

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 WEDNESDAY, THE 7TH DAY OF AUGUST, 2024,
AT 11.00 IN THE MORNING,
AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

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

HAH 1 RESERVE PRICE: RM776,000.00 KUALA LUMPUR
A 2+1 Bedroom Condominium Unit
Unit No. H-21-03, 21st Floor, Block H, Residensi Duta Kiara, Jalan Duta Hartamas, 50480 Kuala Lumpur.
Floor Area : 108.00 sq. metres (1,163 sq. ft.)
Assignor(s) : Chin Fun Yuen
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300
Our ref. : HAH/3702/AMBB/24

HAH 2 RESERVE PRICE: RM750,000.00 KUALA LUMPUR
A Three Bedroom Condominium Unit
Unit No. C-11-1, Kondominium Gembira Residen, No. 2, Jalan Senangria, Taman Gembira, 58200 Kuala Lumpur.
Floor Area : 144 sq. metres (1,550 sq. ft.)
Assignor(s) : Loo Tuck Hin
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300
Our ref. : HAH/3712/AMBB/24

HAH 3 RESERVE PRICE: RM550,000.00 KUALA LUMPUR
A Two Bedroom Service Apartment Unit
Unit No. A-18-05, Residensi 1, Jalan Satu, Off Jalan Chan Saw Lin, 55200 Kuala Lumpur.
Floor Area : 82.49 sq. metres (888 sq. ft.)
Assignor(s) : Rafeah Binti Rahumattallah
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
- Tel: 03-2698 7533
Our ref. : HAH/3717/AMBB/24 

HAH 4 RESERVE PRICE: RM531,000.00 CYBERJAYA
A 3-Bedroom Condominium Unit
Unit No. 02-08-01, Block 2, Verdri Residence Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.
Floor Area : 134.00 sq. metres (1,442.36 sq. ft.)
Assignor(s) : Mohamad Ruzdan Bin Zulkipri
Solicitors : M/S Nik Hisham, Fakhah & Co. - Tel: 03-4101 2399
Our ref. : HAH/3714/AMBB/24
Note : **The property is subject to Bumi quota restriction.** 

HAH 5 RESERVE PRICE: RM320,760.00 PETALING JAYA
Office Unit
No. C708, Centre Wing, Metropolitan Square, Jalan PJU 8/1, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.
Floor Area : 130.06 sq. metres (1,400 sq. ft.)
Assignor(s) : Bong Chin Ming
Solicitors : M/S Vas & Co. - Tel: 03-3324 5050
Our ref. : HAH/3723/AMBB/24

HAH 6 RESERVE PRICE: RM280,000.00 AMPANG
A Medium Cost Apartment Unit
No. C201, Apartment Sri Hijauan, Jalan Ukay Perdana 2/1, Taman Ukay Perdana, 68000 Ampang, Selangor.
Floor Area : 74.32 sq. metres (800 sq. ft.)
Assignor(s) : Shahri Azwan Bin Ahmad & Sa'aimah Binti Abd Rahman
Solicitors : M/S Vas & Co. - Tel: 03-3324 5050
Our ref. : HAH/3722/AMBB/24
Note : **Successful bidder has to pay an outstanding sum of RM2,485.00 due to Developer under the Principal Sale and Purchase Agreement.**


HAH 7 RESERVE PRICE: RM260,000.00 KUALA LUMPUR
A Corner 3-Bedroom Apartment [Rumah Mampu Milik Wilayah Persekutuan (RUMAHMILIP)]
No. B-37-07, Block B, Sky Awani IV Residence, No. 6, Jalan Santuari Utama, Setapak, 53300 Kuala Lumpur.
Floor Area : 74.40 sq. metres (801 sq. ft.)
Assignor(s) : Muhammad Amsyar Habibuddin Bin Ishak
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300
Our ref. : HAH/3700/AMBB/24 
Note : **Bumiputra Unit**

HAH 8 RESERVE PRICE: RM240,000.00 KUALA LUMPUR
An Intermediate 3-Bedroom Condominium
No. FR-28-12, Residensi Flora Setapak (Flora Residency), No. 7, Jalan 1/21C, Setapak, 53000 Kuala Lumpur.
Floor Area : 74.47 sq. metres (802 sq. ft.)
Assignor(s) : Ruvitren A/L Ganesan
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300
Our ref. : HAH/3708/AMBB/24 

HAH 9 RESERVE PRICE: RM240,000.00 KUALA LUMPUR
A 3-Bedroom Medium-Cost Apartment
No. 9-12-13, AC4 - Blok E, Jalan Taman Seri Sentosa, Taman Seri Sentosa, 58200 Kuala Lumpur.
Floor Area : 72 sq. metres (775 sq. ft.)
Assignor(s) : Mathavan A/L Nagappan & Sarala A/P Iruasan
Solicitors : M/S Azhar & Wong - Tel: 03-2602 3898
Our ref. : HAH/3710/AMBB/24

HAH 10 RESERVE PRICE: RM235,000.00 SERI KEMBANGAN
A SOHO Unit
Unit No. C-38-05 Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor.
Floor Area : 47 sq. metres (504 sq. ft.)
Assignor(s) : Ahmad Syihan Bin Ismail & Helmi Bin Ismail
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300
Our ref. : HAH/3707/AMBB/24 

HAH 11 RESERVE PRICE: RM233,280.00 KUANTAN
A 2-Bedroom Apartment
No. B-1-9, Samsuria Resort Apartment, Jalan Sungai Ular Damai 1, 26080 Kuantan, Pahang Darul Makmur.
Floor Area : 112.00 sq. metres (1,206 sq. ft.)
Assignor(s) : Wong Lin Chi & Soon Kian Guan
Solicitors : M/S Hamidah, Rosmawati & Associates - Tel: 09-517 3400
Our ref. : HAH/3715/AMBB/24

HAH 12 RESERVE PRICE: RM165,000.00 BALAKONG
A 3-Bedroom Apartment
No. E7-4A, Blok E, Jalan Impian Indah 2, 43200 Taman Impian Indah, Balakong, Selangor Darul Ehsan.
Floor Area : 80 sq. metres (861 sq. ft.)
Assignor(s) : Zurralaini Binti Masrufi & Mohd Hafizul Bin Suhaimi
Solicitors : M/S B.H. Gan, Nor & Kim
- Tel: 03-2142 9393
Our ref. : HAH/3721/AMBB/24 

HAH 13 RESERVE PRICE: RM160,000.00 PETALING JAYA
A 3-Bedroom Low-Cost Apartment
No. B-13-10, Block B (Rayu), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor Darul Ehsan.
Floor Area : 61.00 sq. metres (657 sq. ft.)
Assignor(s) : Maturai Veran A/L Jayaraman
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
- Tel: 03-2698 7533
Our ref. : HAH/3718/AMBB/24

HAH 14 RESERVE PRICE: RM144,000.00 BANDAR PUNCAK ALAM
A Three-Bedroom Apartment Unit
Unit No. GR-20, Melur Mewangi, Jalan Residensi Wamasari 13/1, Residensi Wamasari 2, Seksyen 13, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.
Floor Area : 71.00 sq. metres (764 sq. ft.)
Assignor(s) : Ahmad Syarifuddin Bin Abdul Aziz
Solicitors : M/S Goh & Partners - Tel: 03-2166 8300
Our ref. : HAH/3701/AMBB/24 

HAH 15 RESERVE PRICE: RM140,000.00 BATU CAVES
A 3-Bedroom Low-Cost Apartment
No. A-06-07, Block A, Pangsapuri Laksamana Jaya, Jalan Laksamana 2, Kampung Laksamana, 68100 Batu Caves, Selangor Darul Ehsan.
Floor Area : 61 sq. metres (657 sq. ft.)
Assignor(s) : Govindan A/L Subramaniam & Chitra Devi AP S. Govindan
Solicitors : M/S Vas & Co. - Tel: 03-3324 5050
Our ref. : HAH/3716/AMBB/24

HAH 16 RESERVE PRICE: RM140,000.00 KAJANG
A 3-Bedroom Apartment
No. 19-3A, Block M, Jalan Seksyen 3/11, Taman Kajang Utama, 43000 Kajang, Selangor Darul Ehsan.
Floor Area : 66.00 sq. metres (710 sq. ft.)
Assignor(s) : Thanga Rajah A/L Oodaippan
Solicitors : M/S Vas & Co. - Tel: 03-3324 5050
Our ref. : HAH/3719/AMBB/24

HAH 17 RESERVE PRICE: RM130,000.00 PETALING JAYA
A 3-Bedroom Low-Cost Apartment
No. C-7-8, Block C (Cempaka), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor Darul Ehsan.
Floor Area : 61.00 sq. metres (657 sq. ft.)
Assignor(s) : Siti Zainab Binti Mohamed
Solicitors : M/S B. H. Gan, Nor & Kim - Tel: 03-2142 9393
Our ref. : HAH/3703/AMBB/24
Note : **Bumiputra Purchaser Only.**

HAH 18 RESERVE PRICE: RM90,000.00 KUALA LUMPUR
A Low-Cost Apartment Unit
Unit No. A-5-9, Block A, Pangsapuri Mega Indah, Jalan Mega, Taman Mega Jaya, 56100 Kuala Lumpur.
Floor Area : 63 sq. metres (678 sq. ft.)
Assignor(s) : Harmazan Bin Harun
Solicitors : M/S Vas & Co. - Tel: 03-3324 5050
Our ref. : HAH/3713/AMBB/24

HAH 19 RESERVE PRICE: RM88,000.00 KLANG
3-Bedroom Low-Cost Apartment
No. G-5-20, Pangsapuri Golden Villa, Jalan Temenggung 27/Ks37, Taman Sejahtera, 41100 Klang, Selangor.
Floor Area : 61.24 sq. metres (659 sq. ft.)
Assignor(s) : Rajendram A/L Subramaniam
Solicitors : M/S Zain Megat & Murad (KL) - Tel: 03-6207 9331
Our ref. : HAH/3699/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 Local Bank Transfer to AmBank (M) Berhad in favour of HERITAGE AUCTIONEERS SDN. BHD. (BIDDER DEPOSIT) by 5pm, at least one (1) working 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)]
Lot 2-14, 2nd Floor, PKNS Complex, 40505 Shah Alam, Selangor Darul Ehsan.
Tel/Fax No.: 03-5518 1442/03-5518 1443 Whatapps: 011-5585 1442
Email: hactionhouse@gmail.com Website: <http://www.heritageauctioneers.my>

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