

AUCTION SALE

It is hereby proclaimed that with the assistance of the undermentioned Auctioneer, the Registered Owner of the property as described below ("the Property") will sell the Property by:-

PUBLIC AUCTION

ON MONDAY, THE 30TH DAY OF SEPTEMBER, 2024 TIME: 11.30 A.M.

VIA ONLINE BIDDING AT WEBSITE ESZAM AUCTIONEER SDN BHD (eZ2Bid)

The prospective bidders may submit bids for the property online via www.eszamauctioneer.com

(Please register at least one (1) working day before auction day for registration & verification purposes)

Bidders are further subject to the terms and conditions on www.eszamauctioneer.com

NOTE: Prospective bidders are advised to inspect the subject property, seek independent legal advice on the Conditions of Sale, conduct an official title search at the relevant land office/land registry and to make enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.

PARTICULARS OF TITLE

Title No. / Lot No.	:	PN 2561, Lot 14858, Bandar Seremban, District Of Seremban, State Of Sembilan Darul Khusus
Tenure	:	Leasehold 99 Years Expired On 21/12/2078
Land Area	:	Approximately 1,041 Square Meter (11,205 Square Feet)
Category Of Land Use	:	"Bangunan"
Express Condition	:	"Tanah Ini Hendaklah Digunakan Untuk Bangunan Kediaman Sahaja."
Restriction-In-Interest	:	"Tanah Yang Dikeluarkan Ini Tidak Boleh Dipindahmilik, Dipajak Atau Dicagarkan Melainkan Dengan Kebenaran Bertulis Daripada Pihak Berkuasa Negeri."
Quit Rent	:	RM406.00 Per Year

LOCATION AND DESCRIPTION OF THE PROPERTY:-

The subject property is a **parcel of vacant residential land** identified and known as **PN 2561, Lot 14858, Town of Seremban, District of Seremban, State of Negeri Sembilan Darul Khusus**. The subject property is located at **Jalan Kilat 2, approximately 2 km to Bandar Seremban, Negeri Sembilan Darul Khusus**.

RESERVE PRICE:-

The subject property will be sold on an "as is where is basis" and subject to a reserve price of **RM275,000.00 (RINGGIT MALAYSIA TWO HUNDRED SEVENTY FIVE THOUSAND)** only and subject to the Terms and Conditions of Sale which can be obtained from the undermentioned Auctioneer.

DEPOSIT:-

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **5%** of the reserve price of the subject property by way of **ONLINE TRANSFER** (Terms & Conditions on www.eszamauctioneer.com on the manner of payment of the deposit) or by **BANK DRAFT** in favour of **ESZAM AUCTIONEER SDN BHD** one (1) working day before the auction date.

BALANCE PURCHASE PRICE:-

The balance of the Purchase Price shall be settled by the Purchaser within One Hundred and Twenty (120) days from the date of the auction sale.

For further particulars, please contact the undermentioned Auctioneer:

MESSRS ESZAM AUCTIONEER SDN BHD (760902-H)

Suite B-15-03, Level 15, Block B, Megan Avenue 2,
12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.
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E-mail: eszamauctioneer@yahoo.com
Our Ref: EZ/PA/KILAT/660/2024/MNS/nfa

MOHD NIZAM BIN MOHD SHARIF (PJK)

(Licensed Auctioneer)