

# 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(S) WILL SELL THE PROPERTIES DESCRIBED BELOW BY :-

## PUBLIC AUCTION ON FRIDAY, THE 13TH DAY OF MARCH, 2020 AT 10.30 A.M. AT THE AUCTION ROOM OF MESSRS ESZAM AUCTIONEER SDN BHD SUITE F1/15, 1ST FLOOR, LUCKY PLAZA, JALAN DATO' LEE FONG YEE, 70000 SEREMBAN, NEGERI SEMBILAN DARUL KHUSUS.

**NOTE:** THE PHOTOGRAPHS SHOWN HEREIN ARE SOLELY FOR GENERAL IDENTIFICATION. THE ASSIGN/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PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT THE ANYTIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE/BANK OR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER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.

### FEATURED PROPERTIES

EZ 1	RESERVE PRICE RM42,000.00	NILAI
	<p>Apartment (Approx. 700 sqft) No. SA2-3-2B, Block SA2, Nilai Perdana Shop Apartments, Taman Nilai Perdana, 71800 Nilai, Negeri Sembilan. Assignor(s) : Zaini Bin Abu Hassan &amp; Zalina Binti Othman Solicitor : M/S Tan Norizan &amp; Associates (Tel: 03-76100170)</p>	

EZ 2	RESERVE PRICE RM95,000.00	MELAKA
	<p>An Intermediate 3 Bedroom First Floor Low Cost Terrace Town House (Approx. 700 sqft) No. 8A, Jalan LP 4, Taman Limbongan Permai, Klebang Kecil, 75200 Melaka. Assignor(s) : Jasni Bin Mohamad &amp; Yatimma Binti Halil Solicitor : M/S Rohani Soon &amp; Associates (Tel: 06-2848213) Note : KOD A ISLAMIC</p>	

EZ 3	RESERVE PRICE RM95,000.00	MELAKA
	<p>An Intermediate 3 Bedroom First Floor Low Cost Terrace Town House (Approx. 700 sqft) No. 3A, Jalan LP 10, Taman Limbongan Permai, Klebang Kecil, 75200 Melaka. Assignor(s) : Nor Emina Yanti Binti Ramli &amp; Badrulhisham Bin Amzah Solicitor : M/S Rohani Soon &amp; Associates (Tel: 06-2848213) Note : KOD A &amp; Bumiputera ISLAMIC</p>	

EZ 4	RESERVE PRICE RM95,000.00	MELAKA
	<p>Ground Floor 3 Bedroom Low Cost Flat (Approx. 700 sqft) No. J-G-7, Block J (Dahlia), Rumah Pangsa Taman Tasik Utama, Jalan TU 61, Taman Tasik Utama, Ayer Keroh, 75450 Hang Tuah Jaya, Melaka. Assignor(s) : Munusamy A/L Balaraj Solicitor : M/S Rohani Soon &amp; Associates (Tel: 06-2848213)</p>	

PARTICULAR OF THE PROPERTY WAS BASED ON VALUATION REPORT AND FACILITY AGREEMENT WHICH TO THE BEST OF OUR KNOWLEDGE IS TRUE, HOWEVER BIDDERS SHOULD CONDUCT AN OFFICIAL SEARCH ON THE PARENT TITLE OF THE SUBJECT PROPERTY AT THE LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES AND NOT TAKE THE PARTICULARS AS CONCLUSIVE. ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE

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|---|---|
| A) READ AND FULLY UNDERSTAND ALL THE TERMS AND CONDITIONS OF SALE HEREIN;   | H) MAKE NECESSARY ENQUIRIES WITH THE RELEVANT AUTHORITIES AND THE DEVELOPER ON THE RESTRICTION-IN-INTEREST, TERMS AND CONDITIONS OF CONSENT TO THE SALE HEREIN; AND |
| B) CONDUCT AN OFFICIAL SEARCH ON THE PARENT TITLE OF THE SUBJECT PROPERTY AT THE LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES; | I) THE SUBJECT PROPERTY IS SOLD ON "AS IS WHERE IS" BASIS.  |
| C) INSPECT THE SUBJECT PROPERTY;  | J) THE ASSIGNEE BANK IS NOT RESPONSIBLE IN OBTAINING ANY CONSENT FROM THE DEVELOPER AND/OR STATE AUTHORITIES OR RELEVANT BODIES PRIOR OR AFTER THE AUCTION SALE.    |
| D) VERIFY PERTINENT PARTICULARS OF THE DOCUMENTS;   | K) CHECK AND VERIFY WHETHER THIS SALE IS SUBJECT TO ANY TAX LIABILITY UNDER THE GOVERNMENT TAX.   |
| E) VERIFY THE POSTAL ADDRESS OF THE SUBJECT PROPERTY WITH THE DEVELOPER;  |   |
| F) CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLE FOR THE SUBJECT PROPERTY WITH DEVELOPER;                                  |   |
| G) SEEK LEGAL ADVICE ON THE TERMS AND CONDITIONS OF SALE HEREIN;  |   |

**RESERVE PRICE:** THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, SEPARATELY, TO THE RESPECTIVE RESERVED PRICE, CONDITIONS OF SALE AND SUBJECT TO CONSENT BEING OBTAINED BY THE PURCHASER(S) FROM THE DEVELOPER(S)/LAND OWNER(S) AND OTHER RELEVANT AUTHORITIES, (IF ANY)

**DEPOSIT:** ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT 10% OF THE FIXED 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). THE BALANCE OF THE PURCHASE PRICE IS TO BE SETTLED WITHIN 90 DAYS. FOR FURTHER PARTICULARS, PLEASE CONTACT THE SOLICITORS OR THE UNDERMENTIONED AUCTIONEER.

#### ORGANIZED BY



**ESZAM AUCTIONEER SDN. BHD. (760902-H)**  
NO. 14, 1ST FLOOR,  
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**MOHD NIZAM BIN MOHD SHARIF (PJK)**  
LICENSED AUCTIONEER