

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 21 January 2025 / Tuesday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

For more information, please call:
03-7452 1318

AmBank Financing Please contact:
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | 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 TUESDAY, THE 21ST DAY OF JANUARY, 2025, AT 11.00 A.M,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

Online bidders are encourage to visit our website at 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

Lot	MARKET PRICE	RESERVE PRICE	RESERVE PRICE
Lot 1	RM1,300,000.00	RM864,000.00	RM864,000.00
	2 1/2 Storey Mid Terraced House 139 sq. metres (1,496 sq. ft.) No. 7, Jalan NPT 7/1F, Taman Nusaputra Timur, 47130 Puchong, Selangor Darul Ehsan. Assignor(s): Ang Ah Hwa, Chong Xian Zheng & Teresa Chong Wei Yen Solicitors: Bertrand Lee Teck Tjin Our ref: HAH/3413/AMBB/22	PUCHONG	
Lot 2	RM420,000.00	RM420,000.00	RM420,000.00
	3-Bedroom Townhouse (Upper Unit) 99 sq. metres (1,066 sq. ft.) No. 6A, Jalan Sungai Congkak 32/42, Taman Bukit Rimau, Seksyen 32, 40460 Shah Alam, Selangor. Assignor(s): P.P. Mohan Das A/L Periyian, Prem Anand A/L Periyian, P.P.Sarath Babu A/L Periyian and Palaniyaye A/P Iyakanoo Solicitors: M/S Goh & Partners Our ref: HAH/3896/AMBB/25	SHAH ALAM	
Lot 3	RM410,000.00	RM410,000.00	RM410,000.00
	4-Bedrooms Townhouse (Lower Unit) 125.33 sq. metres (1,349 sq. ft.) No. G-22 (Developer's Parcel No. B19), Jalan Sabha Impian 1, Taman Sabha Impian, 43000 Kajang, Selangor. Assignor(s): Lim Yee Fun Solicitors: M/S Goh & Partners Our ref: HAH/3895/AMBB/25	KAJANG	
Lot 4	RM550,000.00	RM320,760.00	RM320,760.00
	Duplex 2-Bedroom Service Apartment 98 sq. metres (1,055 sq. ft.) The Apple, C-23A-02A, Level 23A, Jalan Haji Bachee, Bukit Cina, 75100 Melaka. Assignor(s): Ahmad Narkisess Bin Izhah Nawi Solicitors: M/S Ibrahim Nik Junainah & Associates Our ref: HAH/3892/AMBB/24	MELAKA	
Lot 5	RM320,000.00	RM320,000.00	RM320,000.00
	CALLLED OFF	BANDAR PUNCAK ALAM	
Lot 6	RM320,000.00	RM320,000.00	RM320,000.00
	3-Bedroom Condominium Unit 78.00 sq. metres (840 sq. ft.) Unit No. B-03A-15, 4th Floor, Block B, Monte Bayu Condominium, Jalan Pandan Bistari 5, 56100 Kuala Lumpur. Assignor(s): Azralmezan Bin Abd Razak & Haz Hafieda Binti Abd Hadi Solicitors: M/S Goh & Partners Our ref: HAH/3890/AMBB/24	KUALA LUMPUR	
Lot 7	RM300,000.00	RM300,000.00	RM300,000.00
	3-Bedroom Condominium 74 sq. metres (797 sq. ft.) No. B-26-01, Blok B, Residensi Skyawani IV, (Skyawani IV), 52100 Kuala Lumpur. Assignor(s): Lalitha A/P Murrugis Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HAH/3897/AMBB/25	KUALA LUMPUR	
Lot 8	RM360,000.00	RM290,000.00	RM290,000.00
	2 + 1 Bedroom Service Apartment 69.00 sq. metres (743 sq. ft.) Unit No. C-28-03A, Block C, Residensi Damai Meriah (The Zizz), No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Syahril Hakim Bin Mohamad Saufee Solicitors: M/S Zain Megat & Murad Our ref: HAH/3869/AMBB/24 AMBANK ISLAMIC BERHAD	PETALING JAYA	
Lot 9	RM250,000.00	RM250,000.00	RM250,000.00
	4-Bedrooms Medium Cost Apartment Unit 111.85 sq. metres (1,204 sq. ft.) Unit No. B-2-8, Block B, Taman Koperasi Majujaya, Batu 9, Cheras, 56000 Kuala Lumpur. Assignor(s): Ummi Nadyiea Binti Ahmad Afid Solicitors: M/S Goh & Partners Our ref: HAH/3884/AMBB/24	KUALA LUMPUR	
Lot 10	RM300,000.00	RM240,000.00	RM240,000.00
	3-Bedroom Apartment [Rumah Mampu Milik Wilayah Persekutuan (RUMAHWIP)] 74.88 sq. metres (806 sq. ft.) No. D-32-18, Residensi Merdu (Residensi MH Platinum 2), No. 12, Jalan Usahawan 6, Setapak Jaya 2, 53200 Kuala Lumpur. Assignor(s): Raja Siva Balashah A/L Mahindren Singam Solicitors: M/S Goh & Partners Our ref: HAH/3877/AMBB/24	KUALA LUMPUR	
Lot 11	RM200,000.00	RM200,000.00	RM200,000.00
	3-Bedroom Apartment 77 sq. metres (829 sq. ft.) No. B-3-3B, Jalan OS 1/3, One Selayang, 68100 Batu Caves, Selangor. Assignor(s): Makisam Bin Muhammad & Rohayu Binti Mohamad Solicitors: M/S Azhar & Wong Our ref: HAH/3887/AMBB/24	BATU CAVES	
Lot 12	RM320,000.00	RM198,288.00	RM198,288.00
	3-Room Apartment 83.70 sq. metres (901 sq. ft.) MPB-12-20, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor. Assignor(s): Faidhi Haziq Bin Fahrurrazi Solicitors: M/S Azhar & Wong Our ref: HAH/3888/AMBB/24 AMBANK ISLAMIC BERHAD	BANDAR PUNCAK ALAM	

Lot 13 MARKET PRICE RM185,000.00 **RESERVE PRICE RM185,000.00**



3-Bedroom Low-Cost Flat
64.00 sq. metres (689 sq. ft.)

Unit No. B-7-16, 7th Floor, Pangsapuri Seri Kayan, Jalan Pinggiran USJ 2/1, 47610 Subang Jaya, Selangor Darul Ehsan

Assignor(s): Johor Bin Chu Jadi & Sharipah Nora Binti Johor
Solicitors: M/S A Rahim & Co.
Our ref: HAH/3886/AMBB/24

SUBANG JAYA

Lot 14 MARKET PRICE RM170,000.00 **RESERVE PRICE RM170,000.00**



A Three-Bedroom Apartment Unit
61.00 sq. metres (657 sq. ft.)

Unit No. B-09-01, Pangsapuri Rimba, Jalan Lengkuas 16/19, Seksyen 16, Shah Alam, 40200 Shah Alam, Selangor Darul Ehsan.

Assignor(s): Abdul Shukor Bin Mahasan
Solicitors: M/S Goh & Partners
Our ref: HAH/2664/AMBB/18

SHAH ALAM

Lot 15 MARKET PRICE RM260,000.00 **RESERVE PRICE RM151,632.00**



1-Bedroom Small Office Home Office (SoHo)
42 sq. metres (452 sq. ft.)

No. B-24-31, Blok B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.

Assignor(s): Mohd Shahidan Bin Ismail
Solicitors: M/S Vas & Co
Our ref: HAH/3889/AMBB/24

KAJANG
AMBANK ISLAMIC BERHAD

Lot 16 MARKET PRICE RM135,000.00 **RESERVE PRICE RM135,000.00**



A Low Cost Apartment Unit
62 sq. metres (667.36 sq. ft.)

Unit No. F-3-4, Block F, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor(s): Mohd Yusop Bin Ibrahim
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3885/AMBB/24

SERI KEMBANGAN

Lot 17 MARKET PRICE RM180,000.00 **RESERVE PRICE RM129,600.00**



3-Bedroom Low Cost Flat Unit
61 sq. metres (657 sq. ft.)

No. B10-10-36, Block 10, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor.

Assignor(s): Chettivelu A/L Thangiah & Thanabalan A/L Chetti Velu
Solicitors: M/S B.H. Gan, Nor & Kim
Our ref: HAH/3893/AMBB/24

PETALING JAYA

Lot 18 MARKET PRICE RM160,000.00 **RESERVE PRICE RM115,200.00**



3-Bedroom Low Cost Walk-Up Apartment Unit
65.00 sq. metres (700 sq. ft.)

Unit No. C-05-14, 5th Floor, Block C, Pangsapuri Putra, Jalan Putra Prima Utara, Taman Putra Prima, 47130 Puchong, Selangor Darul Ehsan.

Assignor(s): Muhammad Saad Ubadah Bin Abdul Rahim
Solicitors: M/S Sidek Teoh Wong & Dennis
Our ref: HAH/3894/AMBB/24

PUCHONG
AMBANK ISLAMIC BERHAD

Lot 19 MARKET PRICE RM130,000.00 **RESERVE PRICE RM104,000.00**



3-Bedroom Low-Cost Apartment
61 sq. metres (657 sq. ft.)

No. SR-14-12, Saujana Ria, No. 3, Jalan Wangsa 2/6, Taman Wangsa Permai, 52200 Kuala Lumpur.

Assignor(s): Zulkiflee @ Ahamad Zulkiflee Bin Ruslan
Solicitors: M/S Goh & Partners
Our ref: HAH/3881/AMBB/24

KUALA LUMPUR
Bumiputra Lot

Lot 20 MARKET PRICE RM130,000.00 **RESERVE PRICE RM100,000.00**



3 Bedroom Low Cost Apartment
60.38 sq. metres (650 sq. ft.)

No. C-408, Block C, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Siti Nur Khairunisa Binti Mohd Termiji
Solicitors: M/S Zain Megat & Murad (KL)
Our ref: HAH/3868/AMBB/24

PETALING JAYA
AMBANK ISLAMIC BERHAD

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)** by 5PM, at least one (1) day before auction day.

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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A STEP BY STEP GUIDE TO BID ONLINE



WHY BID ONLINE?

-  **Secure and easy**
-  **Time and cost efficient**
-  **Transparent process**