

Affin Bank Berhad & Affin Islamic Bank Berhad

HERITAGE eBID PUBLIC AUCTION

**FRIDAY
17TH DAY OF JANUARY, 2025.
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

22
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 17TH DAY OF JANUARY, 2025, 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



HERITAGE eBid Auction @ www.heritageauctioneers.my

Lot	MARKET PRICE	RESERVE PRICE	RESERVE PRICE	MARKET PRICE	RESERVE PRICE	RESERVE PRICE	MARKET PRICE	RESERVE PRICE	RESERVE PRICE
Lot 1	RM700,000.00	RM700,000.00	RM700,000.00	Lot 2	RM750,000.00	RM698,000.00	Lot 3	RM600,000.00	RM558,000.00
 KUALA LUMPUR	Description: A Service Apartment Unit Address: Unit No. A-39-06, 39th Floor, Tower A, Datum Jelatek, Jalan Jelatek, 54200 Kuala Lumpur. Area : Approx 736 sq. ft. Assignors: Muhammad Shamil Bin Abd Jabar Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/3159/ABB/25	Description: A 3 Bedroom Serviced Apartment Unit Address: No. 120A-6-36, Persiaran Bayan Indah, Quaywest Residence, 11900 Bayan Lepas, Pulau Pinang. Area : Approx 1,012 sq. ft. Assignors: Khoo Suat Peh Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/3129/ABB/24	 PETALING JAYA	Description: A Condominium Unit Address: Unit No. C-03A-03, 03Ath Floor, Block C, Residensi Suasana @ Damai, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. Area : Approx 1,102 sq. ft. Assignors: Tang Yew Hong Solicitors: M/S Zulpadli & Edham Our ref: HAH/3160/ABB/25					
Lot 4	RM600,000.00	RM519,000.00	Lot 5	RM600,000.00	RM483,000.00	Lot 6	RM520,000.00	RM451,000.00	
 PETALING JAYA	Description: A Condominium Unit Address: Unit No. C-03A-07, 03Ath, Block C, Residensi Suasana @ Damai, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. Area : Approx 1,102 sq. ft. Assignors: Chia Teck Yong Solicitors: M/S Zulpadli & Edham Our ref: HAH/3161/ABB/25	 PETALING JAYA	Description: A Condominium Unit Address: Unit No. C-13-11, 13th Floor, Block C, Residensi Suasana @ Damai, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. Area : Approx 1,102 sq. ft. Assignors: Yeong Chia Ley Solicitors: M/S Zulpadli & Edham Our ref: HAH/3162/ABB/25	 PUCHONG	Description: A 3+1 Bedroom Serviced Apartment Unit Address: Unit No. B-19-02, Block B, Twin Residences, Jalan Pipit, Bukit Tandang, 47170 Puchong, Selangor Darul Ehsan. Area : Approx 1,163 sq. ft. Assignors: Halem Chong Woei Leh Solicitors: M/S Zulpadli & Edham Our ref: HAH/3163/ABB/25				
Lot 7	RM600,000.00	RM450,000.00	Lot 8	RM600,000.00	RM450,000.00	Lot 9	RM570,000.00	RM427,000.00	
 MELAKA	Description: A 3 Bedroom Service Apartment Unit Address: Unit No. A-10- 18, The Apple, Jalan Haji Bachee, Bukit Cina, 75100 Melaka. Area : Approx 1,151 sq. ft. Assignors: Murugan A/L Chinasamy Solicitors: M/S Zulpadli & Edham Our ref: HAH/3164/ABB/25	 BANDAR PUNCAK ALAM	Description: A Double Storey Corner Terrace House Address: No. 30, Jalan Ritma 1/9, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. Area : Approx 2,492 sq. ft. Assignors: Mohd Hafizul Ilham Bin Mohd Anuyai Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/3165/ABB/25	 JOHOR BAHRU	Description: An Apartment Unit Address: #06-03, Tower B, Pangsapuri Lagun, Jalan Seri Austin 3/56, Seri Austin, Bandar Jaya Putra, 81100 Johor Bahru, Johor Darul Ta'zim. Area : Approx 1,033 sq. ft. Assignors: Jiloron Bin Makunton Solicitors: M/S Zulpadli & Edham Our ref: HAH/3166/ABB/25				
Lot 10	RM470,000.00	RM423,000.00	Lot 11	RM450,000.00	RM405,000.00	Lot 12	RM510,000.00	RM383,000.00	
 KUALA LUMPUR	Description: A 3 Bedroom Serviced Apartment Unit Address: Unit No. D1-47-10, Residensi Bandar Razak, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur. Area : Approx 1,062 sq. ft. Assignors: Eza Sofia Farhana Binti Abd Rahman & Muhammad Yadiy Na'im Bin Dzulkafli Solicitors: M/S Badruzzaman & Kamal Our ref: HAH/3167/ABB/25	 MELAKA	Description: A Service Apartment Unit Address: Unit No. A-05-01, Block A, Kondominium Kota Laksamana Jaya (also known as The Wave), Jalan KLJ 5, Taman Kota Laksamana Jaya, 75200 Melaka. Floor Area : Approx 1,131 sq. ft. Assignors: Muhammad Areyrol Azwan B Mohd Senin Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners Our ref: HAH/3168/ABB/25	 MELAKA	Description: A 2 Bedroom Service Apartment Unit Address: Unit No. B-08-10, Kondominium Kota Laksamana Jaya, Jalan KLJ 5, 75200 Melaka. Area : Approx 1,131 sq. ft. Assignors: Mohd Aminuddin Bin Md Bohari Solicitors: M/S Zulpadli & Edham Our ref: HAH/3169/ABB/25				

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Lot 13 MARKET PRICE RM420,000.00 **RESERVE PRICE RM378,000.00**



Description: An Apartment Unit
Address: Unit No. 99A-23-12, Lorong Lembah Permai 3, Granito, 11200 Tanjung Bungah, Pulau Pinang.
Floor Area : Approx 864 sq. ft.
Assignors: Loh Beng Lam & Lim Bee A/P Woo
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3170/ABB/25

TANJONG BUNGAH **AFFIN ISLAMIC BANK BERHAD**

Lot 14 MARKET PRICE RM420,000.00 **RESERVE PRICE RM378,000.00**



Description: A 3 Bedroom Serviced Apartment Unit
Address: Unit No. C-16-02, Block C, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.
Floor Area : Approx 1,016 sq. ft.
Assignors: Muhammad Zaidi Bin Tajuddin
Solicitors: M/S Badruzzaman & Kamal
Our ref: HAH/3171/AIBB/25

PETALING JAYA **AFFIN ISLAMIC BANK BERHAD**

Lot 15 MARKET PRICE RM340,000.00 **RESERVE PRICE RM306,000.00**



Description: A 3 Bedroom Serviced Apartment Unit
Address: Unit No. B-01-10, Tower B, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor Darul Ehsan.
Area : Approx 893 sq. ft.
Assignors: Nur Liyana Binti Abdul Khalid
Solicitors: M/S Badruzzaman & Kamal
Our ref: HAH/3172/AIBB/25

DENKIL **AFFIN ISLAMIC BANK BERHAD**

Lot 16 MARKET PRICE RM325,000.00 **RESERVE PRICE RM293,000.00**



Description: A Condominium Unit
Address: Unit No. 2-13-8, Kondominium Timur Perdana, Jalan Kolej, Taman Bandar Baru, 31900 Kampar, Perak Darul Ridzuan.
Area : Approx 1,087 sq. ft.
Assignors: Lee Wen Kai
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3173/AIBB/25

KAMPAR **AFFIN ISLAMIC BANK BERHAD**

Lot 17 MARKET PRICE RM430,000.00 **RESERVE PRICE RM284,000.00**



Description: A Service Apartment Unit
Address: Unit No. A-22-02, Block A, Maple Residences, Jalan Bestari 7/KS09, Bandar Bestari, 42000 Klang, Selangor Darul Ehsan.
Area : Approx 861 sq. ft.
Assignors: Chan Lai Kuan
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3174/AIBB/25

KLANG **AFFIN ISLAMIC BANK BERHAD**

Lot 18 MARKET PRICE RM370,000.00 **RESERVE PRICE RM270,000.00**



Description: A Serviced Apartment Unit
Address: No. B-L34-19, Menara B (Begonia) @ Bandar Bella, Jalan Bandar Bella 1/4, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.
Area : Approx 732 sq. ft.
Assignors: Ahmad Syafahmi Bin Abu Bakar
Solicitors: M/S Badruzzaman & Kamal
Our ref: HAH/3175/AIBB/25

NILAI **AFFIN ISLAMIC BANK BERHAD**

Lot 19 MARKET PRICE RM290,000.00 **RESERVE PRICE RM261,000.00**



Description: A 1 Bedroom Duplex Condominium Unit
Address: Unit No. C-02-01, Block C, Sawtelle Suites, Jalan Cyber Heights, Cyber Heights Villa, 63000 Cyberjaya, Selangor Darul Ehsan.
Area : Approx 753 sq. ft.
Assignors: Lam Yee Loke (Deceased)
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3176/AIBB/25

CYBERJAYA **AFFIN ISLAMIC BANK BERHAD**

Lot 20 MARKET PRICE RM320,000.00 **RESERVE PRICE RM260,000.00**



Description: A Serviced Apartment Unit
Address: Unit No. C-29-03, 29th Floor, Block C, Youth City Residence @ Bandar Bella, Jalan Bandar Bella 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.
Area : Approx 754 sq. ft.
Assignors: Moh Guan How
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3177/AIBB/25

NILAI **AFFIN ISLAMIC BANK BERHAD**

Lot 21 MARKET PRICE RM420,000.00 **RESERVE PRICE RM250,000.00**



Description: An Office Unit
Address: Unit No. 10-02A, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Darul Ehsan.
Area : Approx 1,033 sq. ft.
Assignors: Lee Yen Che
Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
Our ref: HAH/3178/AIBB/25

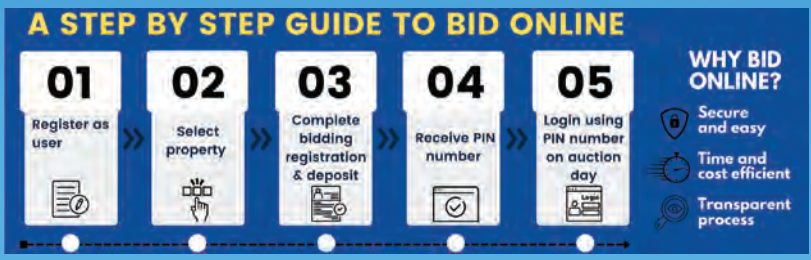
CYBERJAYA **AFFIN ISLAMIC BANK BERHAD**

Lot 22 MARKET PRICE RM220,000.00 **RESERVE PRICE RM220,000.00**



Description: A 1 Bedroom SOHO Unit
Address: Unit No. A-27-05, Block A, Kompleks Midlandscity, Persiaran Setia Mayuri-Midlands, 43500 Semenyih, Selangor Darul Ehsan.
Area : Approx 450 sq. ft.
Assignors: Rizal Nasyarudin Bin A Rahman
Solicitors: M/S Zulpadli & Edham
Our ref: HAH/3179/ABB/25

SEMENYIH **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.

HERITAGE AUCTIONEERS SDN. BHD. (791253-V)
 [formerly known as Heritage Auction House Enterprise (001269594-A)]
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