

# 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 07TH DAY OF SEPTEMBER, 2020 AT 2.30 P.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PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT THE ANYTIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE/BANK OR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER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 RM67,500.00	SEREMBAN	EZ 2	RESERVE PRICE RM72,000.00	SEREMBAN	EZ 3	RESERVE PRICE RM95,000.00	NILAI
	Low Cost Apartment Unit (Approx. 635 square feet) No. 23-3-06, Block Dahlia I, Garden Avenue, Seremban 2, 70300 Seremban, Negeri Sembilan. Assignor(s) : Kathiresan A/L M. Balakarsinan Solicitor : M/S YH Teh & Quek (Tel: 03-26988181)			Low Cost Apartment Unit (Approx. 635 square feet) No. Dahlia H, 22-3-12, Jalan S2 G5, Garden Avenue, Seremban 2, 70300 Seremban, Negeri Sembilan. Assignor(s) : Sarawan A/L Thangasamy Solicitor : M/S YH Teh & Quek (Tel: 03-26988181)			Apartment Unit (Approx. 753 square feet) No. IB-G.19, Ground Floor, Block B, Jalan Mekanikal 2, Taman Nilai 3, 71800 Nilai, Negeri Sembilan. Assignor(s) : Sumathy @ Vasumathy A/P V. Bachu Solicitor : M/S YH Teh & Quek (Tel: 03-26988181)	

EZ 4	RESERVE PRICE RM60,000.00	MELAKA
	3 Bedroom Low Cost Flat Unit (Approx. 645.75 square feet) No. A-2-8, 2nd Floor, Block A, Rumah Pangsa Taman Sutera Wangi, Batu Berendam, 75350 Hang Tuah Jaya, Melaka. Assignor(s) : Mohd Imran Bin Abdul Razak & Misah Binti Nor Solicitor : M/S Koh Kim Leng & Co (Tel: 06-2832323) ISLAMIC	

EZ 5	RESERVE PRICE RM 90,000.00	MELAKA
	An Intermediate 1st Floor Low Cost Townhouse (Approx. 625 square feet) No. 17A, Jalan SI 22, Taman Saujana Indah, Bukit Katil, 75450 Hang Tuah Jaya, Melaka. Assignor(s) : Zainudin Bin Md Nor & Suhaila Binti Mat Idris Solicitor : M/S Azhar & Wong (Tel: 03-26023898) Note : Bumiputra Unit (Kod A)	

EZ 6	RESERVE PRICE RM100,000.00	MELAKA
	3-Bedroom 1st Floor Low Cost Terrace Townhouse (Approx. 700 square feet) No. 48A, Jalan LP 5, Taman Limbongan Permai, Klebang Kecil, 75200 Melaka. Assignor(s) : Fauziah Binti Sabtu & Mohd Ariff Bin Abdul Aziz Solicitor : M/S Azhar & Wong (Tel: 03-26023898) Note : Bumiputra Purchasers Only (Kod A) ISLAMIC	

EZ 7	RESERVE PRICE RM100,000.00	MELAKA
	An Intermediate Ground Floor Low Cost Townhouse (Approx. 708 square feet) No. 33, Jalan SI 28, Taman Saujana Indah, Bukit Katil, 75450 Hang Tuah Jaya, Melaka. Assignor(s) : Junaidah Binti Adam Solicitor : M/S Azhar & Wong (Tel: 03-26023898) Note : Bumiputra Unit (Kod A)	

EZ 8	RESERVE PRICE RM100,000.00	MELAKA
	An Intermediate Unit 3 Bedroom Ground Floor Low Cost Terrace Town House (Approx. 700 square feet) No. 48, Jalan LP 14, Taman Limbongan Permai, Klebang Kecil, 75200 Melaka. Assignor(s) : Zuliana Binti Zafhab Solicitor : M/S Koh Kim Leng & Co (Tel: 06-2832323) Note : Bumiputra Purchasers Only (Kod A) ISLAMIC	

EZ 9	RESERVE PRICE RM108,000.00	MELAKA
	An Intermediate Unit 3 Bedroom Ground Floor Low Cost Terrace Town House (Approx. 700 square feet) No. 37, Jalan LP 13, Taman Limbongan Permai, Klebang Besar, 75200 Melaka. Assignor(s) : Rosni Binti Sahab & Sipah Binti Osman Solicitor : M/S Koh Kim Leng & Co (Tel: 06-2832323) Note : Bumiputra Purchasers Only (Kod A) ISLAMIC	

EZ 10	RESERVE PRICE RM250,000.00	MELAKA
	2 Bedrooms Resort Apartment (Approx. 722.47 square feet) No. A-10-18, 10th Floor, Amari Villa (Block A), Bayou Lagoon Park Resort, Bukit Katil, 75450 Hang Tuah Jaya, Melaka. Assignor(s) : Teo Teng Tat Solicitor : M/S Koh Kim Leng & Co (Tel: 06-2832323) ISLAMIC	

EZ 11	RESERVE PRICE RM280,000.00	MELAKA
	A Ground Floor Shop Unit (Approx. 1,760 square feet) No. 100, Jalan Pegaga, Taman Merdeka, Batu Berendam, 75350 Melaka. Assignor(s) : Mohd Rozi Bin Abd Aziz Solicitor : M/S Koh Kim Leng & Co (Tel: 06-2832323) Note : Kod A	

EZ 12	RESERVE PRICE RM400,000.00	MELAKA
	Three Bedroom Condominium (Approx. 1,375 square feet) No. 21-B, Level 21, High Rise Condominium, Kondominium Klebang Delima, Klebang Besar, 75200 Melaka. Assignor(s) : Zainal Fikri Bin Ahmad Solicitor : M/S Azhar & Wong (Tel: 03-26023898)	

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 TAKES THE PARTICULARS AS CONCLUSIVE. ALL INTENDING BIDDERS ARE ADVISED TO AD HERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE

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| <p>A) READ AND FULLY UNDERSTAND ALL THE TERMS AND CONDITIONS OF SALE HEREIN;<br/>B) CONDUCT AN OFFICIAL SEARCH ON THE PARENT TITLE OF THE SUBJECT PROPERTY AT THE LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES;<br/>C) INSPECT THE SUBJECT PROPERTY;<br/>D) VERIFY PERTINENT PARTICULARS OF THE DOCUMENTS;<br/>E) VERIFY THE POSTAL ADDRESS OF THE SUBJECT PROPERTY WITH THE DEVELOPER,<br/>F) CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLE FOR THE SUBJECT PROPERTY WITH DEVELOPER;<br/>G) SEEK LEGAL ADVICE ON THE TERMS AND CONDITIONS OF SALE HEREIN;</p> | <p>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<br/>I) THE SUBJECT PROPERTY IS SOLD ON "AS IS WHERE IS" BASIS.<br/>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.<br/>K) CHECK AND VERIFY WHETHER THIS SALE IS SUBJECT TO ANY TAX LIABILITY UNDER THE GOVERNMENT TAX.</p> |
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**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 FUTHER PARTICULARS, PLEASE CONTACT THE SOLICITORS OR THE UNDERMENTIONED AUCTIONEER.

### ORGANIZED BY

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

☎ 016-6639786 / 06-7629786  
☎ 06-7616986  
✉ eszamauctioneer@yahoo.com  
🌐 www.eszamauctioneer.com

**MOHD NIZAM BIN MOHD SHARIF (PJK)**  
LICENSED AUCTIONEER

