

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 23RD DAY OF MAY 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prospective bidders should note that any properties listed as available for auction sale herein may at the anytime be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever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 RM270,000.00 SEREMBAN  Apartment (Approx. 926 square feet) Unit No. A-1-3A, Pangsapuri Kalista 2, Jalan S2 G3, Seksyen G, Seremban 2, 70300 Seremban, Negeri Sembilan. Assignor(s) : Daliana Binti Mohd Dasuki Solicitor : M/S YH Teh & Quek (Tel: 03-26988181) ISLAMIC	EZ 2 RESERVE PRICE RM319,500.00 SEREMBAN  Apartment (Approx. 926 square feet) Unit No. A-12-08, Pangsapuri Kalista 2, Jalan S2 G3, Seksyen G, Seremban 2, 70300 Seremban, Negeri Sembilan. Assignor(s) : They Choon Hock Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415) ISLAMIC	EZ 3 RESERVE PRICE RM243,000.00 SEREMBAN  Single Storey Terraced House (Approx. 143 square metre) No. 1287, Jalan BSS 2/5J, Bandar Seremban Selatan, 71450 Seremban, Negeri Sembilan. Assignor(s) : Kunarajan A/L Palanisamy & Hema A/P Sinnathamby Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415)
EZ 4 RESERVE PRICE RM310,000.00 SEREMBAN  Apartment (Approx. 113 square metre) No. M6-9-1, Blok M6, Prima Seremban Sentral, Jalan Prima 1, 70000 Seremban, Negeri Sembilan. Assignor(s) : Mohd Faathir Bin A Aziz & Norshalina Binti Rasheed Rozario Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415) ISLAMIC	EZ 5 RESERVE PRICE RM1,350,000.00 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)	EZ 6 RESERVE PRICE RM110,000.00 MANTIN  Vacant Residential Detached Lot (Approx. 8,578 square feet) Lot 18990, College Heights Garden Resort, Pajam, 71700 Mantin, Negeri Sembilan Assignor(s) : Ezareen Bin Turis Solicitor : M/S YH Teh & Quek (Tel: 03-26988181) Note : UNIT BUMIPUTRA
EZ 7 RESERVE PRICE RM250,000.00 MANTIN  First Floor Townhouse (Approx. Approx. 92 square metre) No. 94-2, Jalan Bukit Mantin 11, Taman Bukit Mantin, 71700 Mantin, Negeri Sembilan. Assignor(s) : Puwaneswari A/P Selvaraj Solicitor : M/S YH Teh & Quek (Tel: 03-26988181) ISLAMIC	EZ 8 RESERVE PRICE RM80,000.00 KLEBANG  3 Bedroom Ground Floor Low Cost Terrace Town House (Approx. 700 square feet) No. 29, Jalan LP 13, Taman Limbongan Permai, Klebang Kecil, 75200 Melaka. Assignor(s) : Sawiyah Binti Rahim & Mohd Fazlin Bin Lukman Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) Note : BUMIPUTRA'S PURCHASERS ONLY (KOD A) ISLAMIC	EZ 9 RESERVE PRICE RM353,000.00 MELAKA  <div style="text-align: center; font-size: 2em; color: red; font-weight: bold;">CALL OFF</div>
EZ 10 RESERVE PRICE RM241,000.00 MELAKA  <div style="text-align: center; font-size: 2em; color: red; font-weight: bold;">CALL OFF</div>	EZ 11 RESERVE PRICE RM64,000.00 ALOR GAJAH  Three Bedroom Condominium (Approx. 1,417 square feet) Unit No. B2/16-10A, Villa D' Savoy Condopark, Jalan Kemus, Simpang Empat, 78000 Alor Gajah, Melaka. Assignor(s) : Tok Gan Seh (Deceased) Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)	EZ 12 RESERVE PRICE RM88,000.00 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 Empat, 78000 Alor Gajah, Melaka. Assignor(s) : Malayan Real Property Sdn Bhd Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)

For further particulars, please contact the respective Solicitor(s) or the undermentioned Auctioneer :-



ESZAM AUCTIONEER SDN. BHD. (760902-H)
 NO. 14, 1ST FLOOR,
 JALAN DATO' LEE FONG YEE,
 70000 SEREMBAN,
 NEGERI SEMBILAN DARUL KHUSUS.

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MOHD NIZAM BIN MOHD SHARIF (PJK)
 LICENSED AUCTIONEER

EZ 13 RESERVE PRICE RM230,000.00 ALOR GAJAH



Ground Floor Cluster House
(Approx. 790.50 square feet)
No. 44, Jalan 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 14 RESERVE PRICE RM692,600.00 RAWANG



Double (2) Storey Corner Terraced
House (Approx. 3,154 square feet)
No. 45, Jalan KE 11/2, Kota Emerald,
48000 Rawang, Selangor.
Assignor(s) : Ang Wei Ti
Solicitor : M/S Wan Chin & Co
(Tel: 03-56328845)

ISLAMIC

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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 :-



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