

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, 25TH JUNE, 2025 AT 10.30 AM

AUCTION VIA ONLINE BIDDING AT www.eszamauctioneer.com

(e22Bid)

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 **RM33,500** | Apartment

Ref : DC10064637 • Size : 1,000 Sq Ft
Unit No. PR09-F203A,
Pangsapuri Pulau Ria,
Bandar Universiti Teknologi Legenda,
71700 Mantin, Negeri Sembilan.



002 **RM40,000** | Two Bedroom Apartment

Ref : DC10065581 • Size : 665 Sq Ft
Unit No. SC08-0102,
Pangsapuri Sri Cendana,
Universiti Teknologi Legenda,
71700 Mantin, Negeri Sembilan.



003 **RM60,000** | Service Apartment

Ref : DC10046325 • Size : 1,001 Sq Ft
Unit No. AR11-F203, Block AR 11,
Ara Ria Apartment (Formerly Aman Ria),
Bandar Universiti Teknologi Legenda,
71700 Mantin, Negeri Sembilan,

For LOT NO. 001 to LOT NO. 003: 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.



004 **RM550,000** | A Stratified Double Storey End Terraced House

Ref : DC10066134 • Size : 1,302.43 Sq Ft
No. 89, Jalan Alam Sitrin 8,
Bandar Seri Alam, 81750 Masai,
Johor.

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005 **RM196,900** | Condominium

Ref : DC10009018 • Size : 957 Sq Ft
Unit No. E3-05-07, Jalan Tanjung Lompat,
Tiara Desaru Seaview Residence,
81930 Bandar Penawar, Johor.



006 **RM124,500** | 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 **RM124,500** | 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 **RM390,000** | Three Bedroom Condominium

Ref : DC10066222 • Size : 1,069 Sq Ft
A-07-07, Tingkat 7, Admiral Residences,
Jalan KLJ2, Kota Laksamana,
75200 Melaka.



009 **RM182,300** | 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.

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010 **RM328,100** | 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.

For LOT NO. 004 to LOT NO. 010: 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.

Lot No. 001 - 010 will be auctioned by **ESZAM 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.

Tel: 06-7629786 H/P: 016-6639786 / 018-6639786 Fax: 06-7616986

Email: eszamauctioneer@yahoo.com

Web: www.eszamauctioneer.com



eZ2Bid Step



Prospective bidders may bid online at www.eszamauctioneer.com
Kindly call 016 6639786 / 018 6639786 for assistance

Mortgage Officer

State	Centre	PIC Name	Mobile number
Johor	JB	Soh Chin Wah	012-7223598
Melaka	Melaka	May Tan	012-6516668

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

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.



In collaboration with:

CIMB PROPERTY AUCTION

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

b Bumiputra Lot

i CIMB Islamic Bank Berhad

m Malay Reserve Land

w Malaysian Citizen

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.

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