



# Bank Muamalat Malaysia Berhad (6175-W) Property Auction Fair

ON FRIDAY, THE 29TH DAY OF JULY, 2022 AT 3.00 P.M.

VIA ONLINE BIDDING AT

[www.eszamauctioneer.com](http://www.eszamauctioneer.com) (eZ2Bid)



**ORGANISED BY :**

**ESZAM AUCTIONEER SDN. BHD. (760902-H)**  
Suite B-15-03, Level 15, Block B, Megan Avenue 2,  
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50450 Kuala Lumpur

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

**MOHD NIZAM BIN MOHD SHARIF (P.J.K)**

(LICENSED AUCTIONEER)



[www.muamalat.com.my](http://www.muamalat.com.my)  
**03 2600 5500**

Bank Muamalat Malaysia Berhad 196501000376 (6175-W)



A Member of  
**DRB-HICOM**

PROUD MEMBER

# PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON BANK MUAMALAT MALAYSIA BERHAD THE ASSIGNEE/BANK BY THE ASSIGNOR(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

ON FRIDAY, THE 29TH DAY OF JULY, 2022 AT 3.00 P.M.

VIA ONLINE BIDDING

AT [www.eszamauctioneer.com](http://www.eszamauctioneer.com) (eZ2Bid)

VIA  
ONLINE  
BIDDING



Prospective bidders may submit bids for the property online via [www.eszamauctioneer.com](http://www.eszamauctioneer.com)  
(For online bidding, please register at least one (1) working day before auction day for registration & verification purposes)  
Bidders are further subject to the Online Terms and Conditions on [www.eszamauctioneer.com](http://www.eszamauctioneer.com)

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reasons of such withdrawal.

### EZ 1 RESERVE PRICE RM288,000.00 KUALA LUMPUR



Type : Office Unit  
Area : Approx. 62 Sqmt  
Assignor(S) : Azmi Bin Zainudin  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 14060006554752000  
Our Ref : EZ/147/2022

UNIT NO. 9-03A, WANGSA 118,  
NO. 8, JALAN WANGSA DELIMA,  
WANGSA MAJU, 53300 KUALA LUMPUR.

### EZ 2 RESERVE PRICE RM351,000.00 KUALA LUMPUR



Type : Office Unit  
Area : Approx. 75 Sqmt  
Assignor(S) : Azmi Bin Zainudin  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 14060006557750000  
Our Ref : EZ/327/2018

UNIT NO. 9-03, WANGSA 118,  
NO. 8, JALAN WANGSA DELIMA,  
WANGSA MAJU, 53300 KUALA LUMPUR.

### EZ 3 RESERVE PRICE RM378,000.00 KUALA LUMPUR



Type : Office Unit  
Area : Approx. 81 Sqmt  
Assignor(S) : Azmi Bin Zainudin  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 14060006437759000  
Our Ref : EZ/148/2022

UNIT NO. 9-02, WANGSA 118,  
NO. 8, JALAN WANGSA DELIMA,  
WANGSA MAJU, 53300 KUALA LUMPUR.

### EZ 4 RESERVE PRICE RM378,000.00 KUALA LUMPUR



Type : Office Unit  
Area : Approx. 81 Sqmt  
Assignor(S) : Azmi Bin Zainudin  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 14060006450750000  
Our Ref : EZ/146/2022

UNIT NO. 9-01, WANGSA 118,  
NO. 8, JALAN WANGSA DELIMA,  
WANGSA MAJU, 53300 KUALA LUMPUR.

### EZ 5 RESERVE PRICE RM420,000.00 SKUDAI



Type : An Intermediate Double Storey Terrace Townhouse  
Area : Approx. 166 Sqmt  
Assignor(S) : Wan Hidayah Binti Mohd Tahrim  
Mat Rasid Bin Jahill  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 1030001122759000  
Our Ref : EZ/145/2022  
Note : BUMIPUTRA UNIT

BLK E1-02-08, NUSAVILLA, JALAN JATI 11,  
TAMAN NUSA BESTARI JAYA, 81300 SKUDAI, JOHOR.

**Reserve Price:** The subject property will be sold on an "as is where is" basis and subject to a Reserve Price and Conditions of Sale.

**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 MUAMALAT MALAYSIA BERHAD prior to the auction sale 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 One Hundred Twenty (120) days from the date of auction sale.

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

ESZAM AUCTIONEER SDN. BHD. (760902-H)  
SUITE B-15-03, 15TH FLOOR,  
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12, JALAN YAP KWAN SENG,  
60450 KUALA LUMPUR.

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

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