

Affin Bank Berhad & Affin Islamic Bank Berhad

HERITAGE eBID PUBLIC AUCTION

**FRIDAY
6TH DAY OF SEPTEMBER, 2024.
11.00 A.M**

VIA ONLINE BIDDING AT
www.heritageauctioneers.my

For online bidding please visit our website for registration
at least one (1) working days before auction day.

**For more information, contact us
at 03 5518 1442**

BELOW
MARKET
VALUE

FULLY
ONLINE

33
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 FRIDAY, THE 6TH DAY OF SEPTEMBER, 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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<p>Lot 1 MARKET PRICE RM780,000.00 RESERVE PRICE RM780,000.00</p>  <p>Description: Duplex Condominium Unit Address: Unit No. 1B-38-05, The Clovers, Lengkok Merbah 3, 11900 Bayan Lepas, Pulau Pinang. Area : Approx 1824 sq. ft. Assignors: Loh Cheng Bee Solicitors: Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/3147/AIBB/24</p> <p>BAYAN LEPAS AFFIN ISLAMIC BANK BERHAD</p>	<p>Lot 2 MARKET PRICE RM660,000.00 RESERVE PRICE RM702,000.00</p>  <p>Description: A 3 Bedroom Serviced Apartment Address: Unit No. B-37-3A, Apartment Servis J Dupion, No. 1, Jalan Sembilang, 56000 Kuala Lumpur. Area : Approx 1550 sq. ft. Assignors: Mohd Noordin Bin Abbas Solicitors: Azra Salleh Akma & Co. Our ref: HAH/3098/AIBB/24</p> <p>KUALA LUMPUR AFFIN ISLAMIC BANK BERHAD</p>	<p>Lot 3 MARKET PRICE RM640,000.00 RESERVE PRICE RM640,000.00</p>  <p>Description: A 4 Bedroom Serviced Apartment Address: Unit No. 35-07, D'Cosmos Residences @ Central Park Damansara, Jalan PJU 8/8, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area : Approx 1100 sq. ft. Assignors: Zaidi Bin Ismail Solicitors: M/S Badruzzaman & Kamal Our ref: HAH/3136/AIBB/24</p> <p>PETALING JAYA AFFIN ISLAMIC BANK BERHAD</p>
<p>Lot 4 MARKET PRICE RM630,000.00 RESERVE PRICE RM630,000.00</p>  <p>Description: A 3 Bedroom Condominium Residence (also known as Verdi Eco-dominiums), Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. Area : Approx 1442 sq. ft. Assignors: Mohd Affendi Bin Abu Zarin Solicitors: M/S Zulpadli & Edham Our ref: HAH/3137/AIBB/24</p> <p>CYBERJAYA AFFIN ISLAMIC BANK BERHAD</p>	<p>Lot 5 MARKET PRICE RM630,000.00 RESERVE PRICE RM630,000.00</p>  <p>Description: A 2 Bedroom Serviced Apartment Address: Unit No. WC-28-07, Block C, Windmill Upon Hills, Jalan Permai 2, Genting Permai, 69000 Genting Highlands, Pahang Darul Makmur. Area : Approx 783 sq. ft. Assignors: Chong Chiou Har Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/3148/AIBB/24</p> <p>GENTING HIGHLANDS AFFIN ISLAMIC BANK BERHAD</p>	<p>Lot 6 MARKET PRICE RM610,000.00 RESERVE PRICE RM610,000.00</p>  <p>Description: A 3 Bedroom Serviced Apartment Address: Unit No. C-33-09, Block C, Residensi 99, No. 3, Jalan Seri Utara 3, 68100 Kuala Lumpur. Area : Approx 1,220 sq. ft. Assignors: Shanthi A/P Ramasamy & Kalaiselvy Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/3138/ABB/24</p> <p>KUALA LUMPUR</p>
<p>Lot 7 MARKET PRICE RM540,000.00 RESERVE PRICE RM540,000.00</p>  <p>Description: A 3 Bedroom Condominium Address: Unit No. GC4-23-05, Block GC4, Gems Residences, Lebuhr IRC, IOI Resort City, 62502 Putrajaya. Area : Approx 936 sq. ft. Assignors: Hairi @ Amri Bin Halib Solicitors: M/S Zulpadli & Edham Our ref: HAH/3149/AIBB/24</p> <p>PUTRAJAYA AFFIN ISLAMIC BANK BERHAD</p>	<p>Lot 8 MARKET PRICE RM800,000.00 RESERVE PRICE RM536,000.00</p>  <p>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: M/S Sidek Teoh Wong & Dennis Our ref: HAH/3012/ABB/23</p> <p>KUALA LUMPUR</p>	<p>Lot 9 MARKET PRICE RM510,000.00 RESERVE PRICE RM510,000.00</p>  <p>Description: An Office Unit Address: Unit No. G-02-01, Block G, Radia Office Bukit Jelutong, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor Darul Ehsan. Area : Approx 1,421 sq. ft. Assignors: Muhammad Syafiq Bin Mustafah Solicitors: M/S Zulpadli & Edham Our ref: HAH/3139/ABB/24</p> <p>SHAH ALAM</p>
<p>Lot 10 MARKET PRICE RM470,000.00 RESERVE PRICE RM470,000.00</p>  <p>Description: A 3 Bedroom Serviced Apartment Address: Unit No. D4-19-09, Razackcity Residences (also known as Residensi Bandar Razak), Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur. Area : Approx 1066 sq. ft. Assignors: Wong Kok Hwa Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/3140/ABB/24</p> <p>KUALA LUMPUR</p>	<p>Lot 11 MARKET PRICE RM644,000.00 RESERVE PRICE RM449,000.00</p>  <p>Description: A 3 Bedroom Serviced Apartment (Corner Unit) Address: Unit No. D4-48-06, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur. Floor Area : Approx 1140 sq. ft. Assignors: Sunitha A/P Sebastian Solicitors: M/S Kington Tan Dzul Our ref: HAH/3070/ABB/24</p> <p>KUALA LUMPUR</p>	<p>Lot 12 MARKET PRICE RM960,000.00 RESERVE PRICE RM446,000.00</p>  <p>Description: An Office Unit Address: Unit No. 08-12, Kenwingston Business Centre, Persiaran Bestari, Kenwingston Square Garden, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan. Area : Approx 1141 sq. ft. Assignors: Kee Wee Shong Solicitors: M/S Zulpadli & Edham Our ref: HAH/3031/ABB/23</p> <p>CYBERJAYA</p>

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Lot 13 MARKET PRICE RM550,000.00 **RESERVE PRICE** **RM444,000.00**



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

KUALA LUMPUR

Lot 14 MARKET PRICE RM550,000.00 **RESERVE PRICE** **RM443,000.00**



Description: A Service Apartment Unit
Address: Unit No. A-13-03A, 13th Floor, Block A, Astetica Residences, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan.
Area : Approx 1154 sq. ft.
Assignors: Kwa Kok Keong
Solicitors: M/S Kington Tan Dzul
Our ref: HAH/3102/ABB/24

SERI KEMBANGAN

Lot 15 MARKET PRICE RM580,000.00 **RESERVE PRICE** **RM435,000.00**



Description: A Serviced Apartment Unit
Address: Unit No. 12-20, The Apple, Jalan Haji Bachee, Bukit Cina, 75100 Melaka.
Area : Approx 1163 sq. ft.
Assignors: Ong Chun Huat
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3080/ABB/24

MELAKA

Lot 16 MARKET PRICE RM560,000.00 **RESERVE PRICE** **RM420,000.00**



Description: A Double Storey Terrace House
Address: No. 69, Jalan Meranti 3/2, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.
Area : Approx 1399 sq. ft.
Assignors: Mohd Haikal Bin Shahordin & Nur Aisyah Binti Shahhir
Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/3106/AIBB/24
AFFIN ISLAMIC BANK BERHAD

PUNCAK ALAM

Lot 17 MARKET PRICE RM520,000.00 **RESERVE PRICE** **RM419,000.00**



Description: A Double Storey Terrace House Within A Gated And Guarded Scheme
Address: No. 7, Jalan Eko Tropika 3/9, Taman Kota Masai, 81700 Pasir Gudang, Johor Darul Takzim.
Area : Approx 1399 sq. ft.
Assignors: Utaya Sankar A/L Jeyaraman & Mohanaleetuhmi A/P Punayya
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3083/ABB/24

PASIR GUDANG

Lot 18 MARKET PRICE RM400,000.00 **RESERVE PRICE** **RM400,000.00**



Description: A 3 Bedroom Serviced Apartment
Address: Unit No. A-22-06, Block A, The Zizz @ Damansara North (also known as Residensi Damai Menjah), No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan.
Area : Approx 915 sq. ft.
Assignors: Gan Cher Chiang & Teoh Siow Wen (F)
Solicitors: M/S Azra Salleh Akma & Co
Our ref: HAH/3141/AIBB/24
AFFIN ISLAMIC BANK BERHAD

PETALING JAYA

Lot 19 MARKET PRICE RM400,000.00 **RESERVE PRICE** **RM400,000.00**



Description: A 3 Bedroom Apartment
Address: Unit No. C-15-09, Block C, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor Darul Ehsan.
Area : Approx 870 sq. ft.
Assignors: Hemanathan A/L Patmanathan
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3142/ABB/24

TELOK PANGLIMA GARANG

Lot 20 MARKET PRICE RM380,000.00 **RESERVE PRICE** **RM380,000.00**



Description: A 2 Bedroom Serviced Apartment
Address: Unit No. 10-06, Akasia Residences, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Darul Ehsan.
Area : Approx 850 sq. ft.
Assignors: Nur Azizah Binti Rosli & Mohamad Zuzaimie Asmar Bin Mohamad Noor
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3143/ABB/24

SEPAANG

Lot 21 MARKET PRICE RM380,000.00 **RESERVE PRICE** **RM380,000.00**



Description: A 3 Bedroom Serviced Apartment
Address: Unit No. C-16-01, Block C, Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor Darul Takzim.
Area : Approx 840 sq. ft.
Assignors: Beh Kooi Suang (F)
Solicitors: M/S Azra Salleh Akma & Co
Our ref: HAH/3144/AIBB/24
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MASAI

Lot 22 MARKET PRICE RM500,000.00 **RESERVE PRICE** **RM365,000.00**



Description: Duplex Small Office Home Office (SOHO)
Address: Unit No. B1-23-05, i-Soho @ i-City (i-Suite), No. 2, Persiaran Multimedia, i-City, Seksyen 7, 40000 Shah Alam, Selangor Darul Ehsan.
Area : Approx 840 sq. ft.
Assignors: Tan Chiu Chin
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3082/ABB/24

SHAH ALAM

Lot 23 MARKET PRICE RM325,000.00 **RESERVE PRICE** **RM325,000.00**



Description: A 2 Bedroom Serviced Apartment
Address: Unit No. D-L5-03, Menara D (Dahlia), Youth City @ Vision City, Jalan Bandar Belia 1/3, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.
Floor Area : Approx 754 sq. ft.
Assignors: Sivam A/L Nagappan
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3145/ABB/24

NILAI

Lot 24 MARKET PRICE RM440,000.00 **RESERVE PRICE** **RM321,000.00**



Description: A 3 Bedroom Apartment
Address: Unit No. B-08-01, Blok B, Cova Villa, Jalan Teknologi, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan.
Area : Approx 1249 sq. ft.
Assignors: Kamaruddin Bin Najri
Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/3105/ABB/24

PETALING JAYA

Lot 25 MARKET PRICE RM320,000.00 **RESERVE PRICE** **RM320,000.00**



Description: A 2 Bedroom Serviced Apartment
Address: Unit No. A-L22-26, Menara A (Akasia), Youth City @ Vision City, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.
Area : Approx 735 sq. ft.
Assignors: Tuzimah Binti Usol
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3146/AIBB/24
AFFIN ISLAMIC BANK BERHAD

NILAI

Lot 26 MARKET PRICE RM420,000.00 **RESERVE PRICE** **RM307,000.00**



Description: A 3 Bedroom Apartment
Address: No. B-3-3A, Block B, Jalan CB 1, Casa Bayu @ Cybersouth, 43800 Dengkil, Selangor.
Area : Approx 926 sq. ft.
Assignors: Mior Fadly Shah Bin Mior Azlan
Solicitors: M/S Badruzzaman & Kamal
Our ref: HAH/3103/AIBB/24

DENGKIL

Lot 27 MARKET PRICE RM880,000.00 **RESERVE PRICE** **RM304,000.00**



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

CYBERJAYA

Lot 28 MARKET PRICE RM450,000.00 **RESERVE PRICE** **RM297,000.00**



Description: A Duplex Small Office Home Office (SOHO) Unit
Address: Unit No. E-29-05, 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: Ngu Leong Nguong
Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/3104/AIBB/24
AFFIN ISLAMIC BANK BERHAD

SHAH ALAM

Lot 29 MARKET PRICE RM400,000.00 **RESERVE PRICE** **RM237,000.00**



Description: A 3 Bedroom Serviced Apartment
Address: Unit No. B-05-06, Tower B, The Arc, Persiaran Bestari, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan.
Area : Approx 1012 sq. ft.
Assignors: Ooi Eng Guan
Solicitors: Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/3107/ABB/24

CYBERJAYA

Lot 30 MARKET PRICE RM300,000.00 **RESERVE PRICE** **RM179,000.00**



Description: A 3 Bedroom Apartment
Address: Unit No. M3-25-1, Block M3, Pr1ma Seremban Sentral, Jalan Pr1ma 1, 70000 Seremban, Negeri Sembilan Darul Khusus.
Floor Area : Approx 1237 sq. ft.
Assignors: Amriel Norquisy Bin Sazmi
Solicitors: M/S Kington Tan Dzul
Our ref: HAH/3100/ABB/24

SEREMBAN

Lot 31 MARKET PRICE RM270,000.00 **RESERVE PRICE** **RM146,000.00**



Description: A 3 Bedroom Serviced Apartment
Address: Unit No. KR-18-09, Kita Ria @ Cybersouth, Persiaran Cybersouth Perdana, 43800 Dengkil, Selangor Darul Ehsan.
Area : Approx 901 sq. ft.
Assignors: Muhammad Syafique Syabil Bin Mohd Nor
Solicitors: M/S Kington Tan Dzul
Our ref: HAH/3101/ABB/24
Note: Malay Reserve Land

DENGKIL

Lot 32 MARKET PRICE RM210,000.00 **RESERVE PRICE** **RM139,000.00**



Description: A 3 Bedroom Apartment
Address: Unit No. B-5-3A, Block B, Jalan Bukit Inai 4, Taman Bukit Inai, 71800 Nilai, Negeri Sembilan Darul Khusus.
Floor Area : Approx 814 sq. ft.
Assignors: Mohd Efendi Bin Ibrahim & Ruldiana Anida Binti Kamarudin
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3084/AIBB/24
Note: Bumiputra Lot

NILAI

Lot 33 MARKET PRICE RM150,000.00 **RESERVE PRICE** **RM49,000.00**



Description: A 3 Bedroom Apartment Unit
Address: Unit No. B14-4-2, Pangsapuri Birchwood Court, Pinggiran Lembah Hijau 9, Bandar Tasik Pteri, 48020 Rawang, Selangor Darul Ehsan.
Area : Approx 775 sq. ft.
Assignors: Nik Abdulllah Bin Nik Pa & Maryamah Binti Mat Salleh
Solicitors: M/S Kington Tan Dzul
Our ref: HAH/3099/ABB/24
Note: Bumiputra Unit

RAWANG



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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.

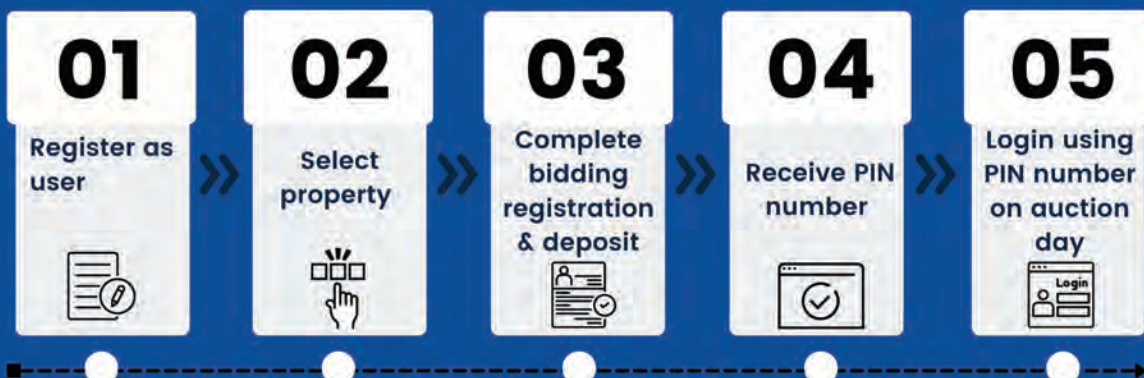
FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee herein or the undermentioned Auctioneer.

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)
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