

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

# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 24 January 2024 / Wednesday**

**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 WEDNESDAY, THE 24TH DAY OF JANUARY, 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> RM650,000.00	<b>RESERVE PRICE</b> <b>RM520,000.00</b>
 <b>Description:</b> A 3-Bedroom Serviced Apartment <b>Address:</b> No. B-19-02, Residensi Ryan & Miho, No. 74, Jalan Universiti, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan. <b>Floor Area:</b> Approx 76.00 sq. metres (818 sq. ft.) <b>Assignor(s):</b> Musaddeq Bin Khalid <b>Solicitors:</b> M/S B.H. Gan, Nor & Kim <b>Our ref:</b> HAH/3600/AMBB/23		
 SCAN QR CODE TO VIEW POS		
<b>PETALING JAYA</b> <b>AMBank ISLAMIC BERHAD</b>		

<b>Lot 2</b>	<b>MARKET PRICE</b> RM530,000.00	<b>RESERVE PRICE</b> <b>RM420,000.00</b>
 <b>Description:</b> An Intermediate Office Unit <b>Address:</b> No. 09-08, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. <b>Area :</b> Approx 93.00 sq. metres (1,001 sq. ft.) <b>Assignor(s):</b> Ching Chee Khoo & Lai Wan Shing <b>Solicitors:</b> M/S Zain Megat & Murad <b>Our ref:</b> HAH/3599/AMBB/23		
 SCAN QR CODE TO VIEW POS		
<b>CYBERJAYA</b>		

<b>Lot 3</b>	<b>MARKET PRICE</b> RM500,000.00	<b>RESERVE PRICE</b> <b>RM291,600.00</b>
 <b>Description:</b> A 2+1-Bedroom Serviced Residence Unit <b>Address:</b> Unit No. B-03-02, 3rd Floor, Block B, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan. <b>Area :</b> Approx 97.00 sq. metres (1,044 sq. ft.) <b>Assignor(s):</b> Premala A/P Balakrishnan & Saravanan A/L Tangavalu <b>Solicitors:</b> M/S Sidek Teoh Wong & Dennis <b>Our ref:</b> HAH/2968/AMBB/20		
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<b>JENJAROM</b>		

<b>Lot 4</b>	<b>MARKET PRICE</b> RM320,000.00	<b>RESERVE PRICE</b> <b>RM270,000.00</b>
 <b>Description:</b> A Two-Bedroom Service Apartment Unit <b>Address:</b> Unit No. N-18-10, Block E, Edusphere Apartment, Persiaran Bestari, Cyber 11, 63000 Cyberjaya, Selangor. <b>Area :</b> Approx 73.39 sq. metres (790 sq. ft.) <b>Assignor(s):</b> Babu Palaniappan A/L S Nagappan <b>Solicitors:</b> M/S B.H. Gan, Nor & Kim <b>Our ref:</b> HAH/3601/AMBB/23		
 SCAN QR CODE TO VIEW POS		
<b>CYBERJAYA</b>		

<b>Lot 5</b>	<b>MARKET PRICE</b> RM230,000.00	<b>RESERVE PRICE</b> <b>RM230,000.00</b>
 <b>Description:</b> An Apartment Unit <b>Address:</b> Unit No. 1-5-13, Pangsapuri Perdana, Jalan Lompat Pagar 13/37, Seksyen 13, 40100 Shah Alam, Selangor. <b>Area :</b> Approx 78.97 sq. metres (850 sq. ft.) <b>Assignor(s):</b> Nor Shahidah Binti Hashim <b>Solicitors:</b> M/S Nik Hisham, Fakhiah & Co. <b>Our ref:</b> HAH/3604/AMBB/24		
 SCAN QR CODE TO VIEW POS		
<b>SHAH ALAM</b> <b>AMBank ISLAMIC BERHAD</b>		

<b>Lot 6</b>	<b>MARKET PRICE</b> RM130,000.00	<b>RESERVE PRICE</b> <b>RM130,000.00</b>
 <b>Description:</b> A 3-Bedroom Apartment Unit <b>Address:</b> No. E-01-59B, Block E, Jalan Cheras Prima 5, Taman Cheras Prima, 43000 Kajang, Selangor Darul Ehsan. <b>Area :</b> Approx 71.54 sq. metres (770 sq. ft.) <b>Assignor(s):</b> Sam Chee Kuan <b>Solicitors:</b> M/S Zain Megat & Murad <b>Our ref:</b> HAH/3602/AMBB/23		
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<b>KAJANG</b>		

<b>Lot 7</b>	<b>MARKET PRICE</b> RM110,000.00	<b>RESERVE PRICE</b> <b>RM110,000.00</b>
 <b>Description:</b> A Three-Bedroom Low-Cost Walk-Up Flat Unit <b>Address:</b> Unit No. E-01-10, Block E, Pangsapuri Seri Sentosa, Jalan SP 3/1, Saujana Puchong, 47110 Puchong, Selangor Darul Ehsan. <b>Area :</b> Approx 60.39 sq. metres (650 sq. ft.) <b>Assignor(s):</b> Khairun Nizam Bin Mohd Saidi <b>Solicitors:</b> M/S Vas & Co <b>Our ref:</b> HAH/3603/AMBB/23 <b>Note:</b> Lot Bumi		
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<b>PUCHONG</b>		

<b>Lot 8</b>	<b>MARKET PRICE</b> RM140,000.00	<b>RESERVE PRICE</b> <b>RM89,100.00</b>
 <b>Description:</b> A Retail Lot In A Shopping Complex <b>Address:</b> No. 2-48, M-Square, Jalan DM 2, Taman Desa Millennia, 47150 Puchong, Selangor Darul Ehsan. <b>Area :</b> Approx 32.52 sq. metres (350 sq. ft.) <b>Assignor(s):</b> New Kian Kok <b>Solicitors:</b> M/S Sidek Teoh Wong & Dennis <b>Our ref:</b> HAH/3209/AMBB/21		
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<b>PUCHONG</b>		

<b>Lot 9</b>	<b>MARKET PRICE</b> RM150,000.00	<b>RESERVE PRICE</b> <b>RM63,773.00</b>
 <b>Description:</b> An Intermediate Serviced Apartment Unit <b>Address:</b> No. N1-05-05, Caribbean Bay Resort, Bukit Gambang Resort City, 26300 Kuantan, Pahang Darul Makmur. <b>Area :</b> Approx 72.25 sq. metres (810 sq. ft.) <b>Assignor(s):</b> Mohamed Naim Bin Mohamed Nasir & Siti Asfarina Binti Sarmin <b>Solicitors:</b> M/S Nik Hisham Fakhiah & Co. <b>Our ref:</b> HAH/3573/AMBB/23		
 SCAN QR CODE TO VIEW POS		
<b>KUANTAN</b> <b>AMBank ISLAMIC BERHAD</b>		

**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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Website: [www.heritageauctioneers.my](http://www.heritageauctioneers.my)

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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## A STEP BY STEP GUIDE TO BID ONLINE WITH HERITAGE EBID ONLINE AUCTION



[www.heritageauctioneers.my](http://www.heritageauctioneers.my)