

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

**ESZAM AUCTIONEER SDN BHD  
ONLINE AUCTION**

**Date/Day : 4 September 2025 / Thursday**

**Time : 11.00 AM**

**Via Online : [www.eszamauctioneer.com](http://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](http://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 SEPTEMBER 2025 / THURSDAY**

**TIME : 11.00 A.M.**

**VENUE : VIA ONLINE BIDDING AT [www.eszamauctioneer.com](http://www.eszamauctioneer.com)  
(eZ2Bid)**



The prospective bidders may submit bids for the property by online via [www.eszamauctioneer.com](http://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](http://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 : RM370,000.00 SEREMBAN**



Type : Apartment  
Area : Approx 100 sqmt / 1,076 sqft  
Assignor(s) : Suriyana Binti Abdul Latiff  
Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel: 06-5216272)

**B-9-01, Pangsapuri Kalista 2,  
Jalan S2 G3, Seksyen G, Seremban 2,  
70300 Seremban, 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](mailto:eszamauctioneer@yahoo.com)**

 **[www.eszamauctioneer.com](http://www.eszamauctioneer.com)**



# ONLINE BIDDING STEP

## eZ2Bid

[www.eszamauctioneer.com](http://www.eszamauctioneer.com)



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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](http://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)  
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