

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 20 February 2026 / Friday

Time : 11.00 am

Via Online : www.heritageauctioneers.my

**For more information, please call:
03-7452 1764**

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



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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 FRIDAY, THE 20TH DAY OF FEBRUARY, 2026, 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 1	MARKET PRICE RM2,020,000.00	RESERVE PRICE	RM1,308,960.00	Lot 2	MARKET PRICE RM480,000.00	RESERVE PRICE	RM480,000.00	Lot 3	MARKET PRICE RM430,000.00	RESERVE PRICE	RM430,000.00																										
	A Shop Unit And 2 Office L1-10:139 sq. metres (1,496 sq. ft.), L2-10:171 sq. metres (1,841 sq. ft.), L3-10: 171 sq. metres (1,841 sq. ft.) Nos. L1-10, L2-10 & L3-10, Silk Sky, Jalan KB 2/15, Kampung Baru Balakong, 43300 Seri Kembangan, Selangor. Assignor(s): Derangan Enterprise Sdn. Bhd. Solicitors: M/S Azhar & Wong Our ref: HASB/4107/AMBB/25	SERI KEMBANGAN		An Intermediate 2-Bedroom Serviced Apartment 95.32 sq. metres (1,026 sq. ft.) No. 12-08, Louvre Residence, Lebuhraya Silk, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Lee Han Sing & Ng Yee Ching (F) Solicitors: M/S Zain Megat & Murad Our ref: HASB/4170/AMBB/26	KAJANG		A 3-Bedroom Serviced Apartment 92 sq. metres (990 sq. ft.) No. L11-01, Silk Sky, Jalan KB 2/15, Kampung Baru Balakong, 43300 Seri Kembangan, Selangor. Assignor(s): Loh Chee Chau & Chu Kim Yong Solicitors: M/S Azhar & Wong Our ref: HASB/4173/AMBB/26	SERI KEMBANGAN		A 3-Bedroom Apartment 83.61 sq. metres (900 sq. ft.) No. 2-11-11, Aspire Residence, Jalan Aspire 1, 63000 Cyberjaya, Selangor. Assignor(s): Mohd Hafiz Bin Zahari Solicitors: M/S Manjot Singh Sachdev, Mohammad Radzi & Partners. Our ref: HASB/4176/AMBB/26 Note: Bumi Lot	CYBERJAYA	AMBANK ISLAMIC BERHAD		A 3-Bedroom Apartment (Affordable Housing) 84 sq. metres (904 sq. ft.) No. A-33A-09, Block A, Residensi Max, Jalan Ipoh, 51200 Kuala Lumpur. Assignor(s): Menachi A/P N Gana Selvan Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4174/AMBB/26	KUALA LUMPUR		An Intermediate Single-Storey Terraced House 111.00 sq. metres (1,195 sq. ft.) No. 3, Jalan BB 4/3, Taman Banting Baru, 42700 Banting, Selangor Darul Ehsan. Assignor(s): Ramesh A/L Kanniah & Mahal A/P Kalappan Solicitors: M/S Zain Megat & Murad Our ref: HASB/4034/AMBB/25	BANTING		A Stratified Office Unit Together With A Car Park Bay As An Accessory Parcel 43.76 sq. metres (471 sq. ft.) Unit No. A-3A-3, Block A, Boulevard 51, Jalan SS 9A/18, Section 51A, 47300 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Kho Poh Chye Solicitors: M/S A Rahim & Co. Our ref: HASB/4171/AMBB/26	PETALING JAYA		A 3-Bedroom Apartment 98 sq. metres (1,055 sq. ft.) No. B-09-33A, Blok B, Residensi Zamrud, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor Darul Ehsan. Assignor(s): Mohd Hakim Bin Busra Solicitors: M/S Azhar & Wong Our ref: HASB/4109/AMBB/25	KAJANG	AMBANK ISLAMIC BERHAD		A 3-Bedroom Low-Cost Flat 60 sq. metres (646 sq. ft.) No. D-13-13, Perumahan Pantai Permai, Jalan Pantai Permai 1, Pantai Dalam, 59200 Kuala Lumpur. Assignor(s): Ahmad Hariri Bin Baharuddin @ Barudin Solicitors: M/S Goh & Partners Our ref: HASB/4175/AMBB/26	KUALA LUMPUR		A 3-Bedroom Low-Cost Apartment 61.00 sq. metres (657 sq. ft.) B10-11-09, Block 10, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Hisamuddin Bin Mohd Daud & Suzaina Wati Binti Mohd Daud Solicitors: M/S Azhar & Wong Our ref: HASB/4172/AMBB/26 Note: Bumi Unit	PETALING JAYA		A 3-Bedroom Apartment 72 sq. metres (775 sq. ft.) No. E-14-29, Blok E, Mentari Court, Taman Seri Mentari, 46150 Petaling Jaya, Selangor. Assignor(s): Abdullah Bin Hasan & Nor Azmah Binti Abdullah Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4098/AMBB/25 Note: Bumiputera Unit.	PETALING JAYA		An End Low Cost Apartment Unit 65.03 sq. metres (700 sq. ft.) Unit No. D09-10, Block D, Jalan PJS 1/52, Taman Petaling Utama, 46000 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Sukumary A/P Munandy Solicitors: M/S B. H. Gan, Nor & Kim Our ref: HASB/4158/AMBB/26	PETALING JAYA
	Lot 10 MARKET PRICE RM180,000.00	RESERVE PRICE	RM180,000.00		Lot 11 MARKET PRICE RM290,000.00	RESERVE PRICE	RM169,128.00		Lot 12 MARKET PRICE RM160,000.00	RESERVE PRICE	RM130,000.00																										

Lot 13	MARKET PRICE RM140,000.00	RESERVE PRICE RM112,000.00
	A 3-Bedroom Low-Cost Apartment 61 sq. metres (656 sq. ft.) No. 7-08, Panggupuri Seri Nipah, Taman Pinggiran USJ, 47600 Subang Jaya, Selangor. Assignor(s): Abdul Aziz Bin Yusoff Solicitors: M/S Zain Megat & Murad Our ref: HASB/4169/AMBB/26	 SUBANG JAYA

Lot 14	MARKET PRICE RM150,000.00	RESERVE PRICE RM87,480.00
	A 3-Bedroom Apartment 86.59 sq. metres (932 sq. ft.) No. C-2-12, Panggupuri Taman Langat Utama (formerly known as Sepang Utama Apartment), Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor. Assignor(s): Mohammad Ashraf Bin Che Ani Solicitors: M/S Azhar & Wong Our ref: HASB/4121/AMBB/25	 BANTING 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. [200701033225 (791253-V)]
[formerly known as Heritage Auction House Enterprise (001269594-A)]

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03

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05

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