

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 5 December 2023 / Tuesday

Time : 11.00 am

Via Online : 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

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 5TH DAY OF DECEMBER, 2023, 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

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| Lot 1 | MARKET PRICE RM550,000.00 | RESERVE PRICE RM356,400.00 |
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| Description: A 3 + 1 Bedroom Serviced Apartment Address: No. B-07-06, Block Baris @ Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Kuala Lumpur. Floor Area: Approx 980 sq. metres (91.00 sq. ft.) Assignor(s): Kong Kit Loong, Lee Bee Guat & Kong Jun Yi Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HAH/3591/AMBB/23 | | |
|  SCAN QR CODE TO VIEW POS | | |
| KEPONG | | |

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| Lot 2 | MARKET PRICE RM400,000.00 | RESERVE PRICE RM247,860.00 |
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| Description: A 3-Bedroom Condominium Unit Address: Unit No. 26-8, Duta Ria Condominium, Jalan Dutamas Raya, 51200 Segambut, WP Kuala Lumpur. Area : Approx 130.00 sq. metres (1,399.31 sq. ft.) Assignor(s): Tay Eng Kok Solicitors: M/S Azhar & Wong Our ref: HAH/3588/AMBB/23 | | |
|  SCAN QR CODE TO VIEW POS | | |
| KUALA LUMPUR | | |

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| Lot 3 | MARKET PRICE RM150,000.00 | RESERVE PRICE RM150,000.00 |
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| Description: A Three Bedroom Low Cost Apartment, Intermediate Unit Address: Unit No. 3A-15, Rumah Pangsa Anggerik, Jalan Teratai 1/2H, Taman Bukit Permai II, 56100 Ampang, Selangor Darul Ehsan. Area : Approx 59 sq. metres (635 sq. ft.) Assignor(s): Sharifah Binti Abdullah & Abdullah Bin Ab Talib Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HAH/2484/AMBB/16 Note: Bumiputera unit | | |
|  SCAN QR CODE TO VIEW POS | | |
| AMPANG | | |

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| Lot 4 | MARKET PRICE RM200,000.00 | RESERVE PRICE RM144,000.00 |
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| Description: A Three-Bedroom Walk-Up Medium Cost Apartment Unit Address: No. 1-4-16, Apartment Jasmin, Jalan Pluto U5/138, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan. Area : Approx 85.47 sq. metres (920 sq. ft.) Assignor(s): Mohd Izamuddin Bin Abdul Wahab Solicitors: M/S Vas & Co. Our ref: HAH/3589/AMBB/23 AMBANK ISLAMIC BERHAD | | |
|  SCAN QR CODE TO VIEW POS | | |
| SHAH ALAM | | |

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| Lot 5 | MARKET PRICE RM135,000.00 | RESERVE PRICE RM135,000.00 |
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| Description: A 3-Bedrooms Low Cost Apartment Unit Address: Unit No. C-6-14, Block C, Impian Baiduri, No. 6, Jalan 224, Seksyen 51A, 46100 Petaling Jaya, Selangor. Area : Approx 60.00 sq. metres (645.83 sq. ft.) Assignor(s): Hanisan Binti Abdul Khalid (Deceased) Solicitors: M/S Zain Megat & Murad (KL) Our ref: HAH/3592/AMBB/23 | | |
|  SCAN QR CODE TO VIEW POS | | |
| PETALING JAYA | | |

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| Lot 6 | MARKET PRICE RM110,000.00 | RESERVE PRICE RM110,000.00 |
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| Description: A Three-Bedroom Low-Cost Flat Unit Address: Unit No 8-4-23, Pangsapuri Utarid Subang, No. 1 Jalan Utarid U5/2, 'Seksyen U5, 40150 Shah Alam, Selangor. Area : Approx 61.824 sq. metres (665 sq. ft.) Assignor(s): Rosmizan Bin Mohamed Ani & Rosdi Bin Mohamed Ani Solicitors: M/S Raja Nor & Su Lynn Our ref: HAH/3590/AMBB/23 Note: Bumi Unit | | |
|  SCAN QR CODE TO VIEW POS | | |
| SHAH ALAM | | |

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| Lot 7 | MARKET PRICE RM120,000.00 | RESERVE PRICE RM100,000.00 |
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| Description: A 3-Bedroom Low-Cost Apartment Address: No. 23-05-05, Block 23, Rumah Pangsa Sri Indah, Persiaran Lestari Perdana, Taman Lestari Perdana, 43300 Seri Kembangan, Selangor Darul Ehsan. Area : Approx 60.39 sq. metres (650 sq. ft.) Assignor(s): Nuraisyah Binti Jamadi Solicitors: M/S Vas & Co. Our ref: HAH/3584/AMBB/23 AMBANK ISLAMIC BERHAD | | |
|  SCAN QR CODE TO VIEW POS | | |
| SERI KEMBANGAN | | |

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) at least one (1) working day before auction day for online bidder.

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)]

Lot 2-14, 2nd Floor, Complex PKNS,

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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
Licensed Auctioneers



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



www.heritageauctioneers.my