

# 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 THURSDAY, THE 03RD DAY OF APRIL 2025 AT 10.30 A.M.**

**AUCTION VIA ONLINE BIDDING**

**AT [www.eszamauctioneer.com](http://www.eszamauctioneer.com) (eZ2Bid)**

The prospective bidders may submit bids for the property by online via [www.eszamauctioneer.com](http://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](http://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prospective bidders should note that any properties listed as available for auction sale herein may at the anytime be withdrawn from the auction sale without Any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever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 <b>RM105,000.00</b> SEREMBAN	EZ 2 RESERVE PRICE <b>RM175,000.00</b> MANTIN	EZ 3 RESERVE PRICE <b>RM220,500.00</b> MANTIN
 <b>CALL OFF</b>	 Apartment Unit (Approx. 1,033 Square Feet) No. B-5-5, Blok B, Citra Embun, Jalan Bukit Citra 10/2, Taman Bukit Citra, 71700 Mantin, Negeri Sembilan. Assignor(s) : Mohamad Azam Bin Mohamed Adnan & Farah Wahida Binti Md Yatim Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415) <b>ISLAMIC</b>	 <b>CALL OFF</b>

EZ 4 RESERVE PRICE <b>RM379,100.00</b> MELAKA	EZ 5 RESERVE PRICE <b>RM79,000.00</b> MELAKA
 Double Storey Terrace House (Approx. 1,540 square feet) No. 16, Jalan Krubong Heights 13, Taman Krubong Heights, 75260 Melaka. Assignor(s) : Chow Jie Feng Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) <b>ISLAMIC</b>	 3 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)

**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](http://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)**  
NO. 14, 1ST FLOOR,  
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70000 SEREMBAN,  
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**MOHD NIZAM BIN MOHD SHARIF (PJK)**  
LICENSED AUCTIONEER