

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 TUESDAY, THE 26TH DAY OF MAY 2026 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever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 RM198,000.00	SEREMBAN
	Apartment (Approx. 936 square feet) Unit No. B-2-16, Blok B, Tinta Residensi, Jalan Nada Bidara 4, Taman Nada Bidara, 71950 Seremban, Negeri Sembilan. Assignor(s) : Shahmil Nizairi Bin Badarulzaman & Siti Mariam Binti Mohamad Ali Solicitor : M/S YH Teh & Quek (Tel: 03-26988181)	ISLAMIC
EZ 2	RESERVE PRICE RM250,000.00	LABU
	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 S.N. Yap & Associates (Tel: 03-26972282)	ISLAMIC
EZ 3	RESERVE PRICE RM50,000.00	NILAI
	Apartment (Approx. 645 square feet) Unit No. SA1-6-1F, Block 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 4	RESERVE PRICE RM126,000.00	MELAKA
	3 Bedroom First Floor Low Cost Terrace Town House (Approx. 1,200 square feet) No. 26A, Jalan LP 3, Taman Limbongan Permai, Klebang Kecil, 75200 Melaka. Assignor(s) : Mazleen Binti Abdullah & Abdullah Bin Mohd Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) Note : BUMIPUTRA LOT	ISLAMIC
EZ 5	RESERVE PRICE RM257,400.00	MELAKA
	Three Bedroom Condominium (Approx. 1,069 square feet) C-08-06, 8th Floor, Admiral Residences, Jalan KLJ2, Kota Laksamana, 75200 Melaka. Assignor(s) : Abdul Rasyid Bin Nekmat & Nur Farah Ain Zulaika Binti Kamalrudin Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) Note : BUMIPUTRA LOT	ISLAMIC
EZ 6	RESERVE PRICE RM295,300.00	BERTAM
	Three Bedroom Service Suites (Approx. 1,011 square feet) 11-09, 11th Floor, Residensi Bertam Malim Ria, Bertam, 75260 Melaka. Assignor(s) : Yong Jiun Wei Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)	ISLAMIC
EZ 7	RESERVE PRICE RM365,000.00	MELAKA
	Two Bedroom Apartment (Approx. 904 square feet) 3A-8, Jalan M 9A, Pangsapuri Residense Merak Kayangan, 75450 Bukit Baru, Melaka. Assignor(s) : Hong Mei Yin Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)	ISLAMIC
EZ 8	RESERVE PRICE RM105,100.00	BUKIT KATIL
	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)	ISLAMIC
EZ 9	RESERVE PRICE RM650,000.00	PAYA RUMPUT
	Double Storey Detached House (Approx. 4,500 square feet) No. 25, Jalan Dahlia 2, Taman Paya Rumput Perdana, 76450 Paya Rumput, Melaka. Assignor(s) : Rina Binti Harun Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) Note : BUMIPUTRA LOT (KOD A)	ISLAMIC
EZ 10	RESERVE PRICE RM220,000.00	MELAKA
	Cluster Townhouse Upper Floor (Approx. 790.50 square feet) No. 37-1, Jalan Puncak Kasa Height 7, Taman Puncak Kasa Height, 78000 Alor Gajah, Melaka. Assignor(s) : Mohamad Azizi Bin Nasarudin 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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LICENSED AUCTIONEER