRICE</b> RM920,000.00	<b>RESERVE PRICE</b> <b>RM676,000.00</b>
 <p><b>Description:</b> An Office Unit <b>Address:</b> Unit No. 10-16, Kenwingston Business Centre, Persiaran Bestari, Kenwingston Square Garden, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. <b>Area :</b> Approx 1033 sq. ft. <b>Assignors:</b> Wong Kwan Mei <b>Solicitors:</b> Messrs Shukor Baljit &amp; Partners <b>Our ref:</b> HAH/2987/ABB/23</p>		
<b>CYBERJAYA</b>		

<b>Lot 9</b>	<b>MARKET PRICE</b> RM630,000.00	<b>RESERVE PRICE</b> <b>RM630,000.00</b>
 <p><b>Description:</b> A Condominium Unit <b>Address:</b> Unit No. C-08-01, Tingkat 8, Blok C, Residensi Suasana @ Damai, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. <b>Area :</b> Approx 1141 sq. ft. <b>Assignors:</b> Dominique Hii Dee Wei <b>Solicitors:</b> Messrs Sidek Teoh Wong &amp; Dennis <b>Our ref:</b> HAH/3052/ABB/24</p>		
<b>PETALING JAYA</b>		

<b>Lot 10</b>	<b>MARKET PRICE</b> RM810,000.00	<b>RESERVE PRICE</b> <b>RM627,000.00</b>
 <p><b>Description:</b> A Service Apartment Unit <b>Address:</b> Unit No. 33A-09, 33Ard Una, Residensi Peel, No. 2, Lorong Peel, Maluri, 55100 Kuala Lumpur. <b>Area :</b> Approx 1011 sq. ft. <b>Assignors:</b> Khor Wen Haur <b>Solicitors:</b> Messrs Kingston Tan Dzul <b>Our ref:</b> HAH/3036/ABB/24</p>		
<b>KUALA LUMPUR</b>		

<b>Lot 11</b>	<b>MARKET PRICE</b> RM600,000.00	<b>RESERVE PRICE</b> <b>RM600,000.00</b>
 <p><b>Description:</b> A Condominium Unit <b>Address:</b> Unit No. C-06-03, Tingkat 6, Blok C, Residensi Suasana @ Damai, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. <b>Floor Area :</b> Approx 1102 sq. ft. <b>Assignors:</b> Punithemary A/P David <b>Solicitors:</b> Messrs Sidek Teoh Wong &amp; Dennis <b>Our ref:</b> HAH/3053/ABB/24</p>		
<b>PETALING JAYA</b>		

<b>Lot 12</b>	<b>MARKET PRICE</b> RM600,000.00	<b>RESERVE PRICE</b> <b>RM600,000.00</b>
 <p><b>Description:</b> A 3 Bedrooms Condominium (Corner Lot) <b>Address:</b> Unit No. A1-12-10, Block A1, Residensi Hijauan, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor Darul Ehsan. <b>Area :</b> Approx 915 sq. ft. <b>Assignors:</b> Yuen Mun Yung <b>Solicitors:</b> Messrs Badruzzaman &amp; Kamal <b>Our ref:</b> HAH/3038/ABB/24 <b>AFFIN ISLAMIC BANK BERHAD</b></p>		
<b>SHAH ALAM</b>		



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**Lot 13** MARKET PRICE RM600,000.00 **RESERVE PRICE RM600,000.00**



**Description:** An End Lot 3 Bedrooms Townhouse (Ground Floor)  
**Address:** No. 21, Jalan CB 4, Casa Bayu, Cybersouth, 43800 Dengkil, Selangor Darul Ehsan.  
**Area :** Approx 1615 sq. ft.  
**Assignors:** Jagen A/L Manogran  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/3033/ABB/24

**DENGKIL**

**Lot 14** MARKET PRICE RM590,000.00 **RESERVE PRICE RM590,000.00**



**Description:** An Office Unit  
**Address:** Unit No. A-06-05, 6th Floor, Block A, Pejabat Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor Darul Ehsan.  
**Area :** Approx 1109 sq. ft.  
**Assignors:** Kwa Kim Hing  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/3035/ABB/24

**SHAH ALAM**

**Lot 15** MARKET PRICE RM880,000.00 **RESERVE PRICE RM583,000.00**



**Description:** An Office Unit  
**Address:** Unit No. 06-18, Kenwingston Business Centre, Persiaran Bestari, Kenwingston Square Garden, Cyber 9, 63000 Cyberjaya.  
**Area :** Approx 1023 sq. ft.  
**Assignors:** Mahadevan A/L Nadaraja  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2964/ABB/23

**CYBERJAYA**

**Lot 16** MARKET PRICE RM560,000.00 **RESERVE PRICE RM560,000.00**



**Description:** A Service Apartment  
**Address:** Unit No B-13-06, 13th Floor, Block B, Residensi Vista Sentul, No. 28, Jalan Sinar Sentul 4, Sentul, 51100 Kuala Lumpur.  
**Area :** Approx 1216 sq. ft.  
**Assignors:** Krisna Murtee A/L Vengattan  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/3034/ABB/24

**KUALA LUMPUR**

**Lot 17** MARKET PRICE RM600,000.00 **RESERVE PRICE RM558,000.00**



**Description:** A Condominium Unit  
**Address:** Unit No. C-17-10, Tingkat 17, Blok C, Residensi Suasana @ Damai, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.  
**Area :** Approx 1102 sq. ft.  
**Assignors:** Lim Kwee Chuan  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/3023/ABB/23

**PETALING JAYA**

**Lot 18** MARKET PRICE RM550,000.00 **RESERVE PRICE RM550,000.00**



**Description:** A Service Apartment  
**Address:** Unit No. B-7-3A, Tingkat 7, Blok B, Verve Suites KL South , No. 355, Jalan Klang Lama, 58000 Kuala Lumpur.  
**Area :** Approx 729 sq. ft.  
**Assignors:** Lew Wei Xiong  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3050/ABB/24

**KUALA LUMPUR**

**Lot 19** MARKET PRICE RM630,000.00 **RESERVE PRICE RM545,000.00**



**Description:** A Condominium Unit  
**Address:** Unit No. M1-05-05, Tingkat 5, Residensi Rimbunan (Resilience Residence), Jalan Mahkota, Bandar Mahkota Cheras, 43200 Cheras, Selangor Darul Ehsan.  
**Area :** Approx 1149 sq. ft.  
**Assignors:** Yoganathan A/L Muniandi  
**Solicitors:** Messrs Kington Tan Dzul  
**Our ref:** HAH/2993/ABB/23

**CHERAS**

**Lot 20** MARKET PRICE RM630,000.00 **RESERVE PRICE RM545,000.00**



**Description:** A Service Apartment  
**Address:** Unit No. T3-28-01, 28th Floor, Tower 3, Arte Plus @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.  
**Area :** Approx 679 sq. ft.  
**Assignors:** Sheikh Khairulakbar Bin Sheikh Aminuddin  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3009/AIBB/23

**KUALA LUMPUR** **AFFIN ISLAMIC BANK BERHAD**

**Lot 21** MARKET PRICE RM625,000.00 **RESERVE PRICE RM540,000.00**



**Description:** An Office Unit  
**Address:** Unit No. 07-26, 7th Floor, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.  
**Area :** Approx 1604 sq. ft.  
**Assignors:** Pang Moon Chun  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3007/ABB/23

**CYBERJAYA**

**Lot 22** MARKET PRICE RM580,000.00 **RESERVE PRICE RM539,000.00**



**Description:** A Service Apartment  
**Address:** Unit No. S2-12-03, Urban Suites, Jalan Ahmad Nor, 11600 Jelutong, Pulau Pinang.  
**Area :** Approx 836 sq. ft.  
**Assignors:** Noor Hafiza Binti Che Hamzah  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2979/AIBB/23

**PULAU PINANG**

**Lot 23** MARKET PRICE RM620,000.00 **RESERVE PRICE RM537,000.00**



**Description:** A Condominium Unit  
**Address:** Unit No. C-13A-03, 13th Floor, Block C, Residensi Tria Seputeh, 9 Seputeh, No. 26, Jalan Telok Datok, Off Jalan Kelang Lama, 58000 Kuala Lumpur.  
**Floor Area :** Approx 797 sq. ft.  
**Assignors:** Ma Han Hung  
**Solicitors:** Messrs Kington Tan Dzul  
**Our ref:** HAH/2992/ABB/23

**KUALA LUMPUR**

**Lot 24** MARKET PRICE RM620,000.00 **RESERVE PRICE RM537,000.00**



**Description:** A Service Apartment  
**Address:** Unit No. C-52-03A, 52nd Floor, Block C, Residensi Skysiera (The Valley), Jalan Taman Setiawangsa, 54200 Kuala Lumpur.  
**Area :** Approx 1023 sq. ft.  
**Assignors:** Muhammad Syamsuzzaman Bin Mohd Suhaimi  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3010/AIBB/23

**KUALA LUMPUR** **AFFIN ISLAMIC BANK BERHAD**

**Lot 25** MARKET PRICE RM610,000.00 **RESERVE PRICE RM527,000.00**



**Description:** A Serviced Apartment  
**Address:** Unit No. A-12-20, 12th Floor, Residensi Rimba Pantai Dalam, Jalan Pantai Sentral 3, Pantai Dalam, 59200 Kuala Lumpur.  
**Area :** Approx 807 sq. ft.  
**Assignors:** Tan Boon Choong  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/2996/ABB/23

**KUALA LUMPUR**

**Lot 26** MARKET PRICE RM600,000.00 **RESERVE PRICE RM519,000.00**



**Description:** A Condominium Unit  
**Address:** Unit No. C-15-10, 15th Floor, Block C, Residensi Suasana @ Damai, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.  
**Area :** Approx 1102 sq. ft.  
**Assignors:** Koh Yuh Ming  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3008/ABB/23

**PETALING JAYA**

**Lot 27** MARKET PRICE RM620,000.00 **RESERVE PRICE RM499,000.00**



**Description:** A Serviced Apartment  
**Address:** Unit No. A-18-01, 18th Floor, Block A, The Pano, No. 556, Batu 3½, Jalan Ipoh, 51200 Kuala Lumpur.  
**Area :** Approx 828.82 sq. ft.  
**Assignors:** Lee Jian Hua  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2978/ABB/23

**KUALA LUMPUR**

**Lot 28** MARKET PRICE RM570,000.00 **RESERVE PRICE RM493,000.00**



**Description:** Service Apartment  
**Address:** Unit No. D4-26-02, 26th Floor, Block D4, RC Residences Services Apartment, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.  
**Area :** Approx 1140 sq. ft.  
**Assignors:** Ahmad Zaid Bin Zanudin & Nor Farah Nadiyah Binti Abd Hadi  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2980/ABB/23

**KUALA LUMPUR**

**Lot 29** MARKET PRICE RM470,000.00 **RESERVE PRICE RM470,000.00**



**Description:** 3 Bedrooms Service Apartment  
**Address:** Unit No. A-18-05A, Block A, Kenwingston Platz @ Mercu Kenwingston, No. 81, Jalan Gombak, 53000 Kuala Lumpur.  
**Floor Area :** Approx 807 sq. ft.  
**Assignors:** Zubaidah Binti Toasi  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3045/ABB/24

**KUALA LUMPUR**

**Lot 30** MARKET PRICE RM470,000.00 **RESERVE PRICE RM470,000.00**



**Description:** A Duplex SOHO Unit  
**Address:** Unit No. E-33-07, Hyde Tower, i-Soho @ i-City, No. 2, Persiaran Multimedia, i-City, Seksyen 7, 40000 Shah Alam, Selangor Darul Ehsan.  
**Area :** Approx 725 sq. ft.  
**Assignors:** Chai Ming Wai  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3048/ABB/24

**SHAH ALAM**

**Lot 31** MARKET PRICE RM540,000.00 **RESERVE PRICE RM467,000.00**



**Description:** A 2 Bedrooms Serviced Apartment  
**Address:** Unit No. A-21-10, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan.  
**Area :** Approx 864 sq. ft.  
**Assignors:** Arthur George Alphonso  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2983/ABB/23

**SERI KEMBANGAN**

**Lot 32** MARKET PRICE RM700,000.00 **RESERVE PRICE RM453,000.00**



**Description:** A Condominium Unit  
**Address:** Unit No. T1-10-02, 10th Floor, Upperville Residency (Residensi Banjaran), Jalan Tropika Melawati 1, 53100 Hulu Kelang, Selangor Darul Ehsan.  
**Area :** Approx 1173 sq. ft.  
**Assignors:** Mohamad Ezham Bin Zakariya  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2966/ABB/23

**HULU KELANG**

**Lot 33** MARKET PRICE RM500,000.00 **RESERVE PRICE RM450,000.00**



**Description:** A Condominium Unit  
**Address:** Unit No. 2-25-09, 25th Floor, Block 2, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.  
**Floor Area :** Approx 990 sq. ft.  
**Assignors:** Mark Anthony Sequerah  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2989/ABB/23

**CYBERJAYA**

**Lot 34** MARKET PRICE RM450,000.00 **RESERVE PRICE RM450,000.00**



**Description:** An Intermediate Double-Storey  
**Address:** No. 6, Jalan Gunung Pantil 16, Taman Bukit Pelali, 81600 Pengerang Johor Darul Ta'zim.  
**Area :** Approx 1540 sq. ft.  
**Assignors:** Amar Bin Abu Bakar  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3040/AIBB/24  
**Note:** Bumiputra Lot

**PENGERANG** **AFFIN ISLAMIC BANK BERHAD**

**Lot 35** MARKET PRICE RM450,000.00 **RESERVE PRICE RM450,000.00**



**Description:** 3 Bedrooms Service Apartment  
**Address:** Unit No. C-07-08, Block C, Residensi Suasana @ Damai, No. 6, Jalan PUJ 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.  
**Floor Area :** Approx 1102 sq. ft.  
**Assignors:** Leong Chee Wei  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3046/ABB/24

**PETALING JAYA**

**Lot 36** MARKET PRICE RM440,000.00 **RESERVE PRICE RM440,000.00**



**Description:** A 3 Bedrooms Service Apartment (Corner Unit)  
**Address:** Unit No C-22-01, Youth City Residence Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.  
**Area :** Approx 1008 sq. ft.  
**Assignors:** Shivasankhar A/L Gopal  
**Solicitors:** Messrs Kington Tan Dzul  
**Our ref:** HAH/3037/ABB/24

**NILAI**



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**Lot 37** MARKET PRICE RM470,000.00 **RESERVE PRICE RM423,000.00**



**Description:** A Service Apartment  
**Address:** 09-13, Blok B, Apartment Dwi Danga, Jalan Tengah, Kampung Seri Danga, 81200 Johor Bahru, Johor Darul Ta'zim.  
**Area :** Approx 1098 sq. ft.  
**Assignors:** Loi Teck Soon & Helen Lau Shiau Ying  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3027/AIBB/23

**AFFIN ISLAMIC BANK BERHAD**

**JOHOR BAHRU**

**Lot 38** MARKET PRICE RM420,000.00 **RESERVE PRICE RM420,000.00**



**Description:** A Serviced Apartment With Parking Lot  
**Address:** #24-07, Block B, Residensi ARC, Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor Darul Ta'zim.  
**Area :** Approx 850 sq. ft.  
**Assignors:** Sarawanan A/L Munisamynaidu  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3049/AIBB/24

**AFFIN ISLAMIC BANK BERHAD**

**JOHOR BAHRU**

**Lot 39** MARKET PRICE RM600,000.00 **RESERVE PRICE RM418,000.00**



**Description:** A Serviced Apartment  
**Address:** Unit No. T1-09-07, 9th Floor, Tower 1, Arte Plus @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.  
**Area :** Approx 772 sq. ft.  
**Assignors:** Tan Wen Wen  
**Solicitors:** Messrs Kingston Tan Dzul  
**Our ref:** HAH/2991/AIBB/23

**AFFIN ISLAMIC BANK BERHAD**

**KUALA LUMPUR**

**Lot 40** MARKET PRICE RM410,000.00 **RESERVE PRICE RM410,000.00**



**Description:** An Office Lot  
**Address:** Unit No. 06-07, 6th Floor, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.  
**Area :** Approx 1012 sq. ft.  
**Assignors:** Muhammad Zahid Bin Arifin  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3051/AIBB/24

**AFFIN ISLAMIC BANK BERHAD**

**CYBERJAYA**

**Lot 41** MARKET PRICE RM630,000.00 **RESERVE PRICE RM408,000.00**



**Description:** A Shop Lot (Ground Floor)  
**Address:** Unit No. C-G-13, Block C, Pusat Komersial Ayer Keroh, Jalan PKAK 1, Bukit Katil, 75450 Hang Tuah Jaya, Melaka.  
**Area :** Approx 1839 sq. ft.  
**Assignors:** Teoh Lian Hong  
**Solicitors:** Messrs Rastam Singa & Co.  
**Our ref:** HAH/3026/AIBB/23

**AFFIN ISLAMIC BANK BERHAD**

**MELAKA**

**Lot 42** MARKET PRICE RM450,000.00 **RESERVE PRICE RM405,000.00**



**Description:** 3 Bedroom Service Apartment  
**Address:** Unit No. B-12-07, Blok B, Residensi Suasana @ Damai, No. 6, Jalan PUJ 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.  
**Area :** Approx 1076 sq. ft.  
**Assignors:** Fahrudin Bin Najumudeen  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3001/AIBB/23

**AFFIN ISLAMIC BANK BERHAD**

**PETALING JAYA**

**Lot 43** MARKET PRICE RM400,000.00 **RESERVE PRICE RM400,000.00**



**Description:** A 2 Bedrooms Serviced Apartment  
**Address:** Unit No. D-25-12, Block D, Seasons Garden Residences, No.1, Jalan 1/27E, Seksyen 10, Wangsa Maju, 53300 Kuala Lumpur.  
**Area :** Approx 775 sq. ft.  
**Assignors:** Muhammad Fetry Bin Othman & Ahmad Ahzward Bin Mohd Satar  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3042/ABB/24

**AFFIN ISLAMIC BANK BERHAD**

**KUALA LUMPUR**

**Lot 44** MARKET PRICE RM400,000.00 **RESERVE PRICE RM400,000.00**



**Description:** A 2 Bedrooms Serviced Apartment  
**Address:** Unit No. D-15-10, Tower D, 8scape, Jalan Sutera Kuning, Taman Sutera, 81200 Johor Bahru, Johor Darul Takzim.  
**Floor Area :** Approx 808 sq. ft.  
**Assignors:** Siang Jin Hao & Chong Shi Nee  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3047/ABB/24

**AFFIN ISLAMIC BANK BERHAD**

**JOHOR BAHRU**

**Lot 45** MARKET PRICE RM380,000.00 **RESERVE PRICE RM380,000.00**



**Description:** A 2 Bedrooms Serviced Apartment  
**Address:** Unit No. A-25-16, Youth City Residence @ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.  
**Area :** Approx 735 sq. ft.  
**Assignors:** Izzaty Syakilla Binti Mohd Isa  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3041/ABB/24

**AFFIN ISLAMIC BANK BERHAD**

**NILAI**

**Lot 46** MARKET PRICE RM370,000.00 **RESERVE PRICE RM370,000.00**



**Description:** A Serviced Apartment  
**Address:** Unit No. A-3-3A, Block A, Plaza Damas 3, No. 63, Jalan Sri Hartamas 1, Taman Sri Hartamas, 50480 Kuala Lumpur.  
**Area :** Approx 600 sq. ft.  
**Assignors:** Abdul Razak Bin Ismail  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3044/ABB/24

**AFFIN ISLAMIC BANK BERHAD**

**KUALA LUMPUR**

**Lot 47** MARKET PRICE RM400,000.00 **RESERVE PRICE RM360,000.00**



**Description:** 3 Bedroom Serviced Apartment  
**Address:** Unit No. D2-23-17, Savanna Executive Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor Darul Ehsan.  
**Area :** Approx 956 sq. ft.  
**Assignors:** Rohaida Binti Abd Khalid  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3015/ABB/23

**AFFIN ISLAMIC BANK BERHAD**

**DENGKIL**

**Lot 48** MARKET PRICE RM340,000.00 **RESERVE PRICE RM306,000.00**



**Description:** A 1 Bedroom Service Apartment  
**Address:** Unit No. B-36-01, Tingkat 36, Residensi Mutiara Bali, Kota Syahbandar, Jalan KSB 11A, Kota Syahbandar, 75200 Melaka.  
**Area :** Approx 676 sq. ft.  
**Assignors:** Abang Abdul Rahman Bin Taip  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3022/AIBB/23

**AFFIN ISLAMIC BANK BERHAD**

**MELAKA**

**Lot 49** MARKET PRICE RM335,000.00 **RESERVE PRICE RM302,000.00**



**Description:** 3 Bedroom Apartment  
**Address:** Unit No. MPA-05-16, Block MPA, Pangsapuri Melodi Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.  
**Area :** Approx 901 sq. ft.  
**Assignors:** Mohd Zulhamizan Bin Mat Hassan  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/3030/ABB/23

**AFFIN ISLAMIC BANK BERHAD**

**BANDAR PUNCAK ALAM**

**Lot 50** MARKET PRICE RM480,000.00 **RESERVE PRICE RM285,000.00**



**Description:** 3 Bedroom Serviced Apartment  
**Address:** Unit No. B1-3A-7, Parklane OUG Service Apartment-Blok B1, No.1, Jalan 1/152, Taman Oug Parklane, 58200 Kuala Lumpur.  
**Area :** Approx 950 sq. ft.  
**Assignors:** Tiew Kah Fai  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2970/ABB/23

**AFFIN ISLAMIC BANK BERHAD**

**KUALA LUMPUR**

**Lot 51** MARKET PRICE RM480,000.00 **RESERVE PRICE RM285,000.00**



**Description:** A Condominium Unit  
**Address:** Unit No. A-18-2, Blok A, Vision Residence, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor Darul Ehsan.  
**Area :** Approx 1373 sq. ft.  
**Assignors:** Chia Li Ting  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2973/AIBB/23

**AFFIN ISLAMIC BANK BERHAD**

**PUCHONG**

**Lot 52** MARKET PRICE RM310,000.00 **RESERVE PRICE RM279,000.00**



**Description:** A Studio Serviced Apartment  
**Address:** Unit No. 23-21, Armani Soho, Jalan TP 3, Taman Perindustrian UEP, 47500 Subang Jaya, Selangor Darul Ehsan.  
**Area :** Approx 450 sq. ft.  
**Assignors:** Terence Francis  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3021/ABB/23

**AFFIN ISLAMIC BANK BERHAD**

**SUBANG JAYA**

**Lot 53** MARKET PRICE RM470,000.00 **RESERVE PRICE RM278,000.00**



**Description:** A Studio Apartment  
**Address:** Unit No. T1-43A-05, Arte+ @ Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.  
**Area :** Approx 558 sq. ft.  
**Assignors:** Ho Yen Mee  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3006/ABB/23

**AFFIN ISLAMIC BANK BERHAD**

**KUALA LUMPUR**

**Lot 54** MARKET PRICE RM275,000.00 **RESERVE PRICE RM275,000.00**



**Description:** An Apartment  
**Address:** Unit No. A-17-11, Sri Gotong Apartments, Jalan Batu 7, Medan Batu Caves, 68100 Batu Caves, Selangor Darul Ehsan.  
**Area :** Approx 922 sq. ft.  
**Assignors:** Nisha Lini A/P Ravichandran  
**Solicitors:** Messrs Badruzzaman & Kamal  
**Our ref:** HAH/3054/AIBB/24

**AFFIN ISLAMIC BANK BERHAD**

**BATU CAVES**

**Lot 55** MARKET PRICE RM300,000.00 **RESERVE PRICE RM270,000.00**



**Description:** A 3 Bedroom Medium Cost Apartment  
**Address:** Unit No. E-17-09, Block E, Flora Damansara, No. 1, Jalan PUJ 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  
**Area :** Approx 850 sq. ft.  
**Assignors:** Mohamad Norizam Bin Ibrahim  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2985/AIBB/23

**AFFIN ISLAMIC BANK BERHAD**

**PETALING JAYA**

**Lot 56** MARKET PRICE RM300,000.00 **RESERVE PRICE RM270,000.00**



**Description:** A 3 Bedroom Serviced Apartment  
**Address:** Unit No. KR-05-21, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, 43800 Dengkil, Selangor Darul Ehsan.  
**Area :** Approx 901 sq. ft.  
**Assignors:** Fadzlan Bin Abd Manaf  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3000/ABB/23  
**Note:** Tanah Rezab Melayu

**AFFIN ISLAMIC BANK BERHAD**

**DENGKIL**

**Lot 57** MARKET PRICE RM300,000.00 **RESERVE PRICE RM270,000.00**



**Description:** A 3 Bedroom Medium Cost Apartment  
**Address:** Unit No. H-18-12A, Block H, Flora Damansara, No. 1, Jalan PUJ 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  
**Area :** Approx 850 sq. ft.  
**Assignors:** Wong Yew Siang  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3020/ABB/23

**AFFIN ISLAMIC BANK BERHAD**

**PETALING JAYA**

**Lot 58** MARKET PRICE RM360,000.00 **RESERVE PRICE RM263,000.00**



**Description:** A Condominium Unit  
**Address:** No. B 07/14, Tingkat No. L7, Tower B, Youth City @ Vision City, Jalan Bandar Wawasan 2, 71800 Nilai, Negeri Sembilan Darul Khusus.  
**Area :** Approx 903 sq. ft.  
**Assignors:** Che Sharifah Binti Che Harun  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2977/ABB/23

**AFFIN ISLAMIC BANK BERHAD**

**NILAI**

**Lot 59** MARKET PRICE RM320,000.00 **RESERVE PRICE RM260,000.00**



**Description:** A Condominium Unit  
**Address:** Unit No. B 25/04, Floor No. L25, Tower B, Youth City @ Vision City, Jalan Bandar Wawasan 2, 71800 Nilai, Negeri Sembilan Darul Khusus.  
**Area :** Approx 735 sq. ft.  
**Assignors:** Yegesan A/L Thereviam  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2981/ABB/23

**AFFIN ISLAMIC BANK BERHAD**

**NILAI**

**Lot 60** MARKET PRICE RM300,000.00 **RESERVE PRICE RM243,000.00**



**Description:** A Condominium Unit  
**Address:** Petak No. A-08-13, Residensi Lili @ Taman Bucida Hijauan, 71800 Nilai, Negeri Sembilan Darul Khusus.  
**Area :** Approx 735 sq. ft.  
**Assignors:** Azmir Rizal Abdullah  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2982/AIBB/23

**AFFIN ISLAMIC BANK BERHAD**

**NILAI**



**Lot 61** MARKET PRICE RM270,000.00 **RESERVE PRICE RM243,000.00**



**Description:** A Shop Lot  
**Address:** Unit No. A-2-5, Pusat Komersial Ayer Keroh, Bukit Katil, 75450 Hang Tuah Jaya, Melaka.  
**Area :** Approx 1057 sq. ft.  
**Assignors:** Gayathri A/P Krishnan  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3005/ABB/23

**MELAKA**

**Lot 62** MARKET PRICE RM400,000.00 **RESERVE PRICE RM237,000.00**



**Description:** An Apartment  
**Address:** Unit No. A-3-1, Block A, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kuala Lumpur.  
**Area :** Approx 1657 sq. ft.  
**Assignors:** Khairul Azhar Bin Mohd  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2969/AIBB/23

**KUALA LUMPUR**

**Lot 63** MARKET PRICE RM280,000.00 **RESERVE PRICE RM227,000.00**



**Description:** A 3 Bedroom Apartment  
**Address:** Unit No. H-17-05, Blok H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  
**Area :** Approx 850 sq. ft.  
**Assignors:** Muhammad Faisal Bin Roslan  
**Solicitors:** Messrs Shukor Baljit & Partners  
**Our ref:** HAH/2988/ABB/23

**PETALING JAYA**

**Lot 64** MARKET PRICE RM250,000.00 **RESERVE PRICE RM225,000.00**



**Description:** A SOHO Unit  
**Address:** Unit No. B-23-28, Block B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor Darul Ehsan.  
**Area :** Approx 450 sq. ft.  
**Assignors:** Syahrul Fitri Bin Mohd Saren  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3019/AIBB/23

**KAJANG**

**Lot 65** MARKET PRICE RM300,000.00 **RESERVE PRICE RM198,000.00**



**Description:** An Apartment  
**Address:** Unit No. F-20-17, Blok F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.  
**Area :** Approx 850 sq. ft.  
**Assignors:** Fidel Jack Anak Miggi & Emily Anak Markus  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/2994/AIBB/23

**PETALING JAYA**

**Lot 66** MARKET PRICE RM200,000.00 **RESERVE PRICE RM180,000.00**



**Description:** A 3 Bedroom Medium Cost Apartment  
**Address:** Unit No. D-4-411, Pangsapuri Subang Impian, Jalan Zuhai U5/177, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan.  
**Area :** Approx 861 sq. ft.  
**Assignors:** Wan Azrida Binti Wan Idris  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3003/ABB/23

**SHAH ALAM**

**Lot 67** MARKET PRICE RM230,000.00 **RESERVE PRICE RM153,000.00**



**Description:** A 1 Bedroom Apartment  
**Address:** No. A-1-5, Jalan Sungai Ular Damai 1, Samsuria Resort Apartment, 26080 Kuantan, Pahang Darul Makmur.  
**Area :** Approx 645.84 sq. ft.  
**Assignors:** Nancy Yeoh Ai Suan  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2976/ABB/23

**KUANTAN**

**Lot 68** MARKET PRICE RM210,000.00 **RESERVE PRICE RM93,000.00**



**Description:** An Apartment Unit  
**Address:** Unit No. 7-503, Aras 5, Block 7, Daisy Apartment, Jalan Dinar U3/1, Seksyen U3, Subang Perdana, 40150 Shah Alam, Selangor Darul Ehsan.  
**Floor Area :** Approx 896 sq. ft.  
**Assignors:** Abdul Rashid Bin Yahya  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2965/AIBB/23

**SHAH ALAM**

**Lot 69** MARKET PRICE RM130,000.00 **RESERVE PRICE RM87,000.00**



**Description:** A 3 Bedroom Low Cost Apartment  
**Address:** Unit No. 7B-R4-12, Pangsapuri Pendamar B, Jalan Pendamaran/KS5, 42000 Klang, Selangor Darul Ehsan.  
**Area :** Approx 657 sq. ft.  
**Assignors:** Masrizan Bin Arzan Ali & Norliana Binti Ahmad Aishom  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2975/ABB/23

**KLANG**

**Lot 70** MARKET PRICE RM190,000.00 **RESERVE PRICE RM63,000.00**



**Description:** A 3 Bedroom Apartment  
**Address:** Unit No. A2-L2-23, UniCITI Alam, Sungai Chuchuh, 02100 Padang Besar, Perlis.  
**Area :** Approx 870 sq. ft.  
**Assignors:** Norfadlinda Binti Faaizan  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2961/ABB/23

**PADANG BESAR**

**Lot 71** MARKET PRICE RM190,000.00 **RESERVE PRICE RM63,000.00**



**Description:** A 3 Bedroom Apartment Unit  
**Address:** Unit No. A2-L2-19, UniCITI Alam, Sungai Chuchuh, 02100 Padang Besar, Perlis.  
**Area :** Approx 870 sq. ft.  
**Assignors:** Norfadlinda Binti Faaizan  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/2962/ABB/23

**PADANG BESAR**

**RESERVE PRICE:** The subject property will be sold on an 'as is where is basis' separately at the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

## DEPOSIT:

All intending bidders are required to deposit ten per cent (10%) of the Reserve Price or any sum exceeding 10% of the purchase price or a minimum of **RM2,500.00 whichever is higher ("the Bidding Deposit")** for the said property by bank draft only in favour of **AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD** on one (1) working day before auction date and the balance of the purchase money shall be paid by the Purchaser within ninety (90) days from the date of auction sale to **AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD**.

**For online bidders please refer to the Terms & Conditions on [www.heritageauctioneers.my](http://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)]**  
 Lot 2-14, 2nd Floor, Complex PKNS,  
 40505 Shah Alam, Selangor Darul Ehsan.  
 Tel: 03-5518 1442, 03-5518 4860 Fax: 03-5518 1443  
 Whatapps: 011-5585 1442  
 Email: [hauctionhouse@gmail.com](mailto:hauctionhouse@gmail.com)  
 Website: [www.heritageauctioneers.my](http://www.heritageauctioneers.my)  
 Facebook : Heritage Auctioneers MY

**DATO' MARIANI BINTI HJ. YAHYA (D.I.M.P)**  
**MOHD ZAKIRUDDIN BIN ISMAIL**  
**MARIAM YAHYA**  
**SURANI BINTI HAMZAH**  
 Licensed Auctioneers

**Heritage** Est. 2000  
**Auctioneers Sdn Bhd**  
**ebid Experts** 791253-V

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the Property Purchase Agreement, Property Sale Agreement and Deed of Assignment and the Loan Agreement cum Assignment entered into between the Assignor(s)/Customer(s) and the Assignee/Bank. It is hereby proclaimed that AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD with the assistance of the under mentioned Auctioneer.

Will Sell The Property Described Below By

### PUBLIC AUCTION

ON WEDNESDAY, THE 31ST DAY OF JANUARY, 2024, AT 11.00 A.M,  
VIA ONLINE BIDDING AT WEBSITE [WWW.HERITAGEAUCTIONEERS.MY](http://WWW.HERITAGEAUCTIONEERS.MY)

Please register at least one (1) working day before auction date for registration & verification purposes

All intending bidders are advised to adhere to the following, prior to the bidding at the auction sale:

- Read and fully understand all the terms and conditions of sale herein;
- Conduct an official search on the parent title of the subject property at the land office and/or other relevant authorities;
- Inspect the subject property;
- Verify pertinent particulars of the documents;
- Verify the postal address of the subject property with the developer;
- Check on the issuance of separate individual title for the subject property with developer;
- Seek legal advice on the terms and conditions of sale herein;
- Make necessary enquiries with the relevant authorities and the developer on the Restriction-In-Interest, Terms and Conditions of consent to the sale herein;
- The subject property is sold on "as is where is" basis;
- The Assignee Bank is not responsible in obtaining any consent from the Developer and/or state authorities or relevant bodies prior or after the auction sale. (if applicable)

This condition applies to commercial lot only:

Check and verify whether this sale is subjected to any tax liability under the Sales and Services Tax Act (SST)

Images are for illustration purposes only. Terms and condition apply



## HERITAGE eBid Auction @ [www.heritageauctioneers.my](http://www.heritageauctioneers.my)

<b>Lot 1</b> MARKET PRICE RM3,000,000.00  <b>RESERVE PRICE RM2,321,000.00</b> <b>Description:</b> A 2 Storey Zero Lot Bungalow <b>Address:</b> No. 16, Jalan Eco Santuari 5/1D, Eco Santuari, 42500 Telok Panglima Garang, Selangor Darul Ehsan. <b>Area :</b> Approx 5877 sq. ft. <b>Assignors:</b> Saw Sze Lei <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners <b>Our ref:</b> HAH/3065/ABB/24 <b>TELOK PANGLIMA GARANG</b>	<b>Lot 2</b> MARKET PRICE RM1,160,000.00  <b>RESERVE PRICE RM898,000.00</b> <b>Description:</b> A Serviced Apartment <b>Address:</b> Unit No. T1-30-01, 30th Floor, Block T1, Pusat Perdagangan Icon City, No. 1B, Jalan SS 8/39, 47300 Petaling Jaya, Selangor Darul Ehsan. <b>Area :</b> Approx 1795 sq. ft. <b>Assignors:</b> Hemalatha A/P S. Manikam <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners <b>Our ref:</b> HAH/2971/ABB/23 <b>PETALING JAYA</b>	<b>Lot 3</b> MARKET PRICE RM800,000.00  <b>RESERVE PRICE RM800,000.00</b> <b>Description:</b> A Serviced Apartment <b>Address:</b> Unit No. A-13-01, 13th Floor, Tower A, Menara Inspirasi, No. 30, Jalan 1/65A, Off Jalan Tun Razak, 50400 Kuala Lumpur. <b>Area :</b> Approx 674 sq. ft. <b>Assignors:</b> Ching Chong Huat <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners <b>Our ref:</b> HAH/3069/ABB/24 <b>KUALA LUMPUR</b> <b>AFFIN ISLAMIC BANK BERHAD</b>
<b>Lot 4</b> MARKET PRICE RM800,000.00  <b>RESERVE PRICE RM744,000.00</b> <b>Description:</b> A Serviced Apartment <b>Address:</b> Unit No. 28-09, 28th Floor, Una Residensi Peel, No. 2, Lorong Peel, Maluri, 55100 Kuala Lumpur. <b>Area :</b> Approx 1011 sq. ft. <b>Assignors:</b> Keren Christina A/P Steven <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners <b>Our ref:</b> HAH/3077/ABB/24 <b>KUALA LUMPUR</b>	<b>Lot 5</b> MARKET PRICE RM690,000.00  <b>RESERVE PRICE RM690,000.00</b> <b>Description:</b> A 2 Bedroom Serviced Apartment <b>Address:</b> Unit No. 42-03, Una Residensi Peel, No. 2, Lorong Peel, 55100 Kuala Lumpur. <b>Area :</b> Approx 807 sq. ft. <b>Assignors:</b> Yew Pei Yee <b>Solicitors:</b> Messrs Badruzzaman & Kamal <b>Our ref:</b> HAH/3076/ABB/24 <b>KUALA LUMPUR</b>	<b>Lot 6</b> MARKET PRICE RM644,000.00  <b>RESERVE PRICE RM644,000.00</b> <b>Description:</b> A 3 Bedroom Serviced Apartment (Corner Unit) <b>Address:</b> Unit No. D4-48-06, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur. <b>Area :</b> Approx 1140 sq. ft. <b>Assignors:</b> Sunitha A/P Sebastian <b>Solicitors:</b> Messrs Kingdon Tan Dzul <b>Our ref:</b> HAH/3070/ABB/24 <b>KUALA LUMPUR</b>
<b>Lot 7</b> MARKET PRICE RM800,000.00  <b>RESERVE PRICE RM612,000.00</b> <b>Description:</b> A Serviced Apartment <b>Address:</b> Unit No. A-15-3A, The Pano, Batu 3 1/2, Jalan Ipoh, 51200 Kuala Lumpur. <b>Area :</b> Approx 1001 sq. ft. <b>Assignors:</b> Lim Chi Yee <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners <b>Our ref:</b> HAH/3066/ABB/24 <b>KUALA LUMPUR</b>	<b>Lot 8</b> MARKET PRICE RM580,000.00  <b>RESERVE PRICE RM580,000.00</b> <b>Description:</b> An Office Unit <b>Address:</b> Unit No. 07-02, 7th Floor, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. <b>Area :</b> Approx 1604 sq. ft. <b>Assignors:</b> Safarudin Bin Tambi <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners <b>Our ref:</b> HAH/3067/ABB/24 <b>CYBERJAYA</b>	<b>Lot 9</b> MARKET PRICE RM530,000.00  <b>RESERVE PRICE RM530,000.00</b> <b>Description:</b> An Office Unit <b>Address:</b> Unit No. 07-01, 7th Floor, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. <b>Area :</b> Approx 1421 sq. ft. <b>Assignors:</b> Safarudin Bin Tambi <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners <b>Our ref:</b> HAH/3068/ABB/24 <b>CYBERJAYA</b>
<b>Lot 10</b> MARKET PRICE RM520,000.00  <b>RESERVE PRICE RM520,000.00</b> <b>Description:</b> A 1 Bedroom Apartment with Study Room <b>Address:</b> Unit No. 8-15-7, The Octagon, Jalan Raja Ekram, 30450 Ipoh, Perak Darul Ridzuan. <b>Area :</b> Approx 1033 sq. ft. <b>Assignors:</b> Wong Tat Hou & Cheong Moon Yee <b>Solicitors:</b> Messrs Badruzzaman & Kamal <b>Our ref:</b> HAH/3075/ABB/24 <b>IPOH</b> <b>AFFIN ISLAMIC BANK BERHAD</b>	<b>Lot 11</b> MARKET PRICE RM800,000.00  <b>RESERVE PRICE RM492,000.00</b> <b>Description:</b> A Service Suite (Corner Unit) <b>Address:</b> Unit No. A-09-05, Verve Suites KL South, No. 355, Jalan Klang Lama, 58000 Kuala Lumpur. <b>Area :</b> Approx 872 sq. ft. <b>Assignors:</b> Lim Poh Ling <b>Solicitors:</b> Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners <b>Our ref:</b> HAH/3063/ABB/24 <b>KUALA LUMPUR</b> <b>AFFIN ISLAMIC BANK BERHAD</b>	<b>Lot 12</b> MARKET PRICE RM450,000.00  <b>RESERVE PRICE RM450,000.00</b> <b>Description:</b> A 3 Bedroom Serviced Apartment <b>Address:</b> Unit No. C-15-08, Blok C, Residensi Suasana @ Damai, No. 6, Jalan PUJ 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. <b>Area :</b> Approx 1102 sq. ft. <b>Assignors:</b> Ang Ching Hoe <b>Solicitors:</b> Messrs Zulpadli & Edham <b>Our ref:</b> HAH/3055/ABB/24 <b>PETALING JAYA</b>



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**Lot 13** MARKET PRICE RM450,000.00 **RESERVE PRICE RM450,000.00**



**Description:** A 2 Bedroom Service Apartment  
**Address:** Unit No. E-33-12, Hyde 2, Persiaran Multimedia, i-City, Seksyen 7, 40000 Shah Alam, Selangor Darul Ehsan.  
**Area :** Approx 614 sq. ft.  
**Assignors:** Jaliah Binti Osman  
**Solicitors:** Messrs Badruzzaman & Kamal  
**Our ref:** HAH/3072/AIBB/24

**SHAH ALAM** **AFFIN ISLAMIC BANK BERHAD**

**Lot 14** MARKET PRICE RM410,000.00 **RESERVE PRICE RM410,000.00**



**Description:** An Office Unit  
**Address:** Unit No. 09-16, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.  
**Area :** Approx 1033 sq. ft.  
**Assignors:** Tan Cheng Wooi  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3057/ABB/24

**CYBERJAYA**

**Lot 15** MARKET PRICE RM420,000.00 **RESERVE PRICE RM378,000.00**



**Description:** An Office Unit  
**Address:** Unit No. 03-10, 3rd Floor, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.  
**Area :** Approx 1033 sq. ft.  
**Assignors:** Har Kieng Ming  
**Solicitors:** Messrs Kington Tan Dzul  
**Our ref:** HAH/3060/ABB/24

**CYBERJAYA**

**Lot 16** MARKET PRICE RM420,000.00 **RESERVE PRICE RM378,000.00**



**Description:** An Office Unit  
**Address:** Unit No. 04-20, 4th Floor, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.  
**Area :** Approx 1033 sq. ft.  
**Assignors:** Lee Nyok Mooi  
**Solicitors:** Messrs Kington Tan Dzul  
**Our ref:** HAH/3061/ABB/24

**CYBERJAYA**

**Lot 17** MARKET PRICE RM370,000.00 **RESERVE PRICE RM370,000.00**



**Description:** An Office Unit  
**Address:** Unit No. 05-11, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.  
**Area :** Approx 1055 sq. ft.  
**Assignors:** Mohd Aris Bin Sapnawi  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3056/ABB/24

**CYBERJAYA**

**Lot 18** MARKET PRICE RM350,000.00 **RESERVE PRICE RM350,000.00**



**Description:** A 4 Bedroom Condominium  
**Address:** Unit No. 3-3A-1, Blok 3, Kondominium Timur Perdana, Jalan Kolej, Taman Bandar Baru, 31900 Kampar, Perak Darul Ridzuan.  
**Area :** Approx 1212.66 sq. ft.  
**Assignors:** Khor Chee Meng  
**Solicitors:** Messrs Badruzzaman & Kamal  
**Our ref:** HAH/3073/AIBB/24

**KAMPAR** **AFFIN ISLAMIC BANK BERHAD**

**Lot 19** MARKET PRICE RM330,000.00 **RESERVE PRICE RM330,000.00**



**Description:** A 3 Bedrooms Apartment  
**Address:** Unit No. MPA-06-06, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.  
**Area :** Approx 901 sq. ft.  
**Assignors:** Nur Farahain Binti Jusoh & Mohd Farhan Bin Derahman  
**Solicitors:** Messrs Sidek Teoh Wong & Dennis  
**Our ref:** HAH/3071/ABB/24

**BANDAR PUNCAK ALAM**

**Lot 20** MARKET PRICE RM600,000.00 **RESERVE PRICE RM313,000.00**



**Description:** A 3 Bedrooms Condominium  
**Address:** Unit No. A1-10-07, Residensi Hijauan, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor Darul Ehsan.  
**Floor Area :** Approx 915 sq. ft.  
**Assignors:** Lim Aik Ling  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/3062/AIBB/24

**SHAH ALAM** **AFFIN ISLAMIC BANK BERHAD**

**Lot 21** MARKET PRICE RM570,000.00 **RESERVE PRICE RM297,000.00**



**Description:** A 1 Bedroom Apartment With Study Room  
**Address:** Unit No. T1-43A-03A, Arte + @Jalan Ampang, No. 3, Lorong Ampang 1, 55000 Kuala Lumpur.  
**Area :** Approx 716 sq. ft.  
**Assignors:** Sik Zhou Meng  
**Solicitors:** Messrs Shukor Baljit & Partners  
**Our ref:** HAH/3059/ABB/24

**KUALA LUMPUR**

**Lot 22** MARKET PRICE RM350,000.00 **RESERVE PRICE RM256,000.00**



**Description:** An Office Unit  
**Address:** Unit No. 06-10, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.  
**Area :** Approx 1012 sq. ft.  
**Assignors:** Chong Lian Bee  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3058/ABB/24

**CYBERJAYA**

**Lot 23** MARKET PRICE RM240,000.00 **RESERVE PRICE RM240,000.00**



**Description:** A Serviced Apartment  
**Address:** Unit No. B-12-18, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan.  
**Area :** Approx 592 sq. ft.  
**Assignors:** Leow Wei Zen  
**Solicitors:** Messrs Badruzzaman & Kamal  
**Our ref:** HAH/3074/AIBB/24

**SHAH ALAM** **AFFIN ISLAMIC BANK BERHAD**

**Lot 24** MARKET PRICE RM320,000.00 **RESERVE PRICE RM211,000.00**



**Description:** A Condominium Unit  
**Address:** Unit No. A 03/03, Tingkat No. L3, Tower A, Youth City @ Vision City, Jalan Bandar Wawasan 2, 71800 Nilai, Negeri Sembilan Darul Khusus.  
**Area :** Approx 735 sq. ft.  
**Assignors:** Chong Yit San  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/2995/ABB/23

**NILAI**

**Lot 25** MARKET PRICE RM360,000.00 **RESERVE PRICE RM194,000.00**



**Description:** A Condominium  
**Address:** Unit No. 3-8-5, Kondominium Timur Perdana, Jalan Kolej, Taman Bandar Baru, 31900 Kampar, Perak Darul Ridzuan.  
**Area :** Approx 1214 sq. ft.  
**Assignors:** Cheong Ke Han  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/3064/AIBB/24

**KAMPAR** **AFFIN ISLAMIC BANK BERHAD**

**Lot 26** MARKET PRICE RM60,000.00 **RESERVE PRICE RM44,000.00**



**Description:** An Apartment  
**Address:** No. PR06-F303, Pulau Ria 6, Universiti Teknologi Lagenda, 71700 Mantin, Negeri Sembilan Darul Khusus.  
**Area :** Approx 1000 sq. ft.  
**Assignors:** Siti Aida Binti Basir  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/3029/AIBB/23

**MANTIN** **AFFIN ISLAMIC BANK BERHAD**

**Lot 27** MARKET PRICE RM440,000.00 **RESERVE PRICE RM440,000.00**



**Description:** A Double Storey Intermediate Terraced House  
**Address:** No. 42, Lot 1431, Lorong Hijauan Demak 4, Taman Koppes, Jalan Bako, 93050 Kuching, Sarawak.  
**Area :** Approx 1946.1 sq. ft.  
**Assignors:** Abang Zaidel Bin Abang Ibrahim  
**Solicitors:** Messrs Zulpadli & Edham  
**Our ref:** HAH/3078/ABB/24

**KUCHING**

**Lot 28** MARKET PRICE RM480,000.00 **RESERVE PRICE RM316,000.00**



**Description:** A 3 Bedroom Condominium  
**Address:** No. 06-09, Iris Residence, Jalan Kiara, Bandar Sungai Long, 43000 Kajang, Selangor Darul Ehsan.  
**Area :** Approx 1044 sq. ft.  
**Assignors:** Tan Boon Hock  
**Solicitors:** Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners  
**Our ref:** HAH/3079/ABB/24

**KAJANG**

**RESERVE PRICE:** The subject property will be sold on an 'as is where is basis' separately at the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

**DEPOSIT:**  
 All intending bidders are required to **deposit ten per cent (10%) of the Reserve Price or any sum exceeding 10% of the purchase price or a minimum of RM2,500.00 whichever is higher ("the Bidding Deposit")** for the said property by bank draft only in favour of **AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD** on one (1) working day before auction date and the balance of the purchase money shall be paid by the Purchaser within **ninety (90) days** from the date of auction sale to **AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD**.

**For online bidders please refer to the Terms & Conditions on [www.heritageauctioneers.my](http://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.

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