

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 FRIDAY, THE 16TH DAY OF JANUARY 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prospective bidders should note that any properties listed as available for auction sale herein may at the anytime be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever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:-

- seek independent legal advice on the Conditions Of Sale herein
- inspect the subject property
- check on the issuance of separate individual / strata title
- conduct an official title search at the relevant Land Office and/or other relevant authorities
- 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
- 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 RM175,000.00 SEREMBAN  Three Bedroom Apartment (Approx. 1,001 square feet) Unit No. A-3-12, Blok A, Tinta Residensi, Jalan Nada Bidara 4, Taman Nada Bidara, 71950 Seremban, Negeri Sembilan. Assignor(s) : Mohamad Lutfli Hadi Bin Mohd Suami Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415) ISLAMIC	EZ 2 RESERVE PRICE RM180,000.00 LABU  Apartment (Approx. 936 square feet) Unit No. B-1-6, Blok B, Tinta Residensi, Taman Nada Bidara, 71950 Labu, Negeri Sembilan. Assignor(s) : Logeshwaran A/L Mathialagan & Leeshalani A/P Robindra Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415) ISLAMIC	EZ 3 RESERVE PRICE RM172,800.00 MELAKA  2 Bedroom Resort Apartment (Approx. 722.47 square feet) A-10-18, 10th Floor, Amari Villa, Bayou Lagoon Park Resort, Bukit Katil, 75450 HangTuah Jaya, Melaka. Assignor(s) : Teo Teng Tat Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) ISLAMIC
EZ 4 RESERVE PRICE RM159,600.00 MELAKA  Three Bedroom Apartment (Approx. 865 square feet) C-01-03, 1st Floor, Block C, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka. Assignor(s) : Zul Hilmi Bin Haron Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) ISLAMIC	EZ 5 RESERVE PRICE RM200,000.00 DURIAN TUNGGAL  Ground Floor Unit Of Affordable Flat (Approx. 786 square feet) No. 18, Jalan Nuri Sentosa Utama, Taman Nuri Sentosa, 76100 Durian Tunggal, Melaka. Assignor(s) : Khairul Anwar Bin Mohamed Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) ISLAMIC	EZ 6 RESERVE PRICE RM230,000.00 ALOR GAJAH  Ground Floor Cluster House (Approx. 790.50 square feet) No. 63, Jalan Puncak Kasa Height 5, Taman Puncak Kasa Height, 78000 Alor Gajah, Melaka. Assignor(s) : Azhar Ashraf Bin Mohd Kham Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) ISLAMIC
EZ 7 RESERVE PRICE RM220,000.00 ALOR GAJAH  Ground Floor Cluster House (Approx. 790.50 square feet) No. 22, Jalan Puncak Kasa Height 7, Taman Puncak Kasa Height, 78000 Alor Gajah, Melaka. Assignor(s) : Siti Fadhliah Binti Mohamad Jamil & Nurul Ilyana Binti Md Kamal Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) ISLAMIC	EZ 8 RESERVE PRICE RM450,000.00 MELAKA  Three Bedroom Service Suite (Approx. 1,011 square feet) 11-09, 11th Floor, Residensi Bertam Malim Ria, Bertam, 75260 Melaka Assignor(s) : Yong Jiun Wei Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) ISLAMIC	 HongLeong Bank  HongLeong Islamic Bank

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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MOHD NIZAM BIN MOHD SHARIF (PJK)
LICENSED AUCTIONEER

