

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

# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 15 February 2024 / Thursday**

**Time : 11.00 am**

**Via Online : [www.heritageauctioneers.my](http://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](http://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 THURSDAY, THE 15TH DAY OF FEBRUARY, 2024, AT 11.00 A.M,**  
**AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY**

**Online bidders are encourage to visit our website at [www.heritageauctioneers.my](http://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](http://www.facebook.com/heritageauctioneersMY)**

<b>Lot 1</b>	<b>MARKET PRICE</b> RM780,000.00	<b>RESERVE PRICE</b> <b>RM780,000.00</b>
 <b>Description:</b> A 3-Bedroom Condominium Unit <b>Address:</b> No. C-12-06, Residensi Vivo, 9 Seputeh, Off Jalan Klang Lama, 58000 Kuala Lumpur. <b>Area :</b> Approx 116 sq. metres (1,249 sq. ft.) <b>Assignor(s):</b> Lim Chze Huang <b>Solicitors:</b> M/S Vas & Co. <b>Our ref:</b> HAH/3610/AMBB/24		
 SCAN QR CODE TO VIEW POS		
<b>KUALA LUMPUR</b>		

<b>Lot 2</b>	<b>MARKET PRICE</b> RM600,000.00	<b>RESERVE PRICE</b> <b>RM432,000.00</b>
 <b>Description:</b> A 2 + 1 Bedroom Serviced Apartment Unit <b>Address:</b> No. 12-01 Skyville @ Benteng 8, No 439, Jalan Klang Lama 58000 Kuala Lumpur. <b>Area :</b> Approx 97.73 sq. metres (1,052 sq. ft.) <b>Assignor(s):</b> Taliza Kamalakshmi A/P Rajakili <b>Solicitors:</b> M/S B.H. Gan, Nor & Kim <b>Our ref:</b> HAH/3609/AMBB/24		
 SCAN QR CODE TO VIEW POS		
<b>KUALA LUMPUR</b>		

<b>Lot 3</b>	<b>MARKET PRICE</b> RM490,000.00	<b>RESERVE PRICE</b> <b>RM392,000.00</b>
 <b>Description:</b> A 4+1-Bedroom Serviced Apartment <b>Address:</b> No. D-18-12, Block D, Residensi Damai Meriah, No. 2, Jalan PJJ 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor. <b>Area :</b> Approx 92 sq. metres (990 sq. ft.) <b>Assignor(s):</b> Low Pow Yuen <b>Solicitors:</b> M/S Vas & Co. <b>Our ref:</b> HAH/3605/AMBB/24		
 SCAN QR CODE TO VIEW POS		
<b>PETALING JAYA</b>		

<b>Lot 4</b>	<b>MARKET PRICE</b> RM200,000.00	<b>RESERVE PRICE</b> <b>RM200,000.00</b>
 <b>Description:</b> An Intermediate 3-Bedroom Apartment (RUMAWIP) <b>Address:</b> No. A-13-11, Residensi Metro Kepong, No. 5, Jalan Metro Perdana Barat, Taman Metropolitan Kepong, 52100 Kuala Lumpur. <b>Area :</b> Approx 74.00 sq. metres (797 sq. ft.) <b>Assignor(s):</b> Ahmad Syukri Amin Bin Abdul Latif <b>Solicitors:</b> M/S Vas & Co. <b>Our ref:</b> HAH/3607/AMBB/24 <b>AMBANK ISLAMIC BERHAD</b>		
 SCAN QR CODE TO VIEW POS		
<b>KUALA LUMPUR</b>		

<b>Lot 5</b>	<b>MARKET PRICE</b> RM175,000.00	<b>RESERVE PRICE</b> <b>RM109,350.00</b>
 <b>Description:</b> A 3-Bedroom Apartment <b>Address:</b> Unit No. D-1-1, Jalan Pramugara, Taman Langat Utama, Bukit Changgang, 42700 Banting, Selangor Darul Ehsan. <b>Area :</b> Approx 86.59 sq. metres (932 sq. ft.) <b>Assignor(s):</b> Omar Bin Abu Khari (Deceased) <b>Solicitors:</b> M/S Azhar & Wong <b>Our ref:</b> HAH/3608/AMBB/24 <b>AMBANK ISLAMIC BERHAD</b>		
 SCAN QR CODE TO VIEW POS		
<b>BANTING</b>		

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

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Facebook : [heritageauctioneersMY](https://www.facebook.com/heritageauctioneersMY)

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