

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 19TH DAY OF APRIL 2024 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prospective bidders should note that any properties listed as available for auction sale herein may at the anytime be withdrawn from the auction sale without Any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever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.

EZ 1 RESERVE PRICE RM189,600.00 SEREMBAN



Apartment Unit
(Approx. 873 square feet)
Unit No. A-7-07, Pangsapuri Safira,
Persiaran S2 / E1, Seksyen E, Seremban 2,
70300 Seremban, Negeri Sembilan.
Assignor(s) : Arun Kumar A/L Gopal &
Gayathri A/P Marimuthu
Solicitor : M/S YH Teh & Quek
(Tel: 03-26988181)

ISLAMIC

EZ 2 RESERVE PRICE RM365,000.00 SEREMBAN



Apartment
(Approx. 1,076 square feet)
Unit No. A-10-12, Pangsapuri Kalista 2,
Jalan S2 G3, Seksyen G, Seremban 2,
70300 Seremban, Negeri Sembilan.
Assignor(s) : Nareshpal Singh A/L Bahader Singh
& Pramela Rani A/P S. Nantha
Kumar
Solicitor : M/S YH Teh & Quek
(Tel: 03-26988181)

ISLAMIC

EZ 3 RESERVE PRICE RM220,000.00 SEREMBAN



Apartment
(Approx. 839 square feet)
No. M7-7-8, Block M7, Prima Seremban
Sentral, Jalan Prima 1, 70000 Seremban,
Negeri Sembilan.
Assignor(s) : Quzayr Syavill Bin Sukor
Solicitor : M/S YH Teh & Quek
(Tel: 03-26988181)

ISLAMIC

EZ 4 RESERVE PRICE RM130,000.00 PORT DICKSON



Condominium
(Approx. 755 Square Feet)
No. 2-3A-H, 4th Floor, Block 2, Sunshine Bay
Resort, Persiaran Pantai, Off KM 2.5,
Jalan Pantai, 71000 Port Dickson,
Negeri Sembilan.
Assignor(S) : Rosni Binti Md Aris (Deceased)
The Representative For The
Estate Of, Yusalni Bin Supian
(Deceased)
Solicitor : M/S YH Teh & Quek
(Tel: 03-26988181)

EZ 5 RESERVE PRICE RM60,000.00 NILAI



CALL OFF

EZ 6 RESERVE PRICE RM140,000.00 MELAKA



**3 Bedroom Ground Floor Low Cost Terrace
Town House**
(Approx. 700 square feet)
No. 4, Jalan LP 8, Taman Limbongan Permai,
Klebang Kecil, 75200 Melaka.
Assignor(s) : Mohd Noor Hazbir Bin Mahat &
Rahimi Binti Abd Rahim
Solicitor : M/S Thomas Ong Leong &
Associates
(Tel: 03-77841833)
Note : **Bumiputra Purchaser(s) only**
ISLAMIC

EZ 7 RESERVE PRICE RM140,000.00 MELAKA



**3 Bedroom First Floor Low Cost Terrace
Town House**
(Approx. 700 square feet)
No. 14A, Jalan LP 4, Taman Limbongan Permai,
Klebang Kecil, 75200 Melaka.
Assignor(s) : Haira Linda Binti Abu Bakar
Solicitor : M/S Thomas Ong Leong &
Associates
(Tel: 03-77841833)
Note : **Bumiputra Purchaser(s) only**
ISLAMIC

EZ 8 RESERVE PRICE RM400,000.00 MELAKA



Three Bedroom High Rise Condominium Unit
(Approx. 1,375 square feet)
No. 21-B, Level 21, High Rise Block,
Kondominium Klebang Delima, Klebang,
75200 Melaka.
Assignor(s) : Zainal Fikri Bin Ahmad
Solicitor : M/S Thomas Ong Leong &
Associates
(Tel: 03-77841833)

EZ 9 RESERVE PRICE RM317,200.00 MELAKA



Studio Service Apartment Unit
(Approx. 667 square feet)
T1-29-01 (R.29.001), The Shore, No. 193,
Pinggiran @ Sungai Melaka,
Jalan Persisiran Bunga Raya, 75100 Melaka.
Assignor(s) : Chua Lim Yeow
Solicitor : M/S Thomas Ong Leong &
Associates
(Tel: 03-77841833)

EZ 10 RESERVE PRICE RM411,500.00 MELAKA



2 Bedroom Service Apartment Unit
(Approx. 1,131 square feet)
No. A-10-01, 10th Floor, Tower A,
Kondominium Kota Laksamana Jaya,
Taman Kota Laksamana Jaya, 75200 Melaka.
Assignor(s) : Siow Wei Cong
Solicitor : M/S Thomas Ong Leong &
Associates
(Tel: 03-77841833)

EZ 11 RESERVE PRICE RM427,500.00 MELAKA



2 Bedroom Service Apartment Unit
(Approx. 1,131 square feet)
No. A-10-01, 10th Floor, Tower A,
Kondominium Kota Laksamana Jaya,
Taman Kota Laksamana Jaya, 75200 Melaka.
Assignor(s) : Lim Kim Siang
Solicitor : M/S Thomas Ong Leong &
Associates
(Tel: 03-77841833)

EZ 12 RESERVE PRICE RM360,000.00 MELAKA



Three Bedroom Condominium
(Approx. 1,069 square feet)
B-10-09, 10th Floor, Admiral Residences,
Jalan KLJ 2, Kota Laksamana, 75200 Melaka.
Assignor(s) : Christopher Langang &
Christina Dewat Anak Intai
Solicitor : M/S Thomas Ong Leong &
Associates
(Tel: 03-77841833)

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EZ 13 RESERVE PRICE **RM267,000.00** MELAKA

3 Bedroom Apartment
(Approx. 865 square feet)
B-18-07, Storey No. 18, Block B,
Residensi Seri Serindit, 75050 Melaka.
Assignor(s) : Badrul Hisyam Bin Mohd Zain
Solicitor : M/S Thomas Ong Leong &
Associates (Tel: 03-77841833)

ISLAMIC

EZ 14 RESERVE PRICE **RM265,000.00** MELAKA

3 Bedroom Apartment
(Approx. 865 square feet)
B-17-06, Storey No. 17, Block B,
Residensi Seri Serindit, 75050 Melaka.
Assignor(s) : Azizi Bin Md Jais &
Junaidah Binti Ahmad
Solicitor : M/S Thomas Ong Leong &
Associates (Tel: 03-77841833)

ISLAMIC

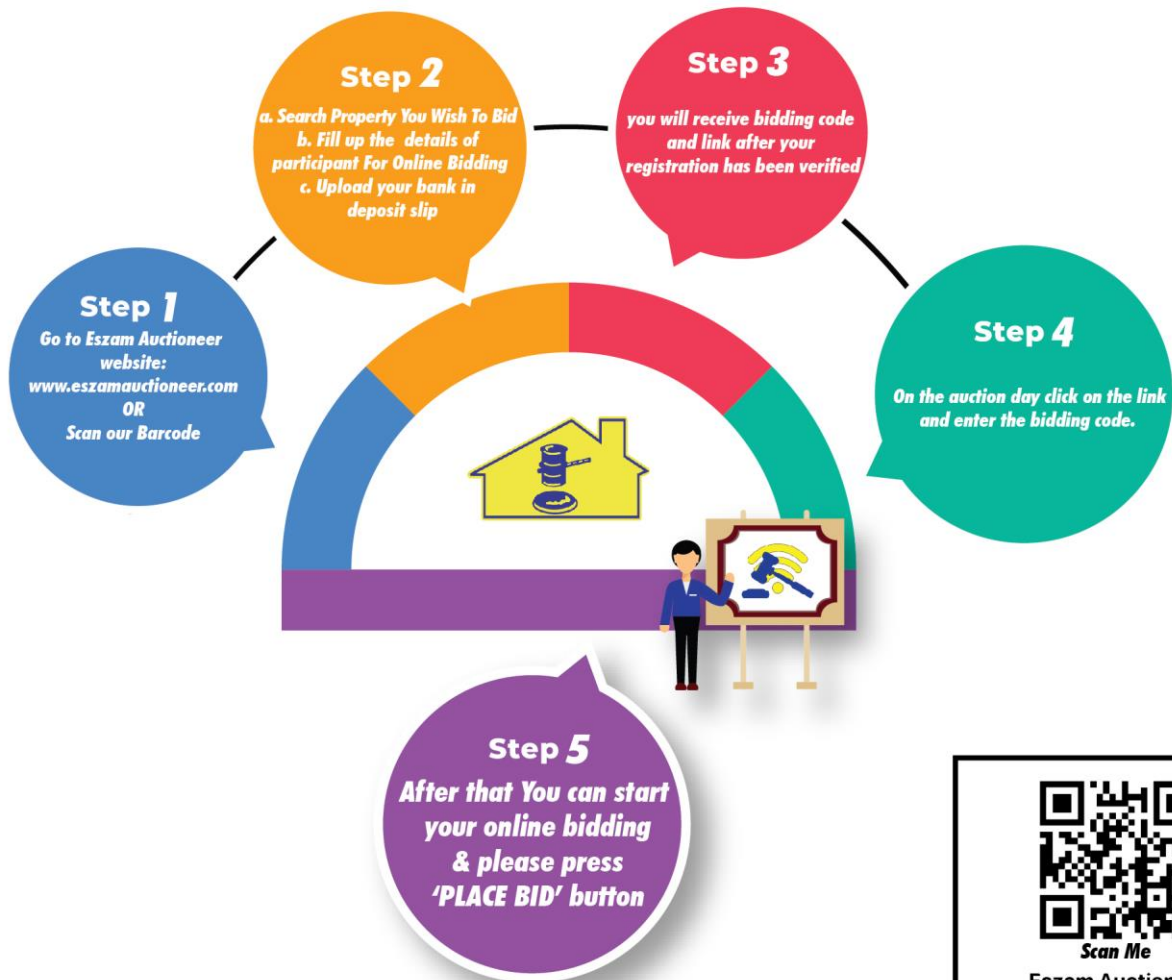
EZ 15 RESERVE PRICE **RM269,000.00** MELAKA

3 Bedroom Apartment
(Approx. 865 square feet)
B-19-04, Storey No. 19, Block B,
Residensi Seri Serindit, 75050 Melaka.
Assignor(s) : Muhamad Fitri Bin
Muhamad Zin
Solicitor : M/S Thomas Ong Leong &
Associates (Tel: 03-77841833)

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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 :-

ESZAM AUCTIONEER SDN. BHD. (760902-H)
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MOHD NIZAM BIN MOHD SHARIF (PJK)
LICENSED AUCTIONEER

