

10% deposit of
reserve price or
min RM2,000,
whichever is
higher

**ESZAM AUCTIONEER SDN BHD
ONLINE AUCTION**

Date/Day : 4 July 2025 / Friday

Time : 11.00 AM

Via Online : www.eszamauctioneer.com (eZ2Bid)

For more information, please call:

03-7452 1318

AmBank Financing

Please Contact:

For Individual Bidder(s)

Yuan Chik Chong : 012-2232498

For Company Bidder(s)

Camile Tang : 013-9996875



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWER CONFERRED UPON AMBANK (M) BERHAD (196901000166/8515-D) / AMBANK ISLAMIC BERHAD (199401009897/295576-U) AND 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



DATE : 4 JULY 2025 / FRIDAY

TIME : 11.00 A.M.

VENUE : 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

NOTE: (1) Prior to the auction sale, all intending bidders are advised to:- i) inspect the subject property ii) conduct an official title search iii) enquire from the Developer/Proprietor and/or other relevant authorities iv) obtain a copy of the Conditions of Sale from the Auctioneer
(2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.
(3) As at auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and /or the relevant authorities.

EZ 1 RESERVE PRICE : RM186,300.00 SENAWANG



Type : Corner Unit 3 Bedroom Apartment
Area : Approx 93 sqmt / 1,001.052 sqft
Assignor(s) : Ain Rozilah Binti Ali Osman & Muhammad Mubashyir Bin Yasin
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)

D-7-11, Block D, Pangsapuri Laman Villa,
Jalan Taman Bandar Senawang, Taman Bandar Senawang,
70450 Seremban, Negeri Sembilan.

EZ 2 RESERVE PRICE : RM80,190.00 NILAI



Type : Apartment
Area : Approx 69.68 sqmt / 750 sqft
Assignor(s) : Muhammad Noor Naim Bin Rashid
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)

ISLAMIC

No. B7-4-10, Taman Nilai Perdana 2,
71800 Nilai, Negeri Sembilan.

 AmBank (M) Berhad

 AmBank Islamic Berhad

For further particulars, please contact the respective Solicitor for the Assignee/Bank or the undermentioned Auctioneer:-



MOHD NIZAM BIN MOHD SHARIF (P.J.K)
LICENSED AUCTIONEER

ESZAM AUCTIONEER SDN. BHD.
(200701002904/760902-H)
NO. 14, 1ST FLOOR,
JALAN DATO' LEE FONG YEE,
70000 SEREMBAN,
NEGERI SEMBILAN DARUL KHUSUS

☎ 06-7629786 / 016-6639786 / 018-6639786

✉ 06-7616986

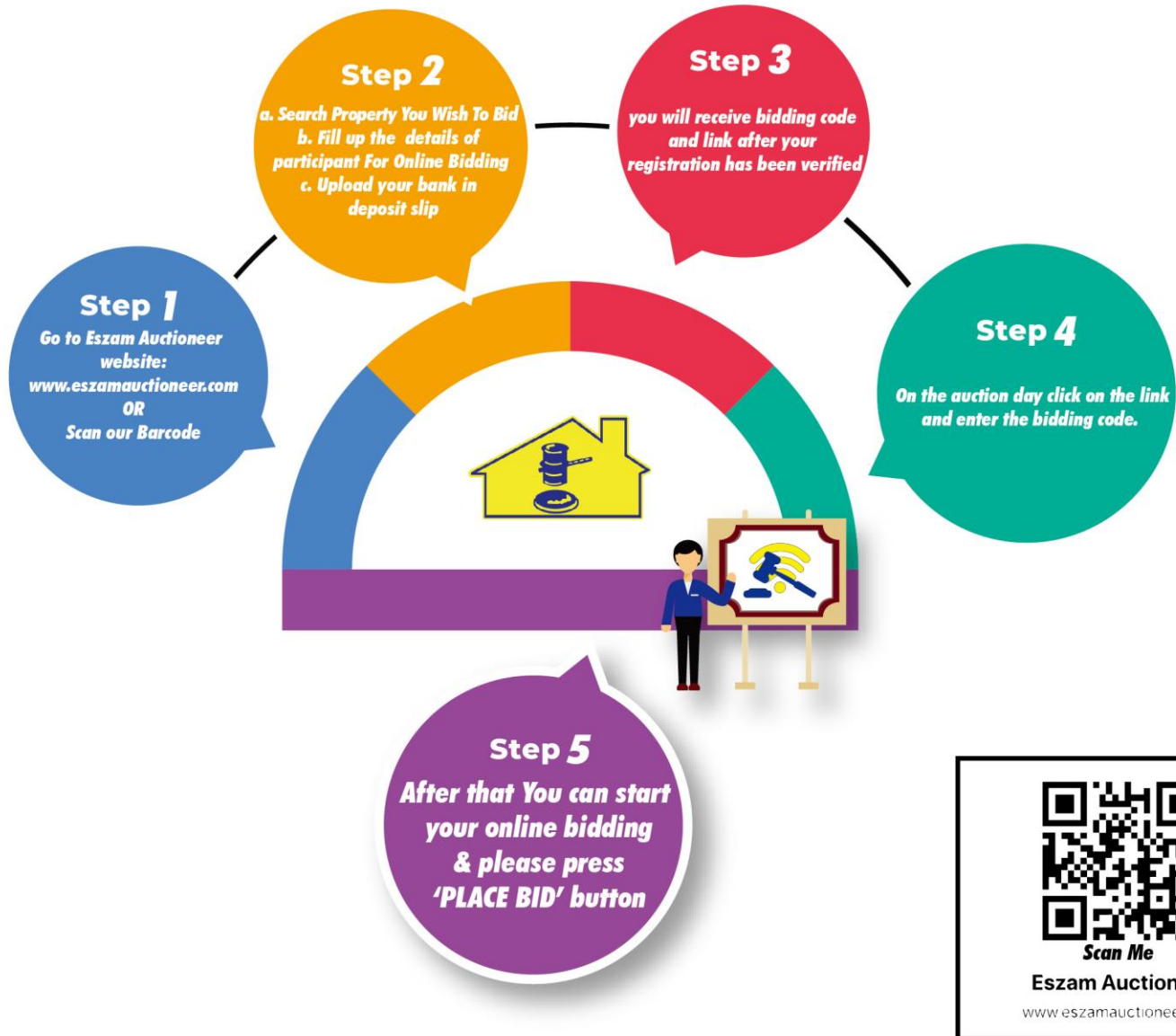
✉ eszamauctioneer@yahoo.com

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ONLINE BIDDING STEP

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RESERVE PRICE: THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, SEPARATELY, TO THE RESPECTIVE RESERVED PRICE AS MENTIONED ABOVE AND TO THE PROCLAMATION OF SALE AND CONDITION OF SALE AND SUBJECT TO CONSENT (IF APPLICABLE) BEING OBTAINED BY THE PURCHASER FROM THE DEVELOPER / PROPRIETOR AND OTHER RELEVANTS AUTHORITIES.

DEPOSIT: ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT WITH THE AUCTIONEER, PRIOR TO THE AUCTION SALE, TEN PERCENT (10%) OF THE FIXED RESERVE PRICE OR MINIMUM OF RM2,000.00 WHICHEVER IS HIGHER BY BANK DRAFT OR CASHIER'S ORDER ONLY IN FAVOUR OF AMBANK (M) BERHAD/ AMBANK ISLAMIC BERHAD FOR THE ACCOUNT OF (ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S) NAME) 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 for the Assignee/Bank or the undermentioned Auctioneer:-



MOHD NIZAM BIN MOHD SHARIF (P.J.K)
LICENSED AUCTIONEER

ESZAM AUCTIONEER SDN. BHD.

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