

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

HERITAGE AUCTIONEERS ONLINE AUCTION

Date/Day : 16 June 2026 / Tuesday

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)

Cammy Siew : 012-254 4463



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 16TH DAY OF JUNE, 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

<p>Lot 1 MARKET PRICE RM770,000.00 RESERVE PRICE RM770,000.00</p>  <p>PETALING JAYA</p> <p>A Dual-Key 5-Room Office/Signature Suite (Corner Unit) 91.42 sq. metres (984 sq. ft.)</p> <p>No. 18-07, Menara Yolo (on-site is YOLO Signature Suites), Jalan PJS 8/9, PJS 8, Bandar Sunway, 46150 Petaling Jaya, Selangor Darul Ehsan.</p> <p>Assignor(s): Ng Chun Siang Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4259/AMBB/26</p>	<p>Lot 2 MARKET PRICE RM720,000.00 RESERVE PRICE RM576,000.00</p>  <p>KUALA LUMPUR</p> <p>A 1+1-Bedroom Serviced Apartment Unit 64.00 sq. metres (689 sq. ft.)</p> <p>Unit No. S-23-11, 23rd Floor, South Tower, Idaman Robertson, Jalan Robertson, 50150 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.</p> <p>Assignor(s): Reynald Maximilian Chia Soon Hee Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4238/AMBB/26</p>	<p>Lot 3 MARKET PRICE RM410,000.00 RESERVE PRICE RM410,000.00</p>  <p>PUCHONG</p> <p>A Three-Bedroom Serviced Apartment Unit 102.00 sq. metres (1,098 sq. ft.)</p> <p>No. A-29-07, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor Darul Ehsan.</p> <p>Assignor(s): Kannan A/L Sockalingam Solicitors: M/S Vas & Co. Our ref: HAH/3873/AMBB/24</p>
<p>Lot 4 MARKET PRICE RM400,000.00 RESERVE PRICE RM400,000.00</p>  <p>KAJANG</p> <p>A 3-Bedroom Condominium Unit 104 sq. metres (1,119 sq. ft.)</p> <p>No. A-13-03, Block A (on-site is Block Aristata), Jalan Sutera Pines, Sutera Pines, 43000 Kajang, Selangor Darul Ehsan.</p> <p>Assignor(s): Goh Siew Fong Solicitors: M/S B.H. Gan, Nor & Kim Our ref: HASB/4255/AMBB/26</p>	<p>Lot 5 MARKET PRICE RM480,000.00 RESERVE PRICE RM367,200.00</p>  <p>BANDAR PUNCAK ALAM</p> <p>An Intermediate Double Storey Terrace House 111.48 sq. metres (1,200 sq. ft.)</p> <p>No. 22, Jalan Ritma 1/3, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.</p> <p>Assignor(s): Joel Fabian Don Solicitors: M/S Goh & Partners Our ref: HASB/4252/AMBB/26</p>	<p>Lot 6 MARKET PRICE RM350,000.00 RESERVE PRICE RM350,000.00</p>  <p>RAWANG</p> <p>A Townhouse Unit 98 sq. metres (1,055 sq. ft.)</p> <p>Unit No. 15-3, Premises No. 15, Jalan Amansiara 3/1, Taman Amansiara, 48000 Rawang, Selangor Darul Ehsan.</p> <p>Assignor(s): Kuch Kwee Guan Solicitors: M/S Goh & Partners Our ref: HASB/4254/AMBB/26</p>
<p>Lot 7 MARKET PRICE RM430,000.00 RESERVE PRICE RM344,000.00</p>  <p>SERI KEMBANGAN</p> <p>A 3-Bedroom Serviced Apartment 92 sq. metres (990 sq. ft.)</p> <p>No. L11-01, Silk Sky, Jalan KB 2/15, Kampung Baharu Balakong, 43300 Seri Kembangan, Selangor.</p> <p>Assignor(s): Loh Chee Chau & Chu Kim Yong Solicitors: M/S Azhar & Wong Our ref: HASB/4173/AMBB/26</p>	<p>Lot 8 MARKET PRICE RM340,000.00 RESERVE PRICE RM340,000.00</p>  <p>KLANG</p> <p>A 3-Bedroom Apartment 108.00 sq. metres (1,163 sq. ft.)</p> <p>No. B-G-33E, Prima Bayu Apartment, Jalan Batu Unjur 9, Taman Bayu Perdana, 41200 Klang, Selangor Darul Ehsan.</p> <p>Assignor(s): Winfred A/L A B William & Aileen Easvari A/P Balasingam Solicitors: M/S Nik Hisham, Fakhiah & Co Our ref: HASB/4264/AMBB/26</p>	<p>Lot 9 MARKET PRICE RM420,000.00 RESERVE PRICE RM340,000.00</p>  <p>KAJANG</p> <p>A Condominium Unit 126 sq. metres (1,356 sq. ft.)</p> <p>Unit No.21-03A, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor Darul Ehsan</p> <p>Assignor(s): Peter Michael A/L Anthony Samy Solicitors: M/S Sidek Teoh Wong & Dennis Our ref: HASB/4249/AMBB/26</p>
<p>Lot 10 MARKET PRICE RM410,000.00 RESERVE PRICE RM330,000.00</p>  <p>PUCHONG</p> <p>A 3-Bedroom Condominium 100.00 sq. metres (1,076 sq. ft.)</p> <p>No. A-15-5, Kondominium Casa Puteri, Bandar Puteri, 47100 Puchong, Selangor Darul Ehsan.</p> <p>Assignor(s): Jerryson Abraham Gnanaraj Doss Solicitors: M/S B H Gan, Nor & Kim Our ref: HASB/4245/AMBB/26</p>	<p>Lot 11 MARKET PRICE RM330,000.00 RESERVE PRICE RM330,000.00</p>  <p>PETALING JAYA</p> <p>A Small Office Home Office (SOHO) 42 sq. metres (449 sq. ft.)</p> <p>Unit No. D-20-31, Block D, H2O @ Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan.</p> <p>Assignor(s): Jamili Fahmi Bin Mohd Jamil & Izzaidah Khairani Binti Jalaluddin Solicitors: M/S Goh & Partners Our ref: HASB/4253/AMBB/26 AMBANK ISLAMIC BERHAD</p>	<p>Lot 12 MARKET PRICE RM320,000.00 RESERVE PRICE RM320,000.00</p>  <p>KAJANG</p> <p>A Dual-Key 4-Bedroom Apartment (Corner Unit) 83.61 sq. metres (900 sq. ft.)</p> <p>No. 3-09, Residensi Armani Sungai Long (on-site is Armani Residence), Jalan Bukit Suria, 43000 Kajang, Selangor Darul Ehsan.</p> <p>Assignor(s): Nor Azlina Binti Nazri Solicitors: M/S A Rahim & Co Our ref: HASB/4263/AMBB/26</p>

Lot 13 MARKET PRICE RM310,000.00 **RESERVE PRICE RM310,000.00**



A 2+1-Bedroom Serviced Apartment Unit
97.00 sq. metres (1,044 sq. ft.)

Unit No. H-09-09, 9th Floor, Block H, BSP 21, Persiaran Saujana Putra Utama, 42610 Bandar Saujana Putra, Jenjarom, Selangor Darul Ehsan.

Assignor(s): Jayavishnu A/L Ragavan & Ussha Devi A/P Konasaigaran
Solicitors: M/S Nik Hisham, Fakhiah & Co.
Our ref: HASB/4262/AMBB/26

JENJAROM

Lot 14 MARKET PRICE RM370,000.00 **RESERVE PRICE RM300,000.00**



A Bare Office Unit
110.42 sq. metres (1,189.70 sq. ft.)

No. 18-D, Menara Zenith, Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.

Assignor(s): Soo Hua Ann
Solicitors: M/S Hamidah Rosmawati & Associates
Our ref: HASB/4241/AMBB/26

KUANTAN

Lot 15 MARKET PRICE RM300,000.00 **RESERVE PRICE RM300,000.00**



An End Apartment Unit
76 sq. metres (818 sq. ft.)

Unit No. A-09-03A, Block A, Residensi Alamanda, Jalan Pantai Sentral 1, 59200 Kuala Lumpur.

Assignor(s): Syaiful Nizam Bin Yahaya & Amalieyna Waheeda Binti Mohd Fazli
Solicitors: M/S Goh & Partners
Our ref: HASB/4257/AMBB/26

KUALA LUMPUR AMBANK ISLAMIC BERHAD

Lot 16 MARKET PRICE RM370,000.00 **RESERVE PRICE RM296,000.00**



A 3-Bedroom Condominium
98 sq. metres (1,055 sq. ft.)

No. B-03-01, Lavender Residence, Jalan Kiara, Bandar Sungai Long, 43300 Kajang, Selangor.

Assignor(s): Ee Teng Fei & Cheng Wai Yin (f)
Solicitors: M/S B H Gan, Nor & Kim
Our ref: HASB/4247/AMBB/26

KAJANG

Lot 17 MARKET PRICE RM280,000.00 **RESERVE PRICE RM280,000.00**



An Apartment Unit
76 sq. metres (818 sq. ft.)

Unit No. 5-15, Residensi Damai, Jalan Damai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor Darul Ehsan.

Assignor(s): Tuan Norasikim Binti Tuan Yahya
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/4261/AMBB/26

SEMEYIH

Lot 18 MARKET PRICE RM230,000.00 **RESERVE PRICE RM230,000.00**



A Small Office Home Office (SoHo)
(affordable housing – Rumah Selangorku)
41 sq. metres (441 sq. ft.)

No. 12-08, Alinea Suites, Jalan Perdagangan 14/4, Seksyen 14, 40000 Shah Alam, Selangor.

Assignor(s): Nicholas Nangai Anak Salleh
Solicitors: M/S Vas & Co.
Our ref: HASB/4260/AMBB/26

SHAH ALAM

Lot 19 MARKET PRICE RM220,000.00 **RESERVE PRICE RM175,000.00**



An Apartment Unit
78.97 sq. metres (850 sq. ft.)

Unit No. F-17-12A, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Wan Nuraiman Khushairi Bin Wan Mahizan
Solicitors: M/S Nik Hisham Fakhiah & Co.
Our ref: HASB/4244/AMBB/26
AMBANK ISLAMIC BERHAD

PETALING JAYA

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



A Three-Bedroom Low-Cost Apartment Unit
60.39 sq. metres (650 sq. ft.)

Unit No. B1-18-12, 18th Floor, Block B1, Rumah Pangsa Sri Ara, Jalan Kenanga, Kampung Sg Kayu Ara, 47400 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Ganesan A/L Kolantha Veeran & Kolantha Verran @ Batumalai
Solicitors: M/S Zain Megat & Murad
Our ref: HASB/4251/AMBB/26

PETALING JAYA

Lot 21 MARKET PRICE RM230,000.00 **RESERVE PRICE RM178,200.00**



An Intermediate 4-Bedroom Walk-Up Apartment
111.86 sq. metres (1,204 sq. ft.)

No. B-2-8, Block B, Taman Koperasi Majujaya, 43200 Cheras, Selangor Darul Ehsan.

Assignor(s): Umni Nadyiea Binti Ahmad Afid
Solicitors: M/S Goh & Partners
Our ref: HAH/3884/AMBB/24

CHERAS

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)]

Lot 2-14, 2nd Floor, Complex PKNS,
40505 Shah Alam, Selangor Darul Ehsan.

Tel: 03 7890 0501

Whatsapp Hotline: 011 5585 1442

Email: hauctionhouse@gmail.com

Website: www.heritageauctioneers.my

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

01

Register as user



02

Select property



03

Complete bidding registration & deposit



04

Receive PIN number



05

Login using PIN number on auction day



WHY BID ONLINE?

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