

PROCLAMATION OF SALE
PUBLIC AUCTION
ON TUESDAY, THE 30TH DAY OF JULY, 2024 AT 11.30 A.M.
VIA ONLINE BIDDING



At www.eszamauctioneer.com (EZ2016)

PROSPECTIVE BIDDERS MAY SUBMIT BIDS FOR THE PROPERTY ONLINE VIA www.eszamauctioneer.com (FOR ONLINE BIDDING). BIDDING WILL BE OPEN FOR ONE (1) WORKING DAYS BEFORE THE AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES) ONLINE BIDDERS ARE FURTHER SUBJECT TO THE ONLINE TERMS AND CONDITIONS ON www.eszamauctioneer.com.

EZ 1	EZ 2
<p>RESERVE PRICE RM130,000.00 PUCHONG</p>  <p>Low Cost Apartment, Approx 538.20 Square Feet Unit No. D-4-12, Block D, Jalan Perdana 4/1, Taman Puchong Perdana, Batu 12 3/4, Jalan Puchong, 47100 Puchong, Selangor. Assignor(s): Kalychelvan A/L Sagathevan Solicitor : M/S Azra Salleh, Akma & Co. (Tel : 03-40237079) Bank Ref : 12070001305753000 Our Ref : EZ/494/2024</p>	<p>RESERVE PRICE RM130,500.00 RAWANG</p>  <p>Apartment, Approx 796 Square Feet Unit No. C-4-15-01, Block C, Residensi Suesana @ Damai, Jalan PUJ 10/1, Damsara Damai, 47830 Petaling Jaya, Selangor. Assignor(s): Mohd Azri Bin Azman Solicitor : M/S Zulpaadi & Edham (Tel : 03-26946979) Bank Ref : 14010007789750000 Our Ref : EZ/491/2024</p>
<p>RESERVE PRICE RM150,000.00 SHAH ALAM</p>  <p>Low Cost Apartment, Approx 650 Square Feet Unit No. 5-3-14, Pangsapuri Melati, Jalan Metafasa U16/3, Taman Bukit Subang, Seksyen U16, 40150 Shah Alam, Selangor. Assignor(s): Harud-Din Bin Lot Solicitor : M/S Zulpaadi & Edham (Tel : 03-26946979) Bank Ref : 14040003194757000 Our Ref : EZ/492/2024</p>	<p>RESERVE PRICE RM 295,300.00 PETALING JAYA</p>  <p>Service Apartment, Approx 1,145 Square Feet No. C-4-5-01, Block C, Residensi Suesana @ Damai, Jalan PUJ 10/1, Damsara Damai, 47830 Petaling Jaya, Selangor. Assignor(s): Mohd Khairuddin Bin Azhar Solicitor : M/S Zulpaadi & Edham (Tel : 03-26946979) Bank Ref : 306000241753000 Our Ref : EZ/206/2024</p>
<p>RESERVE PRICE RM340,000.00 PETALING JAYA</p>  <p>Condominium, Approx 1,012 Square Feet Unit No. B-9-11, Block B, One Damansara, No. 1, Jalan PJU 10/3C, Damansara Damai, 47630 Petaling Jaya, Selangor. Assignor(s): Noor Idayu Binti Habib Solicitor : M/S Akram Hizi Azad & Azmir (Tel : 03-91345701) Bank Ref : 12110000854754000 Our Ref : EZ/218/2024</p>	<p>RESERVE PRICE RM690,000.00 SERENDAH</p>  <p>Double Storey Semi-Detached House, Approx 3,627.43 Square Feet No. 34, Jalan Residensi Suesana 2, Antara Gapi, 48200 Serendah, Selangor. Assignor(s): Nor Sofizna Binti Saad Solicitor : M/S Akram Hizi Azad & Azmir (Tel : 03-91345701) Bank Ref : 12010004193756000 Our Ref : EZ/326/2018 Note : Bumiputera Quota Malaysian Citizens Only</p>
<p>RESERVE PRICE RM1,500,000.00 KUALA LUMPUR</p>  <p>Two And Half Storey Cluster House, Approx 2,314 Square Feet No. 31, Jalan Hevea, Taman Hevea Kemensah, 53100 Kuala Lumpur. Assignor(s): Saifulrazam Bin Zainal Solicitor : M/S Akram Hizi Azad & Azmir (Tel : 03-91345701) Bank Ref : 14030013238750000 Our Ref : EZ/497/2024</p>	<p>RESERVE PRICE RM2,210,000.00 KUALA LUMPUR</p>  <p>3 Storey Semi-Detached Cluster House, Approx 4,058 Square Feet No. 27, Jalan Residen 1, Laman Residen Sri Utara Kipark, 68100 Kuala Lumpur. Assignor(s): Rosmadi Bin Ismail & Sharifah Shaazreen Binti Syed Abdul Rahman Solicitor : M/S Zulpaadi & Edham (Tel : 03-26946979) Bank Ref : 3010004086751000 Our Ref : EZ/443/2019</p>
<p>RESERVE PRICE RM30,000.00 PORT DICKSON</p>  <p>One Bedroom Apartment, Approx 479.54 Square Feet No. A8-02, Ground Floor, Block A8, Ixora Permai, 71250 Pasir Panjang, Port Dickson, Negeri Sembilan Assignor(s): Adhar Bin Zakaria Solicitor : M/S Che Mokhtar & Ling (Tel : 03-22740257) Bank Ref : 14060002776753000 Our Ref : EZ/499/2024 Note : Malay Reserved Land</p>	<p>RESERVE PRICE RM129,950.00 SUNGAI GADUT</p>  <p>Double Storey Terrace House, Approx 958 Square Feet No. 1530, Lorong Pingiran 3B, Bandar Seremban Selatan, 71450 Sungai Gadud, Negeri Sembilan. Assignor(s): Thyagarajan A/L Kanniah, Kanniah A/L Sellamuthu & Paimah A/P S. Mokhtar Solicitor : M/S Che Mokhtar & Ling (Tel : 03-22740257) Bank Ref : 5010002781753000 Our Ref : EZ/442/2019</p>
<p>RESERVE PRICE RM189,540.00 SEREMBAN</p>  <p>3 Bedroom Condominium, Approx 900 Square Feet No. B-3-4, Block Begonia, Bayu Temiang Residensi, 70200 Seremban, Negeri Sembilan. Assignor(s): Nora Binsinan Solicitor : M/S Akram Hizi Azad & Azmir (Tel : 03-91345701) Bank Ref : 14080009030758000 Our Ref : EZ/214/2024</p>	<p>RESERVE PRICE RM189,540.00 SEREMBAN</p>  <p>3 Bedroom Condominium, Approx 900 Square Feet No. B-3-5, Block Begonia, Bayu Temiang Residensi, 70200 Seremban, Negeri Sembilan. Assignor(s): Rosna Binti Tungkat Solicitor : M/S Akram Hizi Azad & Azmir (Tel : 03-91345701) Bank Ref : 14080009047754000 Our Ref : EZ/213/2024</p>
<p>RESERVE PRICE RM150,000.00 ULU TIRAM</p>  <p>Low Medium Cost Flat , Approx 79 Square Metre Unit No. #02-09, Block F, Rumah Pangsara Seri Nilam, Jalan Tiram 1/31, Bandar Tiram, 81800 Ulu Tiram, Johor Assignor(s): Mohd Ikmal Insan Bin Md Nor & Nur Hayati Binti Mohd Noh Solicitor : M/S Akram Hizi Azad & Azmir (Tel : 03-91345701) Bank Ref : 1030004530758000 Our Ref : EZ/498/2024</p>	<p>RESERVE PRICE RM203,400.00 PASIR GUDANG</p>  <p>Intermediate Double Storey Terrace House, Approx 111 Square Metre No. 31, Jalan Mawar 60, Taman Mawar, 81700 Pasir Gudang, Johor. Assignor(s): Ana Binti Othman Solicitor : M/S Akram Hizi Azad & Azmir (Tel : 03-91345701) Bank Ref : 1030002143754000 Our Ref : EZ/374/2022</p>
<p>RESERVE PRICE RM60,000.00 SEMANGGOL</p>  <p>Apartment, Approx 904 Square Feet No. 4-2-03A, LFV Blok 4, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak. Assignor(s): Mohd Amiruzan Bin Ahmad & Mohd Nurulzaim Bin Ahmad Solicitor : M/S Tay, Ibrahim & Partners (Tel : 05-8083995) Bank Ref : 8020003000750000 Our Ref : EZ/270/2017</p>	<p>RESERVE PRICE RM206,700.00 KOTA BHARU</p>  <p>Shop Unit, Approx 488 Square Feet Shop No. 11, Ground Floor, Bazar Niaga Wakaf Che Yeh, 15100 Kota Bharu, Kelantan. Assignor(s): Syed Saizan Bin Syed Ali Solicitor : M/S Akram Hizi Azad & Azmir (Tel : 03-91345701) Bank Ref : 13030000308758000 Our Ref : EZ/307/2017 Note : Malay Reserved Land</p>
<p>RESERVE PRICE RM157,500.00 SANDAKAN</p>  <p>Apartment, Approx 902 Square Feet 19th Floor, Lot 10, Block B [Type C (M)], Pr1ma @ Borneo Cove, Mile 1/2, Jalan Bull Sim Sim, 90000 Sandakan, Sabah. Assignor(s): Siti Nurulizzati Syakila Binti Laisah & Aif Solicitor : M/S Zainal & Associates (Tel : 088-201041) Bank Ref : 10030003085759000 Our Ref : EZ/207/2024</p>	<p>RESERVE PRICE RM447,000.00 SANDAKAN</p>  <p>Condominium Unit, Approx 988.34 Square Feet Lot No. B1-02-02 (Block B1, Level 2), Type A1, Asiana Heights Phase 5C-Kingsfisher Sandakan, Off Km 2.1, Jalan Utara, 90000 Sandakan, Sabah. Assignor(s): Anita Binti Sukarno Solicitor : M/S Zainal & Associates (Tel : 088-201041) Bank Ref : 10030002465758000 Our Ref : EZ/493/2024 Note : Bumiputera Lot</p>

Reserve 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 **Bank Muamalat Malaysia Berhad** 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 **one hundred twenty (120) days**. For further particulars, please contact the respective solicitors for the assignee/bank or the undermentioned auctioneer :-

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MOHD NIZAM BIN MOHD SHARIF (PJK)
 (Licensed Auctioneer)