

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD THE ASSIGNEE/BANK BY THE ASSIGNOR(S)/BORROWER(S) CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER WILL SELL THE PROPERTIES DESCRIBED BELOW BY :-

PUBLIC AUCTION ON WEDNESDAY, THE 25TH DAY OF FEBRUARY 2026 AT 11.00 A.M. AUCTION VIA ONLINE BIDDING AT www.eszamauctioneer.com (eZ2Bid)

The prospective bidders may submit bids for the property by online via www.eszamauctioneer.com and please register at least one (1) working days before the auction day for registration & verification purposes.
ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON www.eszamauctioneer.com



Note: The photographs shown herein are solely for general identification. The assignee/bank makes no representation or warranty as to their accuracy or the actual condition of The property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at the anytime be withdrawn from the auction sale without Any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever to prospective bidders by the reason of such withdrawal.

Prospective bidders are advised to:-

- (i) seek independent legal advice on the Conditions Of Sale herein
- (ii) inspect the subject property
- (iii) check on the issuance of separate individual / strata title
- (iv) conduct an official title search at the relevant Land Office and/or other relevant authorities
- (v) make the necessary enquiries with the Developer and/or Proprietor and/or State Authorities and/or relevant bodies on the necessary confirmations / terms of consent to the sale herein prior to the auction sale
- (vi) conduct and rely on their own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided. Prospective bidders are also advised that no reliance may be placed on any statement(s) or representation(s) made in this Proclamation Of Sale or by the Auctioneer at the auction concerning the subject property and that any prospective bidder(s) who choose(s) to rely on such statement(s) or representation(s) do(es) so at his/her/their own risk. The successful bidder(s) ("the Purchaser(s)") shall immediately upon the sale undertake to apply for and obtain the necessary confirmations / consent to transfer or assign (if any) from the Developer and/or Proprietor and/or State Authorities and/or relevant bodies.

EZ 1	RESERVE PRICE RM230,000.00	SEREMBAN
	<p>Apartment (Approx. 839 square feet) No. M6-21-8, Block M6, Prima Seremban Sentral, Jalan Prima 1, 70000 Seremban, Negeri Sembilan. Assignor(s) : Nashuha Binti Nizar Solicitor : M/S S.N. Yap & Associates (Tel: 03-26972282)</p>	ISLAMIC

EZ 2	RESERVE PRICE RM320,000.00	SEREMBAN
	<p>Apartment (Approx. 1,065 square feet) Unit No. 1-G-01, Pangsapuri Kalista 1, Persiaran S2 G1, Seksyen G, Seremban 2, 70300 Seremban, Negeri Sembilan. Assignor(s) : Lee Sia Fong Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415)</p>	ISLAMIC

EZ 3	RESERVE PRICE RM300,000.00	SEREMBAN
	<p>Apartment (Approx. 926 square feet) Unit No. B-3-07, Pangsapuri Kalista 2, Jalan S2 G3, Seksyen G, Seremban 2, 70300 Seremban, Negeri Sembilan. Assignor(s) : Khairi Anuar Bin Abdul Ghani Solicitor : M/S S.N. Yap & Associates (Tel: 03-26972282) Note : BUMIPUTRA LOT</p>	ISLAMIC

EZ 4	RESERVE PRICE RM144,000.00	BUKIT KATIL
	<p>One Bedroom Resort Apartment (Approx. 492 square feet) A-5-9 (M1-6-109), Amari Villa, Bayou Lagoon Park Resort, Jalan Wakaf Utama, 75450 Bukit Katil, Melaka. Assignor(s) : Wan Nurhidayah Binti Wan Noordin Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)</p>	ISLAMIC

EZ 5	RESERVE PRICE RM353,000.00	MELAKA
	<p>Three Bedroom Condominium (Approx. 1,069 square feet) C-08-06, 8th Floor, Admiral Residences, Jalan KLJ2, Kota Laksamana, 75200 Melaka. Assignor(s) : Abdul Rasyid Bin Nekmat & Nur Farah Ain Zulaikha Binti Kamalrudin Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) Note : BUMIPUTRA LOT</p>	ISLAMIC



Reserved Price: The subject property will be sold on an "as is where is" basis and subject to a reserve price and Conditions of Sale.

Deposit: All intending bidders are required to deposit 10% of the reserve price by bank draft or cashier's order only in favour of **HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD (ASSIGNOR'S/ BORROWER'S/ CUSTOMER'S NAME)** prior to the auction sale OR remit the same through online banking transfer at least one (1) working day before auction date. For online bidders, please refer to the Terms and Conditions on www.eszamauctioneer.com for manner of payment of the deposit. The balance of the purchase money to be settled within Ninety (90) days from the date of auction sale.

For further particulars, please contact the respective Solicitor(s) or the undermentioned Auctioneer :-



ESZAM AUCTIONEER SDN. BHD. (200701002904/760902-H)

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