

FULL ONLINE PROPERTY AUCTION FAIR

- **Public Auction Via Online Bidding**
On Tuesday, 28 April 2026
Time : 2.30 P.M.
at www.eszamauctioneer.com



ORGANISED BY :

MESSRS ESZAM AUCTIONEER SDN BHD (200701002904 / 760902-H)
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MOHD NIZAM BIN MOHD SHARIF (PJK)
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Gambar sekadar ilustrasi. Tertakluk pada terma dan syarat.

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Tuesday, 28 April 2026, Time : 2.30 P.M.

At Website www.eszamauctioneer.com

VIA ONLINE
BIDDING



(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided below and be on standby before the auction time)

ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE :

- | | | | |
|----|---|----|--|
| a) | Read and fully understand all the terms and conditions of sale herein. | h) | Make necessary enquiries with the relevant authorities and the developer on the Restriction-In-Interest, imposed on the property, and/or the requirement of consent to the sale herein (if any). |
| b) | Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities. | i) | The subject property is sold on an "as is where is" basis. |
| c) | Inspect the subject property. | j) | The Assignee/Bank is not responsible in obtaining any consent from the Developer and/or state authorities or relevant bodies prior or after the auction sale. |
| d) | Verify pertinent particulars of the documents. | | |
| e) | Verify the postal address of the subject property with the developer. | | |
| f) | Check on the issuance of separate individual title for the subject property with developer. | | |
| g) | Seek independent legal advice on the terms and conditions of sale herein. | | |

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EZ 1 Reserve Price RM 290,000  CALL OFF	PUTRAJAYA EZ 2 Reserve Price RM 230,000  3 Bedroom Walkup Apartment 880 Sq Ft Unit No. B-G-12 (Block B, Level G, No. 12), Pangsapuri Anggerik, Jalan Sungai Udang/KS3, Sungai Udang, 41250 Klang, Selangor. Assignor(S) : Rosilah Binti Bachok Solicitor(S) : M/S Rashidah Shahrman MALAY RESERVE LAND	EZ 3 Reserve Price RM 234,000  3 Bedroom Apartment 1,000.18 Sq Ft Unit No. B2-14-18, Block B2, Residensi Idaman Selangorku, Persiaran Cyber Valley 3, Selangor Cyber Valley, 63300 Cyberjaya, Selangor. Assignor(S) : Muhammad Faishal Bin Mohd Laffi Solicitor(S) : M/S Raja Nor & Su Lynn	KLANG RESERVE PRICE RM 230,000	CYBERJAYA RESERVE PRICE RM 234,000	
EZ 4 Reserve Price RM 240,000  Apartment 930 Sq Ft No. A-4-10, Block A, Pangsapuri Jenderam Indah, Taman Jenderam Indah, 43800 Dengkil, Selangor. Assignor(S) : Ahmad Safwan Bin Ahmad Asmadi Solicitor(S) : M/S S.Ravichandran & Anuar	EZ 5 Reserve Price RM 330,000  CALL OFF	EZ 6 Reserve Price RM 348,300  Intermediate Unit Double Storey Terrace House 1,300 Sq Ft No. 38, Jalan Belian 1/9, Taman Ion Belian, 44300 Batang Kali, Selangor. Assignor(S) : Melania Mojina & Jerryca Mojina Solicitor(S) : M/S Tawfeek Badjenid & Partners	DENGKIL RESERVE PRICE RM 240,000	RAWANG RESERVE PRICE RM 330,000	BATANG KALI RESERVE PRICE RM 348,300
EZ 7 Reserve Price RM 400,000  Double Storey Terrace House 1,076.39 Sq Ft No. 73, Jalan SP 3/8, Seri Pristana, 47000 Sungai Buloh, Selangor. Assignor(S) : Mat Isa Bin Hashim & Noor Hazlina Binti Mat Yusoff Solicitor(S) : M/S Zulpadli & Edham	EZ 8 Reserve Price RM 230,000  2 Bedroom Apartment 829 Sq Ft No. M4-15-3, Block M4, Pr1ma Seremban Sentral, Jalan Pr1ma 1, 70000 Seremban, Negeri Sembilan Assignor(S) : Amirul Syazwan Bin Norman Solicitor(S) : M/S Adnan Rashid & Co	EZ 9 Reserve Price RM 340,000  Apartment 1,216 Sq Ft Unit No. M6-16-10, Blok M6, PR1MA Seremban Sentral, Jalan PR1MA 1, 70000 Seremban, Negeri Sembilan. Assignor(S) : Rajasangkari A/P Jayaraman & Rajaswaran A/L Lechmanan Solicitor(S) : M/S Adnan Rashid & Co	SUNGAI BULOH RESERVE PRICE RM 400,000	SEREMBAN RESERVE PRICE RM 230,000	SEREMBAN RESERVE PRICE RM 340,000
EZ 10 Reserve Price RM 486,000  Intermediate Unit 1 1/2 Storey Detached House 372 Sq Mt No. 577, Jalan Senawang Perdana 25, Taman Senawang Perdana, 71450 Seremban, Negeri Sembilan. Assignor(S) : Abdul Hamid Bin Hitan & Siti Khairunnisa Khanina Binti Abdul Hamid Solicitor(S) : M/S Abdul Aziz Rahim & Co BUMIPUTRA LOT	EZ 11 Reserve Price RM 85,000  3 Bedroom Low Cost Flat 700 Sq Ft Unit No. A-4-8, 4th Floor, Block A, Pangsapuri Rakyat Sungai Putat, 75350 Hang Tuah Jaya, Batu Berendam, Melaka. Assignor(S) : Muhamad Faisal Bin Rabu Solicitor(S) : M/S Abdul Aziz Rahim & Co	EZ 12 Reserve Price RM 110,000  CALL OFF	SEREMBAN RESERVE PRICE RM 486,000	BATU BERENDAM RESERVE PRICE RM 85,000	KUALA SUNGAI BARU RESERVE PRICE RM 110,000

Gambar sekadar ilustrasi. Tertakluk pada terma dan syarat.

EZ 13 Reserve Price RM 200,000	ALOR GAJAH Lower Unit Three Bedroom Cluster Townhouse 807 Sq Ft Unit No. 19, Jalan Puncak Kasa Height 4, Taman Puncak Kasa Height, 78000 Alor Gajah, Melaka. Assignor(S) : Syamsiah Binti Nordin & Ridzuan Bin Rahim Solicitor(S) : M/S Andrew TS Goh & Khairil	EZ 14 Reserve Price RM 220,000	MELAKA 3 Bedroom Apartment 1,000 Sq Ft Unit No. T2-13-11, Jalan Pangsapuri PR1MA @ Klebang 2, Pangsapuri PR1MA Klebang 2, 75200 Melaka. Assignor(S) : Muhammad Arief Umar Bin Mohd Malkan Solicitor(S) : M/S Abdul Aziz Rahim & Co	EZ 15 Reserve Price RM 220,000	MELAKA Apartment 688 Sq Ft Unit No. A-07-05, Pangsapuri Gadong Harmoni @ Ambience Residence, Jalan Pulau Gadong, 75200 Melaka. Assignor(S) : Steven Tan Heng Lun Solicitor(S) : M/S Abdul Aziz Rahim & Co
EZ 16 Reserve Price RM 310,000	MELAKA 3 Bedroom Apartment 1,000 Sq Ft Unit No. C-09-02, 9th Floor, Blok C, Residensi Seri Serindit, Jalan Taman Bandaraya, 75400 Melaka. Assignor(S) : Siti Amirah Binti Rohani Solicitor(S) : M/S Abdul Aziz Rahim & Co	EZ 17 Reserve Price RM 220,000	JOHOR BAHRU Low Medium Cost Apartment 850 Sq Ft Unit No. A-03-17, Blok A, Pangsapuri Laman Indah, Taman Laman Indah, 81110 Johor Bahru, Johor. Assignor(S) : Muhamad Firas Bin Nor Rashid Solicitor(S) : M/S Syed Alwi, Ng & Co	EZ 18 Reserve Price RM 150,000	KULAI First Floor Townhouse 926 Sq Ft No. 732, Block D, Rumah Bandar Impiana, Jalan Impiana 22, Taman Impiana, Kelapa Sawit, 81030 Kulai, Johor. Assignor(S) : Santhanasamy A/L Balasamy Solicitor(S) : M/S Azharuddin & Associates
EZ 19 Reserve Price RM 100,000	BERA Intermediate Single Storey Low Cost Terrace House 1,324 Sq Ft No. 26, Jalan Lamanda Permai 8, Taman Lamanda Permai, 28300 Bera, Pahang. Assignor(S) : Normiwati Binti Ismail Solicitor(S) : M/S Haranan, Hisham Anikah & Associates	EZ 20 Reserve Price RM 285,000	BAYAN LEPAS Three Bedroom Low Cost Apartment 650 Sq Ft Unit No. 3-26-15, Halaman Sungai Ara, Ara Greens Apartment, 11900 Bayan Lepas, Pulau Pinang Assignor(S) : Siti Fazliza Binti Shaik Ibrahim Solicitor(S) : M/S Rosidi Mustafa & Harryzan	EZ 21 Reserve Price RM 290,000	BAYAN LEPAS Three Bedroom Flat 678 Sq Ft Unit No. 10A-14-5, Lilitan Sungai Ara, Idaman Selasih, 11900 Bayan Lepas, Pulau Pinang. Assignor(S) : Siti Fatimah Binti Md Othman Solicitor(S) : M/S Tawfeek Badjenid & Partners
EZ 22 Reserve Price RM 110,000	PERAI 3 Bedroom Low Cost Flat 678 Sq Ft No. A-10-02, Pangsapuri Nagasari, Solok Nagasari Taman Nagasari, 13600 Perai, Pulau Pinang. Assignor(S) : Mazirah Binti Mohammad Sultan Solicitor(S) : M/S Badruzzaman & Kamal	EZ 23 Reserve Price RM 500,000	KEPALA BATAS An Intermediate Double Storey Terraced House 1,539 Sq Ft No. 38, Persiaran Seksyen 2/5, Bandar Putera Bertam, 13200 Kepala Batas, Pulau Pinang. Assignor(S) : Mohd Yusof Bin Mohd Ani Solicitor(S) : M/S Rosidi Mustafa & Harryzan	EZ 24 Reserve Price RM 285,000	PULAU PINANG Three Bedroom Flat 635 Sq Ft Unit No. 1B-6-8, Solok Tengku, 11600 Pulau Pinang. Assignor(S) : Muhammad Ashraf Bin Ahmad & Siti Aisah Binti Ibrahim Solicitor(S) : M/S Khairil Sani Gobal & Beng Tatt
EZ 25 Reserve Price RM 230,000	BEAUFORT An Intermediate Single Storey Terraced House 1,648 Sq Ft Lot No. B-D-7, Block D, PR1MA @ Woodford Estate, 89800 Beaufort, Sabah. Assignor(S) : Joan Binti Junior & Muhammad Bukhari Bin Basir Solicitor(S) : M/S MN Maduarin & Associates	EZ 26 Reserve Price RM 205,200	KOTA KINABALU Apartment 850 Sq Ft Lot No. E-12-5, Block E, Level 12, Prima @ Menggatal, Off Jalan Sepanggar, 88450 Kota Kinabalu, Sabah Assignor(S) : Selurah Binti Ogol & Norhaina Binti Ogol Solicitor(S) : M/S Zainal & Associates	EZ 27 Reserve Price RM 350,000	KOTA KINABALU Apartment 1,000 Sq Ft Lot C-11-10, Block C, Level 11, PR1MA @ Menggatal, Kampung Ratau, Menggatal, 88450 Kota Kinabalu, Sabah. Assignor(S) : Rostina Binti Laisah Solicitor(S) : M/S Luping & Co
EZ 28 Reserve Price RM 240,000	RANAU Intermediate Single Storey Low Cost Terrace House 1,543 Sq Ft Block A16, Lot No. 139, Taman Saujana Kinabalu, Ranau, Sabah. Assignor(S) : Azizul Halmi Bin Ahmad Lazi & Rujiah Binti Sairin Solicitor(S) : M/S Zainal & Associates BUMI LOT	EZ 29 Reserve Price RM 398,530	SANDAKAN Intermediate Unit Double Storey Terrace House 1,226 Sq Ft Lot 220, Taman Jati Phase 3, Batu 7, Off Jalan Airport, 90000 Sandakan, Sabah. Assignor(S) : Nursyaidatul Afnizah Binti Rozalei Solicitor(S) : M/S Luping & Co	EZ 30 Reserve Price RM 280,000	TAWAU Double Storey Medium Low Cost Terrace House Corner Unit 1,176 Sq Ft TB 11574, Lot 78C, Taman Semarak Bal II, Jalan Kuhara, Tawau, Sabah. Assignor(S) : Maslina Binti Ismail Solicitor(S) : M/S Zainal & Associates

Gambar sekadar ilustrasi. Tertakluk pada terma dan syarat.



RESERVE PRICE: THE SUBJECT PROPERTY WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, SEPARATELY AT THE RESPECTIVE RESERVE PRICE, CONDITION OF SALE AND SUBJECT TO CONSENT BEING OBTAINED BY THE PURCHASER FROM THE DEVELOPERS AND OTHER RELEVANT AUTHORITIES, IF ANY.

DEPOSIT: ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT **10%** OF THE RESERVE PRICE BY BANK DRAFT OR CASHIER'S ORDER ONLY IN FAVOUR OF **BANK SIMPANAN NASIONAL** PRIOR TO THE AUCTION SALE OR REMIT THE SAME THROUGH ONLINE BANKING TRANSFER BY 5 PM 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 PRICE TO BE SETTLED WITHIN ONE HUNDRED TWENTY (120) DAYS FROM DATE OF THE AUCTION SALE TO BANK SIMPANAN NASIONAL.

MESSRS ESZAM AUCTIONEER SDN. BHD. (CO. NO.: 200701002904 / 760902-H)

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