

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 THURSDAY, THE 24TH DAY OF JULY 2025 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prospective bidders should note that any properties listed as available for auction sale herein may at the anytime be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever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 RM290,000.00 SEREMBAN  Apartment (Approx. 112 square metre) No. M2-24-2, Blok M2, Prima Seremban Sentral, Jalan Prima 1, 70000 Seremban, Negeri Sembilan. Assignor(s) : Muhammad Adry Shah Bin Hisamudin Solicitor : M/S S.N. Yap & Associates (Tel: 03-26972282) ISLAMIC	EZ 2 RESERVE PRICE RM250,000.00 SEREMBAN  Double Storey Terrace House (Approx. 1,087 square feet) No. 2202, Jalan BSS 3/3D, Bandar Seremban Selatan, 71450 Seremban, Negeri Sembilan. Assignor(s) : Jeeva A/L Paramasivam, Parvathi A/P Muniappan & Katarai A/L Muniappan Solicitor : M/S S.N. Yap & Associates (Tel: 03-26972282) ISLAMIC	EZ 3 RESERVE PRICE RM250,000.00 SEREMBAN  Apartment (Approx. 936 square feet) Unit No. A-3-16, Blok A, Tinta Residensi, Taman Nada Bidara, 71950 Labu, Negeri Sembilan. Assignor(s) : Enoch A/L Ramasamy Solicitor : M/S YH Teh & Quek (Tel: 03-26988181) ISLAMIC
EZ 4 RESERVE PRICE RM250,000.00 SEREMBAN  Apartment (Approx. 936 square feet) No. A-4-15, Blok A, Tinta Residensi, Jalan Nada Bidara 4, Taman Nada Bidara, 71950 Seremban, Negeri Sembilan. Assignor(s) : Norsaliza Binti Kamarudin, Nur Azlieza Shafiqah Binti Norzazlin & Norzazlin Bin Mustafah Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415) ISLAMIC	EZ 5 RESERVE PRICE RM250,000.00 SEREMBAN  Apartment (Approx. 936 square feet) No. A-3-14, Blok A, Tinta Residensi, Jalan Nada Bidara 4, Taman Nada Bidara, 71950 Seremban, Negeri Sembilan. Assignor(s) : Muhammad AL Afnan Bin Abu Bakar Solicitor : M/S YH Teh & Quek (Tel: 03-26988181) ISLAMIC	EZ 6 RESERVE PRICE RM250,000.00 SEREMBAN  Apartment (Approx. 936 square feet) No. B-2-15, Blok B, Tinta Residensi, Jalan Nada Bidara 4, Taman Nada Bidara, 71950 Seremban, Negeri Sembilan. Assignor(s) : Uswatunkhasana Binti Salam Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415) ISLAMIC
EZ 7 RESERVE PRICE RM50,000.00 NILAI  Apartment (Approx. 645 square feet) Unit No. SA1-6-1F, Blok SA1, Nilai Perdana Shop Apartments, Taman Nilai Perdana, 71800 Nilai, Negeri Sembilan. Assignor(s) : Azahri Bin Adam & Mohammad Johari Bin Ghalim Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415) ISLAMIC	EZ 8 RESERVE PRICE RM365,000.00 MELAKA  2 Bedroom Apartment (Approx. 904 square feet) 3A-8, Residensi Merak Kayangan, Jalan M 9A, 75450 Melaka. Assignor(s) : Hong Mei Yin Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) 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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MOHD NIZAM BIN MOHD SHARIF (PJUK)
LICENSED AUCTIONEER