

Affin Bank Berhad & Affin Islamic Bank Berhad

HERITAGE eBID PUBLIC AUCTION

**TUESDAY,
9TH DAY OF JANUARY, 2024.
11.00 A.M**

VIA ONLINE BIDDING AT
www.heritageauctioneers.my

For more information, contact us
at 03 5518 1442

BELOW
MARKET
VALUE

FULLY
ONLINE

73
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 TUESDAY, THE 9TH DAY OF JANUARY, 2024, AT 11.00 A.M,
VIA ONLINE BIDDING AT WEBSITE 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



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Lot 1 MARKET PRICE RM1,160,000.00  PETALING JAYA	RESERVE PRICE RM945,000.00 Description: A Serviced Apartment Address: 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. Area : Approx 1795 sq. ft. Assignors: Hemalatha A/P S.Manikam Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/2971/ABB/23	Lot 2 MARKET PRICE RM1,150,000.00  BAYAN LEPAS	RESERVE PRICE RM937,000.00 Description: 4 Bedroom Serviced Apartment Address: No. 120A-10-22, Persiaran Bayan Indah, Quaywest Residence, 11900 Bayan Lepas, Pulau Pinang. Area : Approx 1497 sq. ft. Assignors: Ravinder Singh A/L Mungal Singh Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/2968/ABB/23	Lot 3 MARKET PRICE RM880,000.00  JOHOR BAHRU	RESERVE PRICE RM880,000.00 Description: An End Unit Double Storey Terrace House Address: No. 31, Jalan Ekoflora 3/7, Taman Ekoflora, 81100 Johor Bahru, Johor Darul Takzim. Assignors: Mohd Rais Bin Mohd Ja'afar Solicitors: Messrs Sidek Teoh Wong & Dennis Our ref: HAH/3014/ABB/23 Note: Unit Bumiputera
Lot 4 MARKET PRICE RM1,125,000.00  PETALING JAYA	RESERVE PRICE RM852,000.00 Description: A Serviced Apartment Address: Unit No. C-18-11, 18th Floor, Block C, H2O @ Ara Damansara, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan. Area : Approx 1500 sq. ft. Assignors: Tang Sin Ying Solicitors: Messrs Kington Tan Dzul Our ref: HAH/2990/ABB/23	Lot 5 MARKET PRICE RM800,000.00  KUALA LUMPUR	RESERVE PRICE RM800,000.00 Description: A Serviced Apartment Address: Unit No. B-08-07, The Pano, Batu 3 1/2, Jalan Ipoh, 51200 Kuala Lumpur. Area : Approx 1001 sq. ft. Assignors: Azman Bin Hasan Solicitors: Messrs Sidek Teoh Wong & Dennis Our ref: HAH/3012/ABB/23	Lot 6 MARKET PRICE RM950,000.00  CHERAS	RESERVE PRICE RM735,000.00 Description: A Penthouse Serviced Apartment Unit With 4 Car Park bays Address: Unit No. A-31-02, You Residences, Jalan Persiaran You City, 43200 Cheras, Selangor Darul Ehsan. Area : Approx 2497 sq. ft. Assignors: Mohamad Farid Bin Mohamed Aslum Khan Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/2967/ABB/23 AFFIN ISLAMIC BANK BERHAD
Lot 7 MARKET PRICE RM920,000.00  CYBERJAYA	RESERVE PRICE RM712,000.00 Description: An Office Unit Address: Unit No. 10-16, Kenwingston Business Centre, Persiaran Bestari, Kenwingston Square Garden, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. Area : Approx 1033 sq. ft. Assignors: Wong Kwan Mei Solicitors: Messrs Shukor Baljit & Partners Our ref: HAH/2987/ABB/23	Lot 8 MARKET PRICE RM1,000,000.00  KUALA LUMPUR	RESERVE PRICE RM668,000.00 Description: A 2 Bedroom Serviced Apartment (Corner Unit) Address: Unit No. 15-02, Residensi Peel, Lorong Peel, 55100 Kuala Lumpur. Floor Area : Approx 1066 sq. ft. Assignors: Toh Tun Chen Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/2693/ABB/23	Lot 9 MARKET PRICE RM650,000.00  SERI KEMBANGAN	RESERVE PRICE RM650,000.00 Description: A 4 Bedroom Serviced Apartment (Corner Unit) Address: Unit No. A-33-07, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan. Area : Approx 1152 sq. ft. Assignors: Christie Chu Pei Pei Solicitors: Messrs Sidek Teoh Wong & Dennis Our ref: HAH/3013/AIBB/23 AFFIN ISLAMIC BANK BERHAD
Lot 10 MARKET PRICE RM690,000.00  SEPANG	RESERVE PRICE RM632,000.00 Description: An Intermediate Double Storey Terrace House Address: No. 11, Jalan Sunsuria 3B/5, Monet Springtime, Bandar Sunsuria, 43900 Sepang, Selangor Darul Ehsan. Area : Approx 1400 sq. ft. Assignors: Parveen Kaur A/P Satwant Singh Solicitors: Messrs Sidek Teoh Wong & Dennis Our ref: HAH/3011/ABB/23	Lot 11 MARKET PRICE RM620,000.00  JOHOR BAHRU	RESERVE PRICE RM620,000.00 Description: A Renovated Double Storey Terrace House Address: No. 7, Jalan Perdana 2/6, Taman Sri Pulau Perdana 2, 81300 Johor Bahru, Johor Darul Ta'zim. Floor Area : Approx 1680 sq. ft. Assignors: Saniasi A/L Suppiah & Helen Vijaya Rani A/P Raju Solicitors: Messrs Shukor Baljit & Partners Our ref: HAH/2908/ABB/23	Lot 12 MARKET PRICE RM880,000.00  CYBERJAYA	RESERVE PRICE RM614,000.00 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

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Lot 13 MARKET PRICE RM630,000.00 **RESERVE PRICE RM586,000.00**



Description: A Condominium Unit
Address: Unit No. M1-05-05, 5th Floor, 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 Kingston Tan Dzul
Our ref: HAH/2993/ABB/23

CHERAS

Lot 14 MARKET PRICE RM630,000.00 **RESERVE PRICE RM586,000.00**



Description: A Service Apartment Unit
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 15 MARKET PRICE RM625,000.00 **RESERVE PRICE RM581,000.00**



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 16 MARKET PRICE RM580,000.00 **RESERVE PRICE RM580,000.00**



Description: Service Suite
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

PENANG

Lot 17 MARKET PRICE RM620,000.00 **RESERVE PRICE RM577,000.00**



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.
Area : Approx 679 sq. ft.
Assignors: Ma Han Hung
Solicitors: Messrs Kingston Tan Dzul
Our ref: HAH/2992/ABB/23

KUALA LUMPUR

Lot 18 MARKET PRICE RM620,000.00 **RESERVE PRICE RM577,000.00**



Description: A Service Apartment Unit
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 19 MARKET PRICE RM610,000.00 **RESERVE PRICE RM567,000.00**



Description: A Service Apartment Unit
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 20 MARKET PRICE RM600,000.00 **RESERVE PRICE RM558,000.00**



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 21 MARKET PRICE RM550,000.00 **RESERVE PRICE RM550,000.00**



Description: A Service Apartment
Address: #27-09, Pangsapuri Rinting Indah (KSL Avery Park), 81750 Masai, Johor Darul Ta'zim.
Area : Approx 1055 sq. ft.
Assignors: Mui Soon Wan
Solicitors: Messrs Zulpadli & Edham
Our ref: HAH/2997/ABB/23

MASAI

Lot 22 MARKET PRICE RM620,000.00 **RESERVE PRICE RM537,000.00**



Description: A Service Apartment Unit
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 23 MARKET PRICE RM570,000.00 **RESERVE PRICE RM530,000.00**



Description: A 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.
Floor Area : Approx 1140 sq. ft.
Assignors: Ahmad Zaid Bin Zanudin
Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/2980/ABB/23

KUALA LUMPUR

Lot 24 MARKET PRICE RM540,000.00 **RESERVE PRICE RM502,000.00**



Description: 2 Bedroom Service 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 25 MARKET PRICE RM490,000.00 **RESERVE PRICE RM490,000.00**



Description: A Corner Double Storey Terrace House
Address: No. 2, Jalan Tiong 4, Taman Scientex, 81700 Pasir Gudang, Johor Darul Ta'zim.
Area : Approx 2303 sq. ft.
Assignors: Nurul Hidayah Binti Abd Gafoor & Eric Iskandar Fam
Solicitors: Badruzzaman & Kamal
Our ref: HAH/3025/AIBB/23
Note: Unit Bumiputra

PASIR GUDANG **AFFIN ISLAMIC BANK BERHAD**

Lot 26 MARKET PRICE RM700,000.00 **RESERVE PRICE RM487,000.00**



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 27 MARKET PRICE RM480,000.00 **RESERVE PRICE RM480,000.00**



Description: A Serviced Apartment
Address: Unit No. C-06-12, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan.
Area : Approx 1044 sq. ft.
Assignors: Mohd Adnan Bin Mohd Salleh & Salina Binti Mat Salim
Solicitors: Messrs Badruzzaman & Kamal
Our ref: HAH/3024/AIBB/23

JENJAROM **AFFIN ISLAMIC BANK BERHAD**

Lot 28 MARKET PRICE RM450,000.00 **RESERVE PRICE RM450,000.00**



Description: 3 Bedroom Service Apartment
Address: Unit No. B-12-07, Block B, Residensi Suasana @ Damai, No. 6, Jalan PJU 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

PETALING JAYA **AFFIN ISLAMIC BANK BERHAD**

Lot 29 MARKET PRICE RM450,000.00 **RESERVE PRICE RM450,000.00**



Description: A Service Apartment
Address: Unit No. B-8-16, Block B, 10 Semantan, Jalan Semantan, 50490 WP Kuala Lumpur.
Floor Area : Approx 993 sq. ft.
Assignors: Rozabil @ Rozamujib Bin Abdul Rahman
Solicitors: Messrs Sidek Teoh Wong & Dennis
Our ref: HAH/3016/ABB/23

KUALA LUMPUR

Lot 30 MARKET PRICE RM600,000.00 **RESERVE PRICE RM449,000.00**



Description: A Service 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/ABB/23

KUALA LUMPUR

Lot 31 MARKET PRICE RM630,000.00 **RESERVE PRICE RM439,000.00**



Description: A Ground Floor Shop Unit
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

MELAKA **AFFIN ISLAMIC BANK BERHAD**

Lot 32 MARKET PRICE RM400,000.00 **RESERVE PRICE RM400,000.00**



Description: 3 Bedroom Service 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

DENGKIL

Lot 33 MARKET PRICE RM380,000.00 **RESERVE PRICE RM380,000.00**



Description: 2 Bedroom Service Apartment
Address: Unit No. D-06-12A, Block D, Metropolitan Square, Jalan PJU 8/1, Bandar Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor Darul Ehsan.
Floor Area : Approx 888 sq. ft.
Assignors: Samsiah Binti Adam & Mohd Syahidan Bin Ariffin @ Mohd Nasir
Solicitors: Messrs Sidek Teoh Wong & Dennis
Our ref: HAH/3017/ABB/23

PETALING JAYA

Lot 34 MARKET PRICE RM490,000.00 **RESERVE PRICE RM373,000.00**



Description: 3 Bedroom Service Apartment
Address: Unit No. A-17-03A, Tower A, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan.
Area : Approx 928 sq. ft.
Assignors: Tham Kok Boon
Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/2974/ABB/23

SERI KEMBANGAN

Lot 35 MARKET PRICE RM340,000.00 **RESERVE PRICE RM340,000.00**



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

MELAKA **AFFIN ISLAMIC BANK BERHAD**

Lot 36 MARKET PRICE RM450,000.00 **RESERVE PRICE RM329,000.00**



Description: A Double Storey Terrace House (Intermediate Unit)
Address: No. 11, Jalan Irama 1, Irama Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.
Area : Approx 1195 sq. ft.
Assignors: Syamsul Bahri Bin Hassan
Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/2972/AIBB/23

BDR PUNCAK ALAM **AFFIN ISLAMIC BANK BERHAD**

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Lot 37 MARKET PRICE RM480,000.00 **RESERVE PRICE** **RM316,000.00**



Description: 3 Bedroom Service Apartment
Address: Unit No. B1-3A-7, Parklane OUG Service Apartment-Block 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

KUALA LUMPUR

Lot 38 MARKET PRICE RM480,000.00 **RESERVE PRICE** **RM316,000.00**



Description: A Condominium Unit
Address: Unit No. A-18-2, Block 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

PUCHONG **AFFIN ISLAMIC BANK BERHAD**

Lot 39 MARKET PRICE RM310,000.00 **RESERVE PRICE** **RM310,000.00**



Description: A Studio Service 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

SUBANG JAYA

Lot 40 MARKET PRICE RM470,000.00 **RESERVE PRICE** **RM309,000.00**



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

KUALA LUMPUR

Lot 41 MARKET PRICE RM300,000.00 **RESERVE PRICE** **RM300,000.00**



Description: 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 Norizman Bin Ibrahim
Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/2985/AIBB/23

PETALING JAYA **AFFIN ISLAMIC BANK BERHAD**

Lot 42 MARKET PRICE RM300,000.00 **RESERVE PRICE** **RM300,000.00**



Description: 3 Bedroom Service 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

DENGKIL

Lot 43 MARKET PRICE RM300,000.00 **RESERVE PRICE** **RM300,000.00**



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

PETALING JAYA

Lot 44 MARKET PRICE RM360,000.00 **RESERVE PRICE** **RM292,000.00**



Description: A Condominium Unit
Address: No. B 07/14, Storey No. L7, Tower B, Youth City @ Vision City, Jalan Bandar Wawasan 2, 71800 Nilai, Negeri Sembilan Darul Khusus.
Floor 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

NILAI

Lot 45 MARKET PRICE RM290,000.00 **RESERVE PRICE** **RM290,000.00**



Description: An Intermediate Single Storey Terrace House
Address: No. 33, Jalan Mentari 1A/9, Bandar Mahkota Banting, 42700 Banting, Selangor Darul Ehsan.
Area : Approx 1399 sq. ft.
Assignors: Annanithy A/L R Periasamy & Kalidevi A/P Alagan
Solicitors: Messrs Zulpadli & Edham
Our ref: HAH/2999/ABB/23

BANTING

Lot 46 MARKET PRICE RM320,000.00 **RESERVE PRICE** **RM288,000.00**



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

NILAI

Lot 47 MARKET PRICE RM300,000.00 **RESERVE PRICE** **RM270,000.00**



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

NILAI **AFFIN ISLAMIC BANK BERHAD**

Lot 48 MARKET PRICE RM270,000.00 **RESERVE PRICE** **RM270,000.00**



Description: A Shoplot Unit
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 49 MARKET PRICE RM270,000.00 **RESERVE PRICE** **RM270,000.00**



Description: 2 Bedroom Service Apartment
Address: #26-17, Block A, Residensi ARC, Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor Darul Takzim.
Area : Approx 650 sq. ft.
Assignors: Shikh Muhammad Hidayat Bin Shikh Hood & Nurmalia Binti Mohd
Solicitors: Messrs Sidek Teoh Wong & Dennis
Our ref: HAH/3018/AIBB/23
Note: Unit Bumiputera

JOHOR BAHRU **AFFIN ISLAMIC BANK BERHAD**

Lot 50 MARKET PRICE RM400,000.00 **RESERVE PRICE** **RM263,000.00**



Description: An Apartment Unit
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 **AFFIN ISLAMIC BANK BERHAD**

Lot 51 MARKET PRICE RM280,000.00 **RESERVE PRICE** **RM252,000.00**



Description: 3 Bedroom Apartment
Address: Unit No. H-17-05, 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: Muhammad Faisal Bin Roslan
Solicitors: Messrs Shukor Baljit & Partners
Our ref: HAH/2988/ABB/23

PETALING JAYA

Lot 52 MARKET PRICE RM250,000.00 **RESERVE PRICE** **RM250,000.00**



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 **AFFIN ISLAMIC BANK BERHAD**

Lot 53 MARKET PRICE RM320,000.00 **RESERVE PRICE** **RM234,000.00**



Description: A Condominium Unit
Address: Unit No. A 03/03, Storey 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 54 MARKET PRICE RM300,000.00 **RESERVE PRICE** **RM219,000.00**



Description: An Apartment Unit
Address: Unit No. F-20-17, Block F, Flora Damansara, No. 1, Jalan PUJ 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 **AFFIN ISLAMIC BANK BERHAD**

Lot 55 MARKET PRICE RM350,000.00 **RESERVE PRICE** **RM215,000.00**



Description: A SOHO Unit
Address: Unit No. A-13-25, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor.
Area : Approx 635 sq. ft.
Assignors: Yap Kim Yit
Solicitors: Messrs Shukor Baljit & Partners
Our ref: HAH/2986/ABB/23

SHAH ALAM

Lot 56 MARKET PRICE RM200,000.00 **RESERVE PRICE** **RM200,000.00**



Description: A 3 Bedroom Medium Cost Apartment
Address: Unit No. D-4-411, Pangsapuri Subang Impian, Jalan Zuhul 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 57 MARKET PRICE RM180,000.00 **RESERVE PRICE** **RM180,000.00**



Description: A 3 Bedroom Apartment
Address: Unit No. Jasmin Fragaria GR-28, Residensi Warnasari 1, Jalan Warnasari 13/1, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.
Area : Approx 764 sq. ft.
Assignors: Ali Bin Hashim
Solicitors: Messrs Zulpadli & Edham
Our ref: HAH/2998/AIBB/23

BDR PUNCAK ALAM **AFFIN ISLAMIC BANK BERHAD**

Lot 58 MARKET PRICE RM230,000.00 **RESERVE PRICE** **RM169,000.00**



Description: 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 59 MARKET PRICE RM150,000.00 **RESERVE PRICE** **RM150,000.00**



Description: An Apartment Unit
Address: Unit No. M5-4A, 4th Floor, Block M, No. 2, Jalan TKS 5, Taman Kajang Sentral, 43000 Kajang, Selangor Darul Ehsan.
Area : Approx 743 sq. ft.
Assignors: Mohd Ariff Shah Bin Sanusi & Zurina Binti Tahak
Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/2984/ABB/23

KAJANG

Lot 60 MARKET PRICE RM150,000.00 **RESERVE PRICE** **RM150,000.00**



Description: 3 Bedroom Apartment
Address: Unit No. Blok C2-05, Taman Setia Balakong, 43300 Kajang, Selangor Darul Ehsan.
Area : Approx 753 sq. ft.
Assignors: Mohd Hanafiah Bin Mustapha
Solicitors: Messrs Zulpadli & Edham
Our ref: HAH/3002/ABB/23

KAJANG

HERITAGE eBid Auction @ www.heritageauctioneers.my

Lot 61 MARKET PRICE RM130,000.00 **RESERVE PRICE RM130,000.00**



Description: 3 Bedroom Low-Medium Cost Flat
Address: Unit No. B3-9, Jalan Sejahtera 1, Taman Desa Skudai, 81300 Johor Bahru, Johor Darul Takzim.
Area : Approx 667 sq. ft.
Assignors: Zaharah Binti Mohd Yatim @ Yatim
Solicitors: Messrs Zulpadli & Edham
Our ref: HAH/3004/ABB/23

JOHOR BAHRU

Lot 62 MARKET PRICE RM210,000.00 **RESERVE PRICE RM103,000.00**



Description: An Apartment Unit
Address: Unit No. 7-503, Level 5, Block 7, Daisy Apartment, Jalan Dinar U3/1, Seksyen U3, Subang Perdana, 40150 Shah Alam, Selangor Darul Ehsan.
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 **AFFIN ISLAMIC BANK BERHAD**

Lot 63 MARKET PRICE RM130,000.00 **RESERVE PRICE RM96,000.00**



Description: 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 & Norlana Binti Ahmad Aishom
Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/2975/ABB/23

KLANG

Lot 64 MARKET PRICE RM190,000.00 **RESERVE PRICE RM69,000.00**



Description: 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 65 MARKET PRICE RM190,000.00 **RESERVE PRICE RM69,000.00**



Description: 3 Bedroom Apartment
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

Lot 66 MARKET PRICE RM960,000.00 **RESERVE PRICE RM960,000.00**



Description: An Office Unit
Address: Unit No. 08-12, Kenwingston Business Centre, Persiaran Bestari, Kenwingston Square Garden, Cyber 9, 63000 Cyberjaya.
Area : Approx 1141 sq. ft.
Assignors: Kee Wee Shong
Solicitors: Messrs Zulpadli & Edham
Our ref: HAH/3031/ABB/23

CYBERJAYA

Lot 67 MARKET PRICE RM600,000.00 **RESERVE PRICE RM600,000.00**



Description: A Condominium Unit
Address: Unit No. C-17-10, 17th Floor, Block 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 68 MARKET PRICE RM500,000.00 **RESERVE PRICE RM500,000.00**



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 69 MARKET PRICE RM470,000.00 **RESERVE PRICE RM470,000.00**



Description: A Serviced 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

JOHOR BAHRU **AFFIN ISLAMIC BANK BERHAD**

Lot 70 MARKET PRICE RM470,000.00 **RESERVE PRICE RM470,000.00**



Description: A 3 Bedroom Apartment
Address: Unit No. 8B-19-3, Jalan Seri Tanjung Pinang 1, I-Santorini, 10470 Pulau Pinang.
Area : Approx 893 sq. ft.
Assignors: Tirukumaran A/L Raja Segaran
Solicitors: Messrs Zulpadli & Edham
Our ref: HAH/3028/AIBB/23

PULAU PINANG **AFFIN ISLAMIC BANK BERHAD**

Lot 71 MARKET PRICE RM335,000.00 **RESERVE PRICE RM335,000.00**



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

BDR PUNCAK ALAM

Lot 72 MARKET PRICE RM320,000.00 **RESERVE PRICE RM320,000.00**



Description: 3 Bedroom Townhouse (Lower Unit)
Address: No. 33, Jalan Nilai Perdana 7, Taman Nilai Perdana, 71400 Nilai, Negeri Sembilan Darul Khusus.
Area : Approx 1400 sq. ft.
Assignors: Akmal Haikal Bin Abdul Halim
Solicitors: Messrs Sidek Teoh Wong & Dennis
Our ref: HAH/3025/ABB/23

NILAI

Lot 73 MARKET PRICE RM60,000.00 **RESERVE PRICE RM49,000.00**



Description: 3 Bedroom Apartment
Address: Unit 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**

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 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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