

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

# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 16 July 2026 / Thursday**

**Time : 11.00 am**

**Via Online : [www.heritageauctioneers.my](http://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](http://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 THURSDAY, THE 16TH DAY OF JULY, 2026, AT 11.00 A.M,**  
**AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY**

Online bidders are encourage to visit our website at [www.heritageauctioneers.my](http://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](http://www.facebook.com/heritageauctioneersMY)

<b>Lot 1</b>	<b>MARKET PRICE</b> RM450,000.00	<b>RESERVE PRICE</b> <b>RM450,000.00</b>
	<p><b>A 1-Bedroom Serviced Apartment</b> 43 sq. metres (463 sq. ft.)</p> <p><b>No. 28-18, Residensi Majestic (on-site is known as Majestic Residence), No. 8, Jalan Dewan Sultan Sulaiman 3, 50300 Kuala Lumpur.</b></p> <p>Assignor(s): Wang Lee Peng Solicitors: M/S Nik Hisham, Fakhah &amp; Co. Our ref: HASB/4278/AMBB/26</p>	
<b>KUALA LUMPUR</b>	<b>AMBANK ISLAMIC BERHAD</b>	

<b>Lot 2</b>	<b>MARKET PRICE</b> RM650,000.00	<b>RESERVE PRICE</b> <b>RM390,000.00</b>
<b>CALLED OFF</b>		
<b>KUALA LUMPUR</b>		

<b>Lot 3</b>	<b>MARKET PRICE</b> RM350,000.00	<b>RESERVE PRICE</b> <b>RM350,000.00</b>
	<p><b>A 3-Bedroom Condominium Unit</b> 83 sq. metres (893 sq. ft.)</p> <p><b>No. B-7-7, Block B, 7 Tree Seven Residence, Jalan Cuepacs 3, Taman Koperasi Cuepacs, 43000 Kajang, Selangor.</b></p> <p>Assignor(s): Azizul Helmi Bin Abd Rahim &amp; Fazlin Binti Mohd Isa Solicitors: M/S Sidek Teoh Wong &amp; Dennis Our ref: HASB/4089/AMBB/25</p>	
<b>KAJANG</b>		

<b>Lot 4</b>	<b>MARKET PRICE</b> RM380,000.00	<b>RESERVE PRICE</b> <b>RM320,000.00</b>
	<p><b>An Office Unit</b> 209.03 sq. metres (2,250 sq. ft.)</p> <p><b>Unit No. 2-9-3, Space U8, No. 6, Persiaran Pasak Bumi, Taman Bukit Jelutong, 40150 Shah Alam, Selangor.</b></p> <p>Assignor(s): UT Generation Sdn Bhd Solicitors: M/S Goh &amp; Partners Our ref: HASB/4268/AMBB/26</p>	
<b>SHAH ALAM</b>	<b>AMBANK ISLAMIC BERHAD</b>	

<b>Lot 5</b>	<b>MARKET PRICE</b> RM370,000.00	<b>RESERVE PRICE</b> <b>RM296,000.00</b>
	<p><b>A 2+1 Bedroom Serviced Apartment Unit</b> 83.00 sq. metres (893 sq. ft.)</p> <p><b>Unit No. A-20-15, 20th Floor, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan.</b></p> <p>Assignor(s): Chan Wai Yee Solicitors: M/S Nik Hisham Fakhah &amp; Co. Our ref: HASB/4016/AMBB/25</p>	
<b>SERI KEMBANGAN</b>		

<b>Lot 6</b>	<b>MARKET PRICE</b> RM350,000.00	<b>RESERVE PRICE</b> <b>RM280,000.00</b>
	<p><b>A 3-Bedroom Serviced Apartment</b> 109.63 sq. metres (1,180 sq. ft.)</p> <p><b>Unit No. C-15-13, Block C, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor.</b></p> <p>Assignor(s): Wong Choy Hoong Solicitors: M/S Nik Hisham, Fakhah &amp; Co. Our ref: HAH/3798/AMBB/24</p>	
<b>CYBERJAYA</b>		

<b>Lot 7</b>	<b>MARKET PRICE</b> RM350,000.00	<b>RESERVE PRICE</b> <b>RM252,000.00</b>
	<p><b>A Three-Bedroom Condominium Unit</b> 91.60 sq. metres (986 sq. ft.)</p> <p><b>Unit No. A-19-07, 19th Floor, Blok A, One Damansara, No. 1, Jalan PJU 10/3C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.</b></p> <p>Assignor(s): Ang Boon Tong Solicitors: M/S Nik Hisham, Fakhah &amp; Co. Our ref: HASB/4261/AMBB/26</p>	
<b>PETALING JAYA</b>	<b>AMBANK ISLAMIC BERHAD</b>	

<b>Lot 8</b>	<b>MARKET PRICE</b> RM230,000.00	<b>RESERVE PRICE</b> <b>RM230,000.00</b>
	<p><b>An Intermediate Studio Small Office Home Office (SOHO) Unit (KOMERSIAL MAMPU MILIK)</b> 26.03 sq. metres (280 sq. ft.)</p> <p><b>No. S-14-06, Block S, Astrum Ampang, Jalan Enggang, Taman Keramat, 54200 Kuala Lumpur.</b></p> <p>Assignor(s): Ong Lui Sam Solicitors: M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners Our ref: HASB/4280/AMBB/26</p>	
<b>KUALA LUMPUR</b>		

<b>Lot 9</b>	<b>MARKET PRICE</b> RM230,000.00	<b>RESERVE PRICE</b> <b>RM230,000.00</b>
	<p><b>An End Apartment Unit</b> 79.15 sq. metres (852 sq. ft.)</p> <p><b>Unit No. G-12-17, Bock G, Pangsapuri Vista Lavender, Persiaran Kinrara Section 3, Taman Kinrara, 47100 Puchong, Selangor Darul Ehsan.</b></p> <p>Assignor(s): Cheok Foh Kiong Solicitors: M/S Vas &amp; Co. Our ref: HASB/4282/AMBB/26 Note: Successful bidder has to pay an outstanding sum of RM2,620.00 due to Developer under the Principal Sale and Purchase Agreement.</p>	
<b>PUCHONG</b>		

<b>Lot 10</b>	<b>MARKET PRICE</b> RM310,000.00	<b>RESERVE PRICE</b> <b>RM223,200.00</b>
	<p><b>A 3-Bedroom Duplex Townhouse (Upper Unit)</b> 159.495 sq. metres (1,717 sq. ft.)</p> <p><b>No. 4-05-B, Town Villa 4, Cyberia Crescent, Cyber 9, 63000 Cyberjaya, Selangor.</b></p> <p>Assignor(s): Mohamad Anuar Bin Khadir &amp; Mohamad Ashril Bin Mohamad Anuar Solicitors: M/S B.H. Gan, Nor &amp; Kim Our ref: HASB/4277/AMBB/26 Note: Successful bidder has to pay an outstanding sum of RM12,015.53 due to Developer under the Principal Sale and Purchase Agreement.</p>	
<b>CYBERJAYA</b>		

<b>Lot 11</b>	<b>MARKET PRICE</b> RM300,000.00	<b>RESERVE PRICE</b> <b>RM194,400.00</b>
	<p><b>A 3-Bedroom Serviced Apartment</b> 97 sq. metres (1,044 sq. ft.)</p> <p><b>No. E-08-11, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan.</b></p> <p>Assignor(s): Abdul Rahim Bin Azmi &amp; Nor Aqillah Binti Azizi Solicitors: M/S Vas &amp; Co. Our ref: HASB/4283/AMBB/26 Note: Bumi Unit AMBANK ISLAMIC BERHAD</p>	
<b>JENJAROM</b>		

<b>Lot 12</b>	<b>MARKET PRICE</b> RM235,000.00	<b>RESERVE PRICE</b> <b>RM152,280.00</b>
	<p><b>A Two-Bedroom Service Apartment</b> 63.92 sq. metres (688 sq. ft.)</p> <p><b>A-08-03A, Level 8, Block A, Pangsapuri Gadong Harmoni @ Ambience Residence, 75200 Melaka.</b></p> <p>Assignor(s): Kiew Kar Kit Solicitors: M/S Ibrahim Nik Junainah &amp; Associates Our ref: HASB/4209/AMBB/26</p>	
<b>MELAKA</b>		

**Lot 13** MARKET PRICE RM220,000.00 RESERVE PRICE **RM142,560.00**



**An Apartment Unit**  
64 sq. metres (689 sq. ft.)

Unit No. A-09-18, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka.

Assignor(s): Muhammad Danial Irfan Bin Zakaria  
Solicitors: M/S Ibrahim Nik Junainah & Associates  
Our ref: HASB/4279/AMBB/26

**MELAKA** AMBANK ISLAMIC BERHAD

**Lot 14** MARKET PRICE RM240,000.00 RESERVE PRICE **RM138,510.00**



**A 3-Bedroom Medium-Cost Apartment**  
78.97 sq. metres (850 sq. ft.)

No. E-23A-12A, Block E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Razin Bin Ahmad Rahimi  
Solicitors: M/S Azhar & Wong  
Our ref: HASB/4192/AMBB/26

**PETALING JAYA** AMBANK ISLAMIC BERHAD

**Lot 15** MARKET PRICE RM110,000.00 RESERVE PRICE **RM110,000.00**



**A 3-Bedroom Low-Cost Flat**  
61 sq. metres (657 sq. ft.)

No. C-5-12, Block C, Jalan Sejati 2C, Taman Selayang Sejati, 68100 Batu Caves, Selangor.

Assignor(s): Wan Hamka Bin Wan Kassim  
Solicitors: M/S Goh & Partners  
Our ref: HASB/4276/AMBB/26  
Note: Bumi Lot

**BATU CAVES**

**Lot 16** MARKET PRICE RM130,000.00 RESERVE PRICE **RM105,000.00**



**A 3-bedroom low-cost apartment**  
60.38 sq. metres (650 sq. ft.)

No. P-111, Block P, Apartment Harmoni, No. 55, Jalan PJU 10/4C, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Badrussurur Bin Syaridi & Maniyah Binti Afandi  
Solicitors: M/S B.H. Gan, Nor & Kim  
Our ref: HAH/3597/AMBB/23

**PETALING JAYA** 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](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. [200701033225 (791253-V)]**  
[formerly known as Heritage Auction House Enterprise (001269594-A)]

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**DATO' MARIANI BINTI HJ. YAHYA (D.I.M.P)**  
**MOHD ZAKIRUDDIN BIN ISMAIL**  
**MARIAM BINTI YAHYA**  
**SURANI BINTI HAMZAH**  
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## A STEP BY STEP GUIDE TO BID ONLINE



### WHY BID ONLINE?

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