

PROCLAMATION OF SALE

In the exercise of the rights and powers conferred upon the Assignee(s)/Financier(s)/Lender(s) under Loan Agreement and/or Deed of Assignment entered into between the Assignee(s)/Financier(s)/Lender(s) and the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee(s)/Financier(s)/Lender(s) with the assistance of the undermentioned Auctioneer will sell the property(ies) by Public Auction.

ON WEDNESDAY, 04TH MARCH, 2026 AT 10.30 AM

AUCTION VIA ONLINE BIDDING AT www.eszamauctioneer.com (eZ2Bid)

The Prospective bidders may submit bids for the property online via www.eszamauctioneer.com

(For online bidding, 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

5%

Deposit (Five percent of the reserve price)



001



RM423,000 | Service Apartment

Ref : DC10057117 • Size : 1,238 Sq Ft

Blok A-23-2, Inspira Bestari,
Jalan Bestari 15/2, Taman Nusa Bestari,
79150 Iskandar Puteri, Johor.

002



RM820,800 | A Corner Townhouse

Ref : DC10068418 • Size : 2,939 Sq Ft

No. E-01-01, Residensi Ledang,
East Ledang, Persiaran Puteri Ledang,
79250 Iskandar Puteri, Johor.

b i

003



RM162,000 | 3 Bedroom Apartment

Ref : DC10065935 • Size : 1,050 Sq Ft

E-1-7, Pangsapuri Blok E,
Residensi PR1MA A'Famosa,
78000 Alor Gajah, Melaka.

004



RM252,600 | Service Apartment

Ref : DC10067419 • Size : 1,131 Sq Ft

Unit No. A-07-10, 7th Floor,
Kondominium Kota Laksamana Jaya,
75200 Melaka.

i

005



RM288,000 | Service Apartment

Ref : DC10064436 • Size : 689 Sq Ft

Unit No. B-09-05, 9th Floor,
Pangsapuri Atlantis, Kota Syahbandar,
Jalan KSB 11A, 75200 Melaka.

Prospective bidders may bid online at
www.eszamauctioneer.com

Kindly call 016 6639786 / 018 6639786
for assistance.

Mortgage Officer

Soh Chin Wah (Johor) 012 7223598

May Tan (Melaka) 012 6516668

For LOT NO. 001 to LOT NO. 005: All service and maintenance charges, quit rent and assessments payable in respect of the Property shall be apportioned as at the date of auction. Subject to the Successful Purchaser complying with the stipulations in sub clause (a) and (b) below, the portion attributable for the period up to the date of auction shall be paid out from the Purchase Price. The portion attributable from the date of auction shall be solely borne by the Successful Purchaser. The Successful Purchaser shall:

(a) pay all service and maintenance charges, quit rent and assessment in respect of the Property from the date of the auction

(b) submit evidence of the relevant payments in respect of service and maintenance charges, quit rent and assessment by way of the original receipt(s) and/or copy of the original receipt(s) duly certified by the issuer of the said receipt(s) and itemized billing of the respective charges to the Assignee/Bank/Financier together with the payment of the Balance of Purchase Price. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made thereunder will not be entertained by the Assignee/Bank/Financier.

In collaboration with:

CIMB PROPERTY AUCTION

☎ 03 26352088 ✉ auctionenquiry@cimb.com 🌐 cimb.com.my/propauction

The photographs shown herein are solely for general identification and information. Prospective Bidders are advised to obtain a copy of Conditions of sale and to inspect the property(ies) and conduct and rely on their own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided on the property(ies) and to seek their own professional advice in with regard to the sale.

The Assignee/Chargee/Lender/Financier makes no representation or warranty whatsoever as to the accuracy or the actual condition of the above property(ies) nor the particulars of such property(ies). All prospective bidders should also note that any property(ies) listed as available for the auction sale herein are subject to the respective terms and conditions of sale governing the auction sale of the property(ies) (which has been or will be advertised accordingly or will be made available upon request, as the case may be). The Assignee/Chargee/Lender/Financier makes no guarantee that the property(ies) will be sold/auctioned at the reserve price indicated as the same is subject to the bid of a higher price made by the interested bidder(s) and such auction price is also subject to change at any time at the absolute discretion of the Assignee/Chargee/Lender/Financier without any prior notice. The Assignee/Chargee/Lender/Financier further reserve the rights to withdraw the property(ies) listed from the auction sale without the need to render any reasons and the Assignee/Chargee/Lender/Financier shall not be held liable or responsible for any cost and expenses that may be incurred or had incurred by the Prospective Bidders as a result of the said withdrawal. The decision of the Assignee/Chargee/Lender/Financier in relation to the auction sale shall be final and shall not be subject to challenge. The Assignee/Chargee/Lender/Financier and its agents shall not be held liable for the contents herein in any manner or under any circumstances whatsoever including but not limited to withdrawal of the property(ies) listed from the auction sale.

b Bumiputra Lot

i CIMB Islamic Bank Berhad

m Malay Reserve Land

w Malaysian Citizen

Lot No. 001 - 005 will be auctioned by **ESZAMA AUCTIONEER SDN. BHD. (200701002904 / 760902-H)**

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

No. 14, 1st Floor, Jalan Dato' Lee Fong Yee, 70000 Seremban, Negeri Sembilan.

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