

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 MONDAY, THE 14TH DAY OF JULY 2025 AT 10.30 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prospective bidders should note that any properties listed as available for auction sale herein may at the anytime be withdrawn from the auction sale without Any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever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
RM210,600.00
SEREMBAN



Apartment
(Approx. 94 square metre)
No. M8-9-5, Block M8, Prima Seremban Sentral,
Jalan Prima 1, 70000 Seremban,
Negeri Sembilan.
Assignor(s) : Kaventhiran A/L R.Sathivel &
Tamil Selvi A/P Raja Muniandy
Solicitor : M/S YH Teh & Quek
(Tel: 03-26988181)



EZ 2

RESERVE PRICE RM984,200.00

SEREMBAN

Four (4) Storey Shopoffice
(Approx. 5,972 square feet)
No. 87-G, 87-1, 87-2 & 87-3,
Jalan Era Square 6, Era Square,
70200 Seremban, Negeri Sembilan.
Assignor(s) : Velvet Valley Sdn Bhd
Solicitor : M/S S.N. Yap & Associates
(Tel: 03-26972282)



RESERVE PRICE RM167,700.00

ALOR GAJAH

Ground Floor Cluster House
 (Approx. 790.50 square feet)
 No. 44, Tjan Puncak Kasa Heights 3,
 Taman Puncak Kasa Heights,
 78000 Alor Gajah, Melaka

Assignor(s) : Nanthakumar A/L K Ramu
Solicitor : M/S Thomas Ong Leong &
 Associates
(Tel: 03-77841833)

EZ 4	RESERVE PRICE RM108,000.00	MELAKA
	<p>Three Bedroom First Floor Low Cost Terrace Townhouse (Approx. 700 square feet) No. 25A, Jalan LP 10, Taman Limbongan Permai, Klebang Kecil, 75200 Melaka. Assignor(s) : Rajimi Bin Piut & Che Hasliza Binti Che Soh Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) Note : Bumiputra Purchaser(S) Only (Kod A) ISLAMIC</p>	

EZ 5	RESERVE PRICE RM170,700.00	MELAKA
	<p>Studio Service Apartment (Approx. 438 square feet) Unit No. A-25-12, Hatten @ Melaka Raya, Jalan Syed Abdul Aziz, 75000 Melaka. Assignor(s) : Teoh Ka Hong & Gan Pei Yee Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)</p>	

EZ 6	RESERVE PRICE RM267,300.00	MELAKA
 <div data-bbox="1155 1133 1447 1178"> <p>One (1) Bedroom Service Apartment (Approx. 676 square feet) A-19-13A, 19th Floor, Residensi Mutiara Bali, Kota Syahbandar, Jalan KSB 11A, 75200 Melaka.</p> <p>Assignor(s) : Asiah Binti Maharam @ Zulkepli Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)</p> </div> <div data-bbox="1447 1133 1498 1178"> <p>ISLAMIC</p> </div>		



RESERVE PRICE RM56,700.00

ALOR GAJAH

Three Bedroom Condominium
 (Approx. 1,548 square feet)
 T3-05-19 (Level 7), Tower 3, A' Famosa Villa
 Beverly Hills Condominium, A' Famosa
 Golf Resort, Jalan Kemus, Simpang Ampat,
 78000 Alor Gajah, Melaka.

Assignor(s) : Malayan Real Property Sdn Bhd
Solicitor : M/S Thomas Ong Leong &
Associates (Tel: 03-77841833)

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)

NO. 14, 1ST FLOOR,
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70000 SEREMBAN,
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MOHD NIZAM BIN MOHD SHARIF (PJK)
LICENSED AUCTIONEER