

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, 14TH MAY, 2025 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

RM45,000 | Apartment

Ref : DC10065752 • Size : 930 Sq Ft

Unit No. SC21-0504, Pangsapuri Sri Cendana, Universiti Teknologi Legenda, 71700 Mantin, Negeri Sembilan.



002

RM46,400 | Apartment

Ref : DC10064637 • Size : 1,000 Sq Ft

Unit No. PR09-F203A, Pangsapuri Pulau Ria, Bandar Universiti Teknologi Legenda, 71700 Mantin, Negeri Sembilan.

For LOT NO. 001 to LOT NO. 002: All service and maintenance charges, quit rent, assessments, taxes, utilities, administrative charges and any other outgoings including charges for late payment which are due and payable to any relevant authority, body and/or Developer whether accrued prior to and after the date of Auction in respect of the Property shall be solely borne by and is the sole responsibility of the Successful Purchaser. The Assignee/Financier/Bank shall not in any manner be held liable and/or responsible for such payment whatsoever. Prior to the auction sale, all intending bidders are advised to seek and obtain from the developer and/or Joint Management Committee and/or any body/corporation/entity responsible for managing/maintaining the Property and/or the relevant authorities/bodies on all outstanding service and maintenance charges, quit rent, assessments, taxes, utilities, administrative charges and any other outgoings including charges for late payment.



003

RM221,000 | Apartment

Ref : DC10065576 • Size : 549 Sq Ft

Unit No. #16-21, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 81200 Johor Bahru, Johor



004

RM230,000 | Service Apartment

Ref : DC10062067 • Size : 667 Sq Ft

Unit No. 22-02, Menara B, Pangsapuri Puncak Kempas Utama, Jalan Kempas Utama 2/6, Taman Kempas Utama, 81300 Johor Bahru, Johor.

b i



005

RM300,000 | Townhouse Unit Located On The First Floor

WITHDRAWN



006

RM153,600 | Condominium

Ref : DC10009029 • Size : 839 Sq Ft

Unit No. S3A-19 (D3-05-05), Tiara Desaru Seaview Residence, Jalan Tanjung Lompat, 81930 Bandar Penawar, Johor.

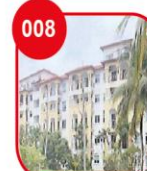


007

RM153,600 | Condominium

Ref : DC10065454 • Size : 839 Sq Ft

Unit No. S3A-26 (D3-05-12), Tiara Desaru Seaview Residence, Jalan Tanjung Lompat, 81930 Bandar Penawar, Johor.



008

RM243,000 | Condominium

Ref : DC10009018 • Size : 957 Sq Ft

Unit No. E3-05-07, Jalan Tanjung Lompat, Tiara Desaru Seaview Residence, 81930 Bandar Penawar, Johor.



009

RM137,800 | Townhouse Unit Located On The First Floor

Ref : DC10065000 • Size : 1,389 Sq Ft

No. 9-1, Jalan Puncak Kasa Heights 4, Taman Puncak Kasa Heights, 78000 Alor Gajah, Melaka.



010

RM210,000 | First Floor Cluster House

Ref : DC10065781 • Size : 790.50 Sq Ft

No. 55-1, Jalan Puncak Kasa Heights 9, Taman Puncak Kasa Heights, 78000 Alor Gajah, Melaka.



011

RM225,000 | Townhouse Unit Located On The First Floor

Ref : DC10065649 • Size : 1,604 Sq Ft

No. 17-1, Jalan Puncak Kasa Heights 11, Taman Puncak Kasa Heights, 78000 Alor Gajah, Melaka.



012

RM320,800 | Two (2) Bedroom Duplex Service Apartment

Ref : DC10065436 • Size : 1,055 Sq Ft

The Apple, C-10-06, Level 10, Jalan Haji Bachee Bukit Cina, 75100 Melaka.



013

RM300,000 | Apartment

Ref : DC10064201 • Size : 872 Sq Ft

Unit No. A-15-16, Pangsapuri Safira, Persiaran S2 E1, Section E, Seremban 2, 70300 Seremban, Negeri Sembilan.



014

RM405,000 | An Intermediate Lot Three Storey Terrace House

Ref : DC10059586 • Size : 1,440 Sq Ft

No. 18, Jalan JJ 3, Taman Jasper Jaya, Fasa 2, 70200 Seremban, Negeri Sembilan.

(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.

- 1. Register / Login as member at www.eszamauctioneer.com**
- 2. Go To “Property Auction”**
- 3. Click “View Details”**
- 4. Click “Register For Online Bidders” and fill in buyer’s details & deposit details.**
- 5. Click “Submit” and you are done!**

You will be notified once your registration has been approved.



Prospective bidders may bid online at www.eszamauctioneer.com
Kindly call 016 6639786 / 018 6639786 for assistance
Mortgage Officer
Yuff Lee (Johor) 016 7272029 / May Tan (Melaka) 012 6516668

CIMB PROPERTY AUCTION

W Malaysian Citizen

The Assignee/Charge/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/Charge/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/Charge/Lender/Financier without any prior notice. The Assignee/Charge/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/Charge/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/Charge/Lender/Financier in relation to the auction sale shall be final and shall not be subject to challenge. The Assignee/Charge/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.

