

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

ON MONDAY, THE 29TH JANUARY, 2024  
AT 11.00 A.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,  
12, Jalan Yap Kwan Seng,  
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Website: [www.eszamauctioneer.com](http://www.eszamauctioneer.com)

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



**MAP**  
MUAMALAT APPLICATION PLATFORM

Bank Muamalat Malaysia Berhad 196501000376 (6175-W)  
Ibu Pejabat, Menara Bumiputra, 21 Jalan Melaka,  
50100 Kuala Lumpur  
Tel : +603-2600 5500 Web : [www.muamalat.com.my](http://www.muamalat.com.my)



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# 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 MONDAY, THE 29TH JANUARY, 2024 AT 11.00 A.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) and 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 RM 63,000.00 PETALING JAYA

Type : Shop Unit  
Area : Approx. 430 Sqft  
Assignor(S) : Zulkarnain Bin Omar & Roselliwati Binti Md Ghazali  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 14060003047755000  
Our Ref : EZ/392/2022

UNIT NO. 1-47, FIRST FLOOR, IMPIAN SERI SETIA @ PARK 51, JALAN SS9A/18, SERI SETIA, 47000 PETALING JAYA, SELANGOR.

### EZ 2 RESERVE PRICE RM 68,850.00 RAWANG

Type : Medium Cost Apartment  
Area : Approx. 725 Sqft  
Assignor(S) : Muhamad Rasul Bin Abdul Majid  
Solicitor : M/S Che Mokhtar & Ling (Tel : 03-22740257)  
Bank Ref : 14060006536757000  
Our Ref : EZ/015/2024

UNIT NO. A-14-05, BLOCK A, JALAN BBK UTAMA, BANDAR BARU KUNDANG, 48020 RAWANG, SELANGOR.

### EZ 3 RESERVE PRICE RM 70,200.00 RAWANG

Type : Low Cost Apartment  
Area : Approx. 650 Sqft  
Assignor(S) : Mohd Sharull Bin Nordin  
Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-79600582)  
Bank Ref : 12010006875750000  
Our Ref : EZ/011/2024

UNIT NO. J-G-21, BLOCK J, APARTMENT TERATAI, JALAN BUNGA RAYA 3, TAMAN BUNGA RAYA, BUKIT BERUNTUNG, 48300 RAWANG, SELANGOR.

### EZ 4 RESERVE PRICE RM 220,000.00 PELABUHAN KLANG

Type : Double Storey Low Cost Terrace House Corner Lot  
Area : Approx. 1,302.43 Sqft  
Assignor(S) : Hadibah Binti Atan & Mohd Isa Bin Ahmad  
Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-79600582)  
Bank Ref : 12040002837754000  
Our Ref : EZ/010/2024

NO. 45, SOLOK SULTAN ABDUL SAMAD 19, BANDAR SULTAN SULEIMAN, 42000 PELABUHAN KLANG, SELANGOR.

### EZ 5 RESERVE PRICE RM 270,000.00 PUCHONG

Type : Service Apartment  
Area : Approx. 775 Sqft  
Assignor(S) : Faiz Mustar Bin Mustain & Roziana Binti Pungut  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 12060001210755000  
Our Ref : EZ/060/2024

UNIT NO. N-6-1, BLOCK N, CALISA RESIDENCE, JALAN LINGKARAN DAGANG MAS, TAMAN MAS SEPANG, 47130 PUCHONG, SELANGOR.

### EZ 6 RESERVE PRICE RM 300,000.00 BATU CAVES

Type : Apartment  
Area : Approx. 856 Sqft  
Assignor(S) : Intan Azlina Binti Ibrahim Ibrahim Bin Ab Jabar  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 14050002643759000  
Our Ref : EZ/059/2024

UNIT NO. E-3-14, BLOCK E, PANGSAPURI CASMARIA, TAMAN SAMUDRA FASA 3B, JALAN SAMUDRA UTAMA, TAMAN SAMUDRA, 68100 BATU CAVES, SELANGOR.

### EZ 7 RESERVE PRICE RM 335,340.00 PETALING JAYA

Type : Service Apartment  
Area : Approx. 1,102 Sqft  
Assignor(S) : Hoo Wei Meng  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 12020008924754000  
Our Ref : EZ/552/2023

UNIT NO. C-10-10, BLOCK C, RESIDENSI SUASANA @ DAMAI, JALAN PJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR.

### EZ 8 RESERVE PRICE RM 390,000.00 PETALING JAYA

Type : Condominium  
Area : Approx. 96 Sqmt  
Assignor(S) : Hema Zulaika Binti Hashim  
Solicitor : M/S Zulpadli & Edham (Tel : 03-26946979)  
Bank Ref : 14050001905753000  
Our Ref : EZ/434/2023

UNIT NO. C-305, BLOCK C, KONDO DE ROZELLA, NO. 1, JALAN MERBAH 10/1, SEKSYEN 10, KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR

### EZ 9 RESERVE PRICE RM 540,000.00 SHAH ALAM

Type : Single Storey Detached House  
Area : Approx. 5,630 Sqft  
Assignor(S) : Mohd Nor Azizi Bin Awalludin  
Solicitor : M/S Zulpadli & Edham (Tel : 03-26946979)  
Bank Ref : 12040003258754000  
Our Ref : EZ/438/2018

Malay Reserved Land

NO. 8 (LOT 3376), JALAN TEMBUSU, KAMPUNG MELAYU SUBANG, SEKSYEN U5, 40150 SHAH ALAM, SELANGOR



**MAP**  
MUAMALAT APPLICATION PLATFORM

Bank Muamalat Malaysia Berhad 196501000376 (6175-W)

Ibu Pejabat, Menara Bumiputra, 21 Jalan Melaka, 50100 Kuala Lumpur

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**EZ 10 RESERVE PRICE RM 220,000.00 SEREMBAN**

Type : Double Storey Terrace House  
Area : Approx. 958 Sqft  
Assignor(S) : Thiyyagarajan A/L Kannaiah, Kannaiah A/L Sellamuthu & Patimah A/P S. Kolandaveloo  
Solicitor : M/S Che Mokhtar & Ling (Tel : 03-22740257)  
Bank Ref : 05010002781753000  
Our Ref : EZ/442/2019



NO. 1530, LORONG PINGGIRAN 3B, BANDAR SEREMBAN SELATAN, 71450 SUNGAI GADUT, NEGERI SEMBILAN.

**EZ 11 RESERVE PRICE RM 116,640.00 MELAKA**

Type : Medium Cost Cluster House Located At First Floor  
Area : Approx. 1,001 Sqft  
Assignor(S) : Mohd Sharizan Bin Haron & Sarifah Radiah Binti Ahmad  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 04020006021754000  
Our Ref : EZ/282/2019



NO. 41A, JALAN KEMBOJA 8, TAMAN PAYA RUMPUT PERDANA, PAYA RUMPUT, 76450 MELAKA.

**EZ 12 RESERVE PRICE RM 351,000.00 MELAKA**

Type : An Intermediate Unit Ground Floor With Mezzanine Floor Shop Unit  
Area : Approx. 1,626 Sqft  
Assignor(S) : Zety Diana Haliza Binti Taha Mohd Zharif Ilman Bin Taha  
Solicitor : M/S Abdul Aziz Rahim & Co (Tel : 06-2826781)  
Bank Ref : 04020003034752000  
Our Ref : EZ/016/2024



D-G-6, TINGKAT BAWAH, BLOK D, JALAN PKAK 2, PUSAT KOMERSIAL AYER KEROH, BUKIT KATIL, 75450 HANG TUAH JAYA, MELAKA.

**EZ 13 RESERVE PRICE RM 162,000.00 ALOR SETAR**

Type : Shop Lot  
Area : Approx. 327 Sqft  
Assignor(S) : Azam Bin Abdullah  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 09010001349753000  
Our Ref : EZ/354/2017



NO. PETAK CP-02-36, TINGKAT 2, MENARA MPKS (CITY PLAZA), JALAN TUNKU IBRAHIM, 05000 ALOR SETAR, KEDAH

**EZ 14 RESERVE PRICE RM 162,000.00 ALOR SETAR**

Type : Shop Lot  
Area : Approx. 327 Sqft  
Assignor(S) : Azam Bin Abdullah  
Solicitor : M/S Akram Hizri Azad & Azmir (Tel : 03-91345701)  
Bank Ref : 09010001347758000  
Our Ref : EZ/360/2017



NO. CP-02-37, CITY PLAZA, JALAN TUNKU IBRAHIM, 05000 ALOR SETAR, KEDAH

**EZ 15 RESERVE PRICE RM 330,000.00 KUCHING**

Type : An Intermediate Single Storey Terrace House  
Area : Approx. 161.9 Sqmt  
Assignor(S) : Hasrimala Hasnah Binti Shazali Rozman Bin Morshidi  
Solicitor : M/S Kadir, Wong, Lin & Co (Tel : 082-414162)  
Bank Ref : 11010002114755000  
Our Ref : EZ/012/2024



LOT 5972, LORONG CAHAYA MATA 13C1, TAMAN INDAH, OFF JALAN CAHAYA MATA SARAWAK, 93050 KUCHING, SARAWAK.

**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.



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## LOOK OUT FOR OTHERS AVAILABLE PROPERTIES

<p style="text-align: center;"><b>LOT 1 SEMENYIH</b></p> <p style="text-align: center;"><b>Reserve Price: RM850,000</b></p> <p>Type : Double Storey Semi-Detached House Area : Approx. 402 Sqmt Assignor(S) : Wan Norhazizi Bin Abu Hassan Solicitor : M/S Akram Hizri Azad &amp; Azmir (Tel : 03-91345701 ) Bank Ref : 12070003735757000 Note : Malay Reserved Land</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO 1, JALAN MENTARI 1, TAMAN MENTARI, 43500 SEMENYIH, SELANGOR.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 22 February 2024 VENUE : Land Office</p>	<p style="text-align: center;"><b>LOT 2 ALOR SETAR</b></p> <p style="text-align: center;"><b>Reserve Price: RM300,000</b></p> <p>Type : Single Storey Terraced House Area : Approx. 143 Sqmt Assignor(S) : Mohd Faridz Bin Jamil Solicitor : M/S Mimrahayu Haniff Heng &amp; Partners (Tel : 07-4352997) Bank Ref : 1070001052750000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO.11, JALAN LIMAU 3, TAMAN BINTANG, 86400 PARIT RAJA, JOHOR.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 13 Mac 2024 VENUE : Land Office</p>	<p style="text-align: center;"><b>LOT 3 ALOR SETAR</b></p> <p style="text-align: center;"><b>Reserve Price: RM500,000</b></p> <p>Type : Double Storey Semi-Detached House Area : Approx. 236 Sqmt Assignor(S) : Mohafizam Bin Mohamed Solicitor : M/S Suhaimi, Yahya &amp; Co (Alor Setar) (Tel : 04-7714160) Bank Ref : 2060001391758000 Note : Malay Reserved</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO. B-4, JALAN VISTANA 2A/1, TAMAN VISTANA, 05460 ALOR SETAR, KEDAH</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 27 Mac 2024 VENUE : Land Office</p>	<p style="text-align: center;"><b>LOT 4 SEREMBAN</b></p> <p style="text-align: center;"><b>Reserve Price: RM405,000</b></p> <p>Type : Double Storey Terrace House Area : Approx. 135 Sqmt Assignor(S) : Mohd Naim Bin Ismail &amp; Nadhira Bin Abdol Rauh Solicitor : M/S Nassir Hafiz Nazri &amp; Rahim (Tel : 06-7640414) Bank Ref : 14010007709757000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO. 51, JALAN LAMAN ORKID 3/2, NILAI IMPIAN, 71800 SEREMBAN, NEGERI SEMBILAN.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 5 Mac 2024 VENUE : E-Lelong</p>
<p style="text-align: center;"><b>LOT 5 JOHOR</b></p> <p style="text-align: center;"><b>Reserve Price: RM640,000</b></p> <p>Type : Double Storey Terrace House Area : Approx. 161.4 Sqmt Assignor(S) : Ahmad Bin Zakaria Siti Absah Binti Mohamad Ab Kadir Siti Nur Liyana Binti Ahmad Zainal Abidin Binti Ahmad Solicitor : M/S Shahinuddin Ranjitt &amp; Co. (Tel : 07-2216755) Bank Ref : 1030002302751000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO. 79, JALAN EJ 3/10, TAMAN EHSAN JAYA, 81100, JOHOR BAHRU, JOHOR.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 7 February 2024 VENUE : E-Lelong</p>	<p style="text-align: center;"><b>LOT 6 SELANGOR</b></p> <p style="text-align: center;"><b>Reserve Price: RM270,000</b></p> <p>Type : Condominium Area : Approx. 123 Sqmt Assignor(S) : Suhana Aida Binti Shamsudin Solicitor : M/S Azra Salleh &amp; Co. (Tel : 03-40237079) Bank Ref : 14010006164759000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO.3305, TINGKAT 3, BLOCK C, WANGSA HEIGHTS CONDOMINIUM, JALAN WANGSA 7, WANGSA UKAY, 68000 AMPANG, SELANGOR</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 31 January 2024 VENUE : E-Lelong</p>	<p style="text-align: center;"><b>LOT 7 KEDAH</b></p> <p style="text-align: center;"><b>Reserve Price: RM330,000</b></p> <p>Type : Single Storey Terrace House Area : Approx. 143 Sqmt Assignor(S) : Mai Yusuf Bin Yaacob &amp; Che Mah Binti Said Solicitor : M/S Jaharah Radzi &amp; Partners (Tel : 04-4246006) Bank Ref : 7010004338758000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO.399, LORONG KTC 2/17, KULIM TECHNO CITY PHASE 2C, KULIM HI-TECH PARK,09000 KULIM, KEDAH</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 13 February 2024 VENUE : E-Lelong</p>	<p style="text-align: center;"><b>LOT 8 NEGERI SEMBILAN</b></p> <p style="text-align: center;"><b>Reserve Price: RM160,000</b></p> <p>Type : Shoplot Within 11-Storey Low Cost Apartment Area : Approx. 61 Sqmt Assignor(S) : Kamarulzaman Bin Omar Solicitor : M/S Azra Salleh &amp; Co. (Tel : 03-40237079) Bank Ref : 12070001112759000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO.S-03, BLOCK A, JALAN SRI KENARI 8, TAMAN SRI KENARI, SG. CHUA, 43000 KAJANG, SELANGOR.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 13 February 2024 VENUE : E-Lelong</p>
<p style="text-align: center;"><b>LOT 9 NEGERI SEMBILAN</b></p> <p style="text-align: center;"><b>Reserve Price: RM270,000</b></p> <p>Type : Single Storey Terrace House Area : Approx. 130 Sqmt Assignor(S) : Rozana Binti Abd Karim &amp; Maarez Bin Damsik Solicitor : M/S Nassir Hafiz Nazri &amp; Rahim (Tel : 06-7640414) Bank Ref : 4020014724759000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO. 97, JALAN JASPER JAYA 4, TAMAN JASPER JAYA, 70200 SEREMBAN, NEGERI SEMBILAN.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 27 February 2024 VENUE : E-Lelong</p>	<p style="text-align: center;"><b>LOT 10 JOHOR</b></p> <p style="text-align: center;"><b>Reserve Price: RM180,000</b></p> <p>Type : Double Storey Low Cost Terrace House Area : Approx. 72 Sqmt Assignor(S) : Muhammad Qusyairi Bin Ayob Solicitor : M/S Tawfeek Badjenid &amp; Partners (Johor) (Tel : 07-2213445) Bank Ref : 1090007519751000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO 205, JALAN DAMAI 8/2 TAMAN DAMAI 81400 KULAI, JOHOR.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 23 January 2024 VENUE : E-Lelong</p>	<p style="text-align: center;"><b>LOT 11 TERENGGANU</b></p> <p style="text-align: center;"><b>Reserve Price: RM300,000</b></p> <p>Type : Single Storey Semi-Detached House Area : Approx. 235 Sqmt Assignor(S) : Muhammad Idrus Bin Awang Solicitor : M/S Nur Zawani &amp; Associates (Kuala Terengganu) (Tel : 09-6222009) Bank Ref : 13020000586750000 &amp; 13020000587753000 Malay Reserved Land</p> <p style="background-color: #0070c0; color: white; padding: 2px;">PREMISE NO.5, TAMAN SAUJANA 2, KAMPUNG TEBING TEMBAH, 23100 PAKA, DUNGUN, TERENGGANU.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 17 January 2024 VENUE : Land Office</p>	<p style="text-align: center;"><b>LOT 12 PULAU PINANG</b></p> <p style="text-align: center;"><b>Reserve Price: RM440,000</b></p> <p>Type : Single Storey Terrace House Area : Approx. 133.776 Sqmt Assignor(S) : Siti Norehan Binti Osman Solicitor : M/S Tawfeek Badjenid &amp; Partners (Tel : 04-3333 842) Bank Ref : 7030000570750000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO 93, SOLOK KAMPUNG JAWA 7 BAYAN BARU BAYAN LEPAS, PULAU PINANG 11950, PULAU PINANG.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 6 February 2024 VENUE : E-Lelong</p>
<p style="text-align: center;"><b>LOT 13 JOHOR</b></p> <p style="text-align: center;"><b>Reserve Price: RM234,000</b></p> <p>Type : Double Storey Low Medium Cost Terrace House Area : Approx. 72 Sqmt Assignor(S) : Muhammad Aiman Bin Amirul Solicitor : M/S Mimrahayu Haniff Heng &amp; Partners (Tel : 07-4352997) Bank Ref : 1010016525755000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO 53, JALAN BERLIAN 19, TAMAN CAHAYA MASAL, 81700 PASIR GUDANG, JOHOR.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 7 February 2024 VENUE : E-Lelong</p>	<p style="text-align: center;"><b>LOT 14 NEGERI SEMBILAN</b></p> <p style="text-align: center;"><b>Reserve Price: RM280,000</b></p> <p>Type : Single Storey Terrace House Area : Approx. 143 Sqmt Assignor(S) : Noor Izuan Bin Abdul Razak Solicitor : M/S Nassir Hafiz Nazri &amp; Rahim (Tel : 06-7640414) Bank Ref : 5010016953755000 &amp; 5010016954758000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO. 389, JALAN KASIH PUTERA 10, TAMAN KASIH PUTERA, 72100 BAHAU, NEGERI SEMBILAN</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 29 January 2024 VENUE : E-Lelong</p>	<p style="text-align: center;"><b>LOT 15 PUTRAJAYA</b></p> <p style="text-align: center;"><b>Reserve Price: RM1,094,000</b></p> <p>Type : Two And Half Storey Semi-Detached House Area : Approx. 244.3 Sqmt Assignor(S) : Muhammad Hafiz Bin Saleh Solicitor : M/S Azra Salleh &amp; Co (Tel : 03-40237079) Bank Ref : 12100000547755000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">PT 12630, TYPE B, PRESINT 18 (NO. 5, JALAN P18H, PRESINT 18, 62150, PUTRAJAYA, WILAYAH PERSEKUTUAN PUTRAJAYA)</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 5 February 2024 VENUE : E-Lelong</p>	<p style="text-align: center;"><b>LOT 16 JOHOR</b></p> <p style="text-align: center;"><b>Reserve Price: RM657,000</b></p> <p>Type : Double Storey Semi-Detached House Area : Approx. 384 Sqmt Assignor(S) : Muhammad Aizuddin Bin Hassan &amp; Siti Aishah Binti Khairazan Solicitor : M/S Fatimah Zahrah &amp; Co (Johor) (Tel : 07-4349888) Bank Ref : 1060002196757000</p> <p style="background-color: #0070c0; color: white; padding: 2px;">NO. 1, JALAN KENCANA 1A/20, TAMAN PURA KENCANA, SRI GADING, 83300 BATU PAHAH, JOHOR.</p> <p style="background-color: #0070c0; color: white; padding: 2px;">AUCTION DATE : 6 February 2024 VENUE : E-Lelong</p>

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

**ESZAM AUCTIONEER SDN. BHD.** (760902-H)  
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**MOHD NIZAM BIN MOHD SHARIF (P.J.K)**  
(LICENSED AUCTIONEER)



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