

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 13TH DAY OF DECEMBER 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

VIA ONLINE BIDDING

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prospective bidders should note that any properties listed as available for auction sale herein may at the anytime be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the assignee/bank or our agents shall incur any liability whatsoever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 RM360,000.00	SEREMBAN
	<p>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) : Naresphal Singh A/L Bahader Singh & Pramela Rani A/P S. Nantha Kumar Solicitor : M/S YH Teh & Quek (Tel: 03-26988181) ISLAMIC</p>	
	<p>First Floor Townhouse (Approx. 750 square feet) No. 614, Jalan Jasmin 8, Taman Jasmin, Senawang, 70450 Seremban, Negeri Sembilan. Assignor(s) : Norarzalina Binti Mohamad Ali Solicitor : M/S YH Teh & Quek (Tel: 03-26988181)</p>	
	<p>Double Storey Detached House (Approx. 5,813 Square Feet) No. 1024, Lorong Lavender Heights 27/2, Taman Lavender Heights, 70450 Seremban, Negeri Sembilan. Assignor(s) : Zolkifli Bin Ruslan & Mimi Dariah Binti Md. Din Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415) Note : Lot Bumiputra ISLAMIC</p>	
EZ 4	RESERVE PRICE RM115,000.00	NILAI
	<p>Apartment (Approx. 807 square feet) Unit No. C-7-32, Block C, Desa Palma Apartment, Putra Nilai, 71800 Nilai, Negeri Sembilan Assignor(s) : Sofiah Binti Othman (Deceased) Solicitor : M/S YH Teh & Quek (Tel: 03-26988181)</p>	
	<p>An Intermediate Single Storey Terraced House (Approx. 1,200 square feet) No. 187, Jalan Seri Mambau A8, Taman Seri Mambau, 70300 Seremban, Negeri Sembilan. Assignor(s) : Norbalan A/L Narayana Pillai & Vjaya A/P Velu Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel: 03-56310415)</p>	
	<p>Studio Service Apartment (Approx. 450 square feet) Unit No. B-16-03, Hatten @ Melaka Raya, Jalan Syed Abdul Aziz, 75000 Melaka. Assignor(s) : Lim Wee Meng Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833)</p>	
EZ 7	RESERVE PRICE RM135,000.00	MELAKA
	<p>An Intermediate Unit 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 Purchaser(S) Only (Kod A) ISLAMIC</p>	
	<p>3 Bedroom Service Apartment (Approx. 1,087 square feet) C-11-03, Block C, Pangsapuri Tun Perak @ Sungai Melaka, Jalan Tun Perak, 75300 Melaka. Assignor(s) : Yap Chuan Heung & Low Pei Chin Solicitor : M/S Thomas Ong Leong & Associates (Tel: 03-77841833) ISLAMIC</p>	

HongLeong Bank
 HongLeong Islamic Bank

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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MOHD NIZAM BIN MOHD SHARIF (PJK)
LICENSED AUCTIONEER