

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 MONDAY, THE 29TH DAY OF JUNE 2026 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prospective bidders should note that any properties listed as available for auction sale herein may at the anytime be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever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.

<p>EZ 1 RESERVE PRICE RM174,000.00 SEREMBAN</p>  <p>Apartment (Approx. 1,033 square feet) No. M3-19-6, Blok M3, Prima Seremban Sentral, Jalan Prima 1, 70000 Seremban, Negeri Sembilan. Assignor(s) : Md Jazrin Bin Md Diah Solicitor : M/S S.N. Yap & Associates (Tel: 03-26972282)</p> <p style="text-align: right;">ISLAMIC</p>	<p>EZ 2 RESERVE PRICE RM207,000.00 SEREMBAN</p>  <p>Three Bedroom Apartment (Approx. 936 square feet) Unit No. C-2-6, Block C, Tinta Residensi, Jalan Nada Bidara 4, Taman Nada Bidara, 71950 Seremban, Negeri Sembilan. Assignor(s) : Muhammad Fitri Bin Saharrani & Nur Najwa Anis Binti Samsudin Solicitor : M/S YH Teh & Quek (Tel: 03-26988181)</p> <p style="text-align: right;">ISLAMIC</p>	<p>EZ 3 RESERVE PRICE RM204,200.00 MELAKA</p>  <p>Three Bedroom Service Apartment (Approx. 854 square feet) No. A-19-1, Blok A, Puncak Muzaffar, Jalan MH Utama, Taman Muzaffar Heights, 75450 Hang Tuah Jaya, Melaka. Assignor(s) : Loo Kong Hiong Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)</p>
<p>EZ 4 RESERVE PRICE RM270,000.00 MELAKA</p>  <p>Studio Service Apartment (Approx. 461 square feet) T1-16-02, The Shore, No. 193, Pinggiran @ Sungai Melaka, Jalan Persisiran Bunga Raya, 75100 Melaka. Assignor(s) : Tok Khoon Siang & Lim Pei Pei (F) Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)</p>	<p>EZ 5 RESERVE PRICE RM154,300.00 MELAKA</p>  <p>Three Bedroom Apartment (Approx. 865 square feet) B-15-16, Block B, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka. Assignor(s) : Ahmad Azzumar Bin Abdullah & Natasha Azura Binti Mohd Adnan Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) Note : BUMIPUTRA LOT</p> <p style="text-align: right;">ISLAMIC</p>	<p>EZ 6 RESERVE PRICE RM102,100.00 KLEBANG</p>  <p>3 Bedroom First Floor Low Cost Terrace Town House (Approx. 1,200 square feet) No. 26A, Jalan LP 3, Taman Limbongan Permai, Klebang Kechil, 75200 Melaka. Assignor(s) : Mazleen Binti Abdullah & Abdullah Bin Mohd Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) Note : BUMIPUTRA LOT (KOD A)</p>
<p>EZ 7 RESERVE PRICE RM85,200.00 BUKIT KATIL</p>  <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> <p style="text-align: right;">ISLAMIC</p>		

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