

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the AMBANK (M) BERHAD (196901000166(8515-D)) / AMBANK ISLAMIC BERHAD (199401009897(295576-U)) by the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee/Bank with the assistance of the undermentioned Auctioneer:-

Will Sell The Property Described Below By  
**PUBLIC AUCTION VIA ONLINE BIDDING**  
ON TUESDAY, THE 7TH DAY OF MAY, 2024, AT 11.00 IN THE MORNING,  
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

For online bidding please visit our website [www.heritageauctioneers.my](http://www.heritageauctioneers.my) for registration at least one (1) working days before auction day.

## HAH 1 RESERVE PRICE: RM520,000.00 PETALING JAYA

A Serviced Apartment Unit  
No. A-21-02, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan.  
Floor Area : 97.00 sq. metres (1,044 sq. ft.)  
Assignor(s) : Aaron Yong Chun Hau  
Solicitors : M/S Vas & Co. - Tel: 03-3324 5050  
Our ref. : HAH/3634/AMBB/24

## HAH 2 RESERVE PRICE: RM470,000.00 SETAPAK

A 3+1-Bedroom Serviced Apartment  
No. C-12-06, Plaza KLTS, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur.  
Floor Area : 85.29 sq. metres (918 sq. ft.)  
Assignor(s) : Mohd Faiz Bin Hazmin & Norhaniza Binti Nordin  
Solicitors : M/S Azhar & Wong - Tel: 03-2602 3898  
Our ref. : HAH/3639/AMBBi/24  
Note : **Bumi Unit. The sale of subject property is restricted to Bumiputra bidders only.** 

## HAH 3 RESERVE PRICE: RM456,000.00 SERI KEMBANGAN

A 2 Storey Intermediate Terrace House  
No. 17, Jalan BPP 1/7, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.  
Land Area : 143 sq. metres (1,539 sq. ft.)  
Floor Area : 142 sq. metres (1,527 sq. ft.)  
Assignor(s) : Lee Yoke Foong  
Solicitors : M/S Vas & Co. - Tel: 03-3324 5050  
Our ref. : HAH/3638/AMBB/24

## HAH 4 RESERVE PRICE: RM420,000.00 KUALA LUMPUR

A Serviced Apartment Unit  
Unit No. B-11-10, Residensi Lexa, No. 5, Jalan Wangsa Kuarza, 53300 Wangsa Maju, Kuala Lumpur.  
Floor Area : 82 sq. metres (882.64 sq. ft.)  
Assignor(s) : Mohd Farid Bin Mohamed @ Ibrahim  
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300  
Our ref. : HAH/3631/AMBB/24  
Note : **Bumi Lot**

## HAH 5 RESERVE PRICE: RM290,000.00 SEMENYIH

An Intermediate 3-Bedroom Serviced Apartment  
No. B-13A-13A, Block B, Ascotte Boulevard, Jalan Bandar Rinching 6/1, Bandar Rinching, 43500 Semenyih, Selangor Darul Ehsan.  
Floor Area : 76.00 sq. metres (818 sq. ft.)  
Assignor(s) : Mohd Badrul Hisham Bin Shaari  
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300  
Our ref. : HAH/3641/AMBBi/24 

## HAH 6 RESERVE PRICE: RM288,000.00 SHAH ALAM

A 1+1 Bedroom Small Office Home Office Unit (SOHO)  
No. B-32-11, I-Suite, 2, Persiaran Multimedia, I-City Seksyen 7, 40000 Shah Alam, Selangor Darul Ehsan.  
Floor Area : 53.00 sq. metres (570 sq. ft.)  
Assignor(s) : Toh Haan  
Solicitors : M/S Vas & Co. - Tel: 03-3324 5050  
Our ref. : HAH/3635/AMBB/24

## HAH 7 RESERVE PRICE: RM176,000.00 CHERAS

A 3-Bedroom Apartment  
No. 4-19, Pangsapuri Seri Murni, Jalan Bahagia 29, Taman Sri Bahagia, 43200 Cheras, Selangor.  
Floor Area : 77 sq. metres (829 sq. ft.)  
Assignor(s) : Rohana Binti Mohamad @ Bidin  
Solicitors : M/S B.H. Gan, Nor & Kim - Tel: 03-2142 9393  
Our ref. : HAH/3637/AMBB/24

## HAH 8 RESERVE PRICE: RM160,000.00 KUALA LUMPUR

A Three-Bedroom Low-Cost Flat Unit  
Unit No. D-07-08, 7th Floor, Block D, Perumahan Pantai Permai, Jalan Pantai Permai, Jalan Pantai Dalam, 59200 Kuala Lumpur.  
Floor Area : 60.39 sq. metres (650 sq. ft.)  
Assignor(s) : Salim Bin Din  
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300  
Our ref. : HAH/3636/AMBB/24

## HAH 9 RESERVE PRICE: RM150,000.00 PUCHONG

A Corner 3-Bedroom Low-Cost Walk-Up Apartment  
No. C-3-1, Block C, Pangsapuri Cempaka, Bandar Bukit Puchong 2, 47120 Puchong, Selangor Darul Ehsan.  
Floor Area : 62.00 sq. metres (667 sq. ft.)  
Assignor(s) : Hazarul Bin Salih  
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300  
Our ref. : HAH/3640/AMBB/24

## HAH 10 RESERVE PRICE: RM110,000.00

**WITHDRAWN**

## HAH 11 RESERVE PRICE: RM60,000.00 RAWANG

A Three (3) Bedrooms Low-Cost Apartment Unit  
H-1-29, Block H, Apartment Teratai, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor Darul Ehsan.  
Floor Area : 60.38 sq. metres (649.92 sq. ft.)  
Assignor(s) : Tajul Ariff Bin Shahrudin  
Solicitors : M/S Azhar & Wong - Tel: 03-2602 3898  
Our ref. : HAH/3643/AMBB/24

**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 reserved price or a minimum of RM2,000.00 whichever is higher by Bank Draft or Cashier's Order only in favour of **AmBank (M) Berhad for the account (Borrower)** or remit the same through Online Banking Instant Transfer to AmBank (M) Berhad in favour of **HERITAGE AUCTIONEERS SDN. BHD. (BIDDER DEPOSIT)** by 5 pm, at least one (1) day before auction day. 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)]  
Lot 2-14, 2nd Floor, PKNS Complex, 40505 Shah Alam,  
Selangor Darul Ehsan.  
Tel/Fax No. : 03-5518 1442/03-5518 1443  
Email : [hauctionhouse@gmail.com](mailto:hauctionhouse@gmail.com)  
Website : <http://www.heritageauctioneers.my>

**DATO' MARIANI BINTI HJ. YAHYA (D.I.M.P)**  
**MARIAM BINTI HJ. YAHYA**  
**MOHD ZAKIRUDDIN BIN ISMAIL**  
**SURANI BINTI HAMZAH**  
Licensed Auctioneer