

PERISYTIHARAN JUALAN

DALAM PERKARA MENGENAI PERJANJIAN JUAL DAN BELI BERTARIKH 30HB JUN, 2024
PERJANJIAN KEMUDAHAN DAN SURAT IKATAN PENYERAHAN HAK (SECARA SEKURITI) (PIHAK PERTAMA/KETIGA)
KEDUA-DUANYA BERTARIKH 2HB OGOS, 2024
ANTARA

KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD (NO. KOPERASI 1146)

PEMEGANG SERAH HAK/BANK

DAN

ZAMRY BIN YAACOB (NO. K/P: 790928-05-5471)

PIHAK PENYERAH HAK/PELANGGAN

Dalam menjalankan kuasa hak yang telah diberikan kepada Pihak Pemegang Serah Hak/Bank di bawah dokumen sekuriti yang tersebut di atas, adalah dengan ini diisytiharkan bahawa Pihak Pemegang Serah Hak/Bank dengan dibantu oleh Pelelong tersebut di bawah :-

AKAN MENJUAL HARTANAH YANG DITERANGKAN DI BAWAH SECARA

LELONGAN AWAM

SECARA ATAS TALIAN

PADA HARI JUMAAT, 14 HARIBULAN OGOS, 2026

PADA PUKUL 10.30 PAGI,

DI LAMAN WEB WWW.ESZAMAUCTIONEER.COM

(Sila buat pendaftaran sekurang-kurangnya satu (1) hari sebelum tarikh lelongan untuk tujuan pendaftaran dan pengesahan)

NOTA: Semua penawar yang berminat adalah dinasihatkan untuk memeriksa hartanah tersebut, membuat carian rasmi surat hakmilik di Pejabat Tanah/Daftar dan membuat segala pertanyaan dan penyiasatan dengan pihak Pemaju/Pemilik dan semua pihak-pihak berkuasa yang berkenaan untuk maklumat yang tepat mengenai hartanah tersebut sebelum jualan lelong.

BUTIR-BUTIR HAKMILIK

Hakmilik Strata	:	Hakmilik strata belum dikeluarkan.
No. Hakmilik Induk/No. Lot	:	Geran 452660, Lot 127383 (dahulu dikenali sebagai H.S.(D) 60709, PT 465), Bandar Cyberjaya, Daerah Sepang, Negeri Selangor Darul Ehsan.
No. Petak Pemaju	:	Unit No. 2-15-04, No. Petak 04, No. Tingkat 15, No. Bangunan Blok 2 beserta dengan No. Petak Aksesori Tempat Letak Kereta A-2A-148 & A-2A-147, Aspire Residence Phase 1, Selangor.
Keluasan Lantai	:	Lebih kurang 83.61 meter persegi (900 kaki persegi)
Penjual / Pemaju	:	SPNB Aspirasi Sdn Bhd (No. Syarikat: 199901015579 / 490479-V)
Pemilik Benefisial	:	Zamry Bin Yaacob (No. K/P: 790928-05-5471)
Bebanan	:	Diserahkan kepada KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD
Pegangan	:	Selama-lamanya
Kategori Kegunaan Tanah	:	Bangunan
Syarat Nyata	:	Tidak dinyatakan
Sekatan Kepentingan	:	Tidak dinyatakan

LOKASI DAN KETERANGAN HARTANAH:-

Hartanah tersebut adalah **Sebuah Unit Kondominium** dan beralamat pos **Unit 02-15-04, Blok 2, Aspire Residence, Persiaran Aspirasi, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan.**

HARGA RIZAB:

Hartanah tersebut akan dijual secara "keadaan sedia ada" tertakluk kepada satu harga rizab sebanyak **RM283,500.00 (RINGGIT MALAYSIA: DUA RATUS LAPAN PULUH TIGA RIBU DAN LIMA RATUS SAHAJA)** dan tertakluk kepada syarat-syarat jualan melalui Suratikatan Penyerahhakan dari Pihak Pemegang Serah Hak/Bank di atas dan tertakluk kepada persetujuan yang perlu diperolehi oleh Pembeli daripada pihak-pihak berkuasa yang berkenaan. Terma-terma dan Syarat-syarat Dalam Talian yang terkandung dalam www.eszamauctioneer.com.

DEPOSIT:

Bagi penawar-penawar yang berminat ingin membuat tawaran adalah dikehendaki mendepositkan kepada Pelelong sebanyak **10%** daripada harga rizab dalam bentuk **BANK DERAH** di atas nama **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD**, sekurang-kurangnya **Satu (1) Hari Bekerja Sebelum Tarikh Lelongan, Selewat-Lewatnya Pada Pukul 5.00 Petang** dan baki wang belian hendaklah dibayar oleh pembeli dalam tempoh **Satu Ratus Dua Puluh (120) hari** dari tarikh jualan kepada **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD**. Pembida dalam talian, sila rujuk Terma & Syarat di www.eszamauctioneer.com untuk cara-cara pembayaran deposit.

Untuk butir-butir lanjut, sila berhubung dengan **Tetuan Goh Rafidah Tan**, Peguamcara bagi Pihak Pemegang Serah Hak/Bank di **Box #398, Lot 7.27 7th Floor, Wisma Central, Jalan Ampang, 50450 Kuala Lumpur. [No. Ruj: CBP/HL/108-25] No. Tel: 03-21663818, No. Faks: 03-21623818** atau Pelelong yang tersebut di bawah:-

TETUAN ESZAM AUCTIONEER SDN. BHD. (No. Syarikat: 200701002904/760902-H)

MOHD NIZAM BIN MOHD SHARIF (PJK)

ALAMAT : Suite B-15-03, Level 15, Block B, Megan Avenue 2,
12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

(Pelelong Berlesen)

NO. TEL : 06-7629786, No. H/P: 018-6639786/016-6639786

EMAIL : eszamauctioneer@yahoo.com

LAMAN WEB : www.eszamauctioneer.com

RUJUKAN KAMI : EZ/LACA/CBP/346/2026/MNS/sofia

PROCLAMATION OF SALE

IN THE MATTER OF THE SALE AND PURCHASE AGREEMENT DATED THE 30TH DAY OF JUNE 2024
FACILITY AGREEMENT AND DEED OF ASSIGNMENT (BY WAY OF SECURITY) (FIRST/THIRD PARTY)
BOTH DATED THE 2ND DAY OF AUGUST 2024

BETWEEN

KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD (CO-OPERATIVE NO. 1146)

ASSIGNEE/BANK

AND

ZAMRY BIN YAACOB (NRIC NO.: 790928-05-5471)

ASSIGNOR/CUSTOMER

In the exercise of the rights and powers conferred upon the Assignee/Bank under the above-mentioned security documents, it is hereby proclaimed that the Assignee/Bank with the assistance of the under mentioned Auctioneer:-

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION

VIA ONLINE BIDDING

ON FRIDAY, THE 14TH DAY OF AUGUST, 2026

AT 10.30 IN THE MORNING,

AT WEBSITE WWW.ESZAMAUCIONEER.COM

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

NOTE: Prospective bidders are advised to inspect the subject property, conduct an official title search at the relevant Land Office / Land Registry and make enquiries with the Developer, the Proprietor and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.

PARTICULARS OF TITLE

Strata / Individual Title	:	Strata title has not been issued yet.
Master Title No. & Lot No.	:	Geran 452660, Lot 127383 (formerly known as H.S.(D) 60709, PT 465), Town of Cyberjaya, District of Sepang, State of Selangor Darul Ehsan.
Developer's Parcel No.	:	Unit No. 2-15-04, Parcel No. 04, Storey No. 15, Building No. 2 together with Accessory Parcel No. Car Park A-2A-148 & A-2A-147, Aspire Residence Phase 1, Selangor.
Built-Up Area	:	Approximately 83.61 square meter (900 square feet)
Developer	:	SPNB Aspirasi Sdn Bhd (Company No.: 199901015579 / 490479-V)
Beneficial Owner	:	Zamry Bin Yaacob (Nric No.: 790928-05-5471)
Encumbrance	:	Assigned to KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD
Tenure	:	Freehold
Category of Land Use	:	"Bangunan"
Express Conditions	:	Not stated
Encumbrances	:	Not stated

LOCATION AND DESCRIPTION:

The subject property is **A Condominium Unit** bearing postal address **Unit 02-15-04, Blok 2, Aspire Residence, Persiaran Aspirasi, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan.**

RESERVE PRICE:

The property will be sold on an "as is where is" basis and subject to a reserve price of **RM283,500.00 (RINGGIT MALAYSIA: TWO HUNDRED EIGHTY THREE THOUSAND AND FIVE HUNDRED ONLY)** and the Conditions of Sale, by way of an Assignment from above Assignee/Bank and subject to the Consent being obtained by the purchaser from any relevant authorities. Online bidders are further subject to the Online Terms & Conditions on www.eszamauctioneer.com.

DEPOSIT:

All intending bidders are required to deposit to the Auctioneer **10%** of the fixed reserve price by way of **BANK DRAFT** in favour of **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD** latest by **5.00 PM, At Least One (1) Working Day Before The Auction Day**. The balance of the purchase price to be settled by the Purchaser within **One Hundred And Twenty (120) days** from the date of the sale to **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD**. Online bidders please refer to the Online Terms & Conditions on www.eszamauctioneer.com on the manner of payment of the deposit.

For further particulars, please apply to **Messrs Goh Rafidah Tan**, Solicitors for the Assignee/Bank, at **Box #398, Lot 7.27 7th Floor, Wisma Central, Jalan Ampang, 50450 Kuala Lumpur**. [Ref No.: **CBP/HL/108-25**] (Tel No.: **03-21663818**, Fax No.: **03-21623818**) or the undermentioned Auctioneer:-

MESSRS ESZAM AUCTIONEER SDN BHD (Co. No. 200701002904/760902-H)

MOHD NIZAM BIN MOHD SHARIF (PJK)

ADDRESS: Suite B-15-03, Level 15, Block B, Megan Avenue 2,
12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

(Licensed Auctioneer)

TEL NO. : 06-7629786, H/P No.: 018-6639786/016-6639786

EMAIL : eszamauctioneer@yahoo.com

WEBSITE : www.eszamauctioneer.com

OUR REF : EZ/LACA/CBP/346/2026/MNS/nse

CONDITIONS OF SALE

1. ASSIGNEE'S POWER OF SALE

This sale is made by **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD** ("the Assignee/Bank") in exercise of the rights, powers and remedies conferred upon them by relevant security documents including and not limited to **Sale And Purchase Agreement Dated The 30th Day Of June 2024 and Facility Agreement And Deed Of Assignment (By Way Of Security) (First/Third Party) Both Dated The 02nd Day Of August 2024** executed by the aforesaid **Zamry Bin Yaacob (Nric No.: 790928-05-5471)** Assignor(s)/Customer(s) subject to all liabilities and obligations pertaining to subject the property.

Tracing of ownership or the chose in action to the Property shall be made by reference to the Principal Sale & Purchase Agreement, the aforesaid Security Document, deeds, instruments, contracts or related documents listed in the Schedule hereto in the possession of the Assignee/Bank notwithstanding (if such the case) that separate document of title or Individual Title or Strata Title for the Property may be issued by the relevant authorities.

2. RESERVE PRICE AND BIDDING AT AUCTION

- 2.1 The sale is subject to the Reserve Price.
- 2.2 No bid shall be less than the previous bid and an amount to be fixed by the Auctioneer at the auction sale and no bidding shall be withdrawn or retracted.
- 2.3 Subject to the provision of Clause 6 below the highest bidder for the Property described in the Proclamation of Sale shall be the Purchaser thereof and the Assignee/Bank or the Auctioneer shall have the right to refuse any bid, if any dispute shall arise as to any bidding, the Property shall be at option of the Assignee/Bank or the Auctioneer be put again for sale at the last undisputed bidding and the Assignee/Bank or the Auctioneer may decide on the dispute and such decision by the Assignee/Bank or the Auctioneer shall be final.

3. BIDDING DEPOSIT

Subject To Clause 6.1 below, all intending bidders (except the Assignee/Bank) shall deposit with the Auctioneer, prior to the auction sale, a bank draft or cashier's order drawn in favour of **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD** for a sum ("Bidding Deposit") equivalent to ten per centum (**10%**) of the Reserve Price.

4. AUTHORITY TO ACT/BID

- 4.1 Any agent acting on behalf of another person is required to deposit with the Auctioneer, prior to the auction sale a letter of authority from such person stating that he is acting on behalf of the person.
- 4.2 If the sale is restricted to individuals and not to incorporated bodies or companies as specified by the Developer/Landowner and/or other relevant authorities, it shall be sold to individual persons only.
- 4.3 **If the sale is restricted to Bumiputra only, such bidders shall be Bumiputra.**
- 4.4 All intending bidders shall be required to verify their identities by showing the Auctioneer their identity cards prior to the commencement of the auction, failing which they shall not be entitled to bid.

5. PROHIBITED TO ACT/BID

- 5.1 A bankrupt shall not be allowed to bid or act as agent of the bidder. Where the bidder is a foreigner or a foreign controlled company it shall be the bidder's duty to ensure that the bidder is permitted by the prevailing laws, regulations and guidelines to purchase the property. All applications for approvals by such foreign bidder shall be at the sole responsibility and cost of the bidder.
- 5.2 In the event a bankrupt bids or acts as agent in relation to the sale of the Property, the Bidding Deposit or Purchase Deposit, as the case may be, shall be forfeited by the Assignee/Bank and the Property may be put up for sale again at a date and time to be fixed by the Assignee/Bank.
- 5.3 The Auctioneer with the consent of the assignee/bank shall have the absolute discretion and right to reject any bid by any bidder.

6. ASSIGNEE/BANK'S RIGHTS AT SALE

The Assignee/Bank reserves the following rights:

- 6.1 **Right to Bid**
To bid without having deposit with the Auctioneer the requisite ten per centum (**10%**) of the Reserved Price, by itself or its agent. In the event that the Assignee/Bank is the successful bidder and so declared by the Auctioneer, the Assignee/Bank shall have the liberty to set off the purchase price against the amount due and owing by the Assignor(s)/Customer(s) under The Security Documents and all cost and expenses of, in connection with and resulting from the sale.;
- 6.2 **Right To Withdraw Sale**
To withdraw, postpone and call off the sale of the property at any time before the fall of the hammer, and
- 6.3 **Right To Re-sale After Withdrawal**
To sell the Property withdrawn at any time or times subject to such conditions and provisions whether identical with or differing wholly or in part from the conditions and provisions applicable to the Property to be auctioned at the present auction and in such manner as the Assignee/Bank may think fit.

7. WITHDRAWAL OF BID

Any bidder, who makes a bid but withdraws the same before the fall of the hammer, shall have their deposit equal to 10% of the Reserve Price forfeited as agreed liquidated damages for payment to the Assignee/Bank. The Auctioneer reserves the rights to put the Property again for sale at the last undisputed bid, or otherwise to adjourn the auction to another date.

8. PAYMENT

- 8.1 Immediately after the fall of the hammer, the successful bidder ("Purchaser") shall sign the Memorandum at the foot of these conditions
- 8.2 In the event that Purchase Price is higher than the Reserve Price, the Purchaser declared by the Auctioneer shall immediately pay to the Auctioneer a sum (Differential Sum) equivalent to the difference between ten per centum (10%) of the Purchase Deposit and the Bidding Deposit by cash or bank draft or cashiers order drawn in favour of **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD**, as payment of deposit and towards part payment of Purchase Price.

- 8.3 In the event the Purchaser fails to pay the Differential Sum or fails to sign the Memorandum, the Bidding Deposit shall be forfeited by the Assignee/Bank and the Property may be put up for sale again at a date and time to be fixed by the Assignee/Bank. The cost and expenses of, in connection with and resulting from such resale together with any deficiency in the price obtained at the resale comparing to the price obtained in the aforesaid sale shall be recoverable from the defaulting Purchaser. A certificate by an officer of the Assignee/Bank as to the costs and expenses of, in connection with, resulting from such resale shall be accepted by the Purchaser as binding, correct and conclusive.
- 8.4 In the event the Purchaser stops payment or countermands on the bank draft of the Bidding Deposit and/or the Purchase Deposit, the property may be put up for sale at a date and time to be fixed by the Assignee/Bank. The costs and expenses of in connection with and resulting from such a resale together with any deficiency in the price obtained at the resale comparing to the price obtained in the aforesaid sale shall be recoverable from the defaulting Purchaser. A certificate by an officer of the Assignee/Bank as to the costs and expenses of, in connection with and resulting from such resale shall be accepted by the Purchaser as binding, correct and conclusive.
- 8.5 The balance of Purchase Price shall be paid by the Purchaser within **ONE HUNDRED AND TWENTY (120) DAYS** without any extension from the date of the sale, by bank draft only drawn in favour of **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD**. The Purchaser shall at its own costs and expenses apply to the relevant State Authorities for the consent to transfer not later than fourteen (14) days from the date of sale and procure the consent to transfer from the State Authorities not later than three (3) months from the date of sale, or such other extended period as may be granted by the Assignee/Bank at its absolute discretion from time to time.
- 8.6 In the event that the Purchaser defaults in complying with any of the conditions herein or fails to pay the Balance Purchase Price within the time allowed, then the Assignee/Bank may (without prejudice to their rights for specific performance) treat such default as a repudiation of the contract and terminate the sale without notice in which event the Bidding Deposit and the Purchase Deposit paid under Clause 3 and Clause 8.2 above shall be forfeited by the Assignee/Bank and the Property may again be put up on sale at a date and time to be fixed by the Assignee/Bank. The costs and expenses of, in connection with and resulting from such resale together with any deficiency in the price obtained in the resale comparing to the price obtained the aforesaid sale shall be recoverable from the defaulting Purchaser. A certificate by an officer of the Assignee/Bank as to the costs and expenses of, in connection with, resulting from such resale shall be accepted by the Purchaser as binding, correct and conclusive.

9. DEED OF ASSIGNMENT/TRANSFER

Upon full payment of the Purchase Price and subject to the consent being obtained by the Purchaser from the Developer/Landowner and other relevant authorities, if any, the Assignee/Bank and the Purchaser shall observe the following:

- 9.1 As soon as practicable after receipt in full by the Assignee/Bank of the Balance Purchase Price, the Assignee/Bank shall execute or cause to be executed at the Purchaser's costs and expenses (including but not limited to the legal fees, stamp duties and registration fees) in favour of the Purchaser an assignment of all rights, title, interest and benefits under the Principal Sale & Purchase Agreement entered between the Developer/Landowner and the original Purchaser upon terms and conditions stipulated by the Assignee/Bank at its absolute discretion. The Assignee/Bank shall upon such execution deliver to the Purchaser or the Purchaser's Financier as the case may be, the Principal Sale & Purchase Agreement and previous Security Documents relating to the Property which may be in possession of the Assignee/Bank. For this purpose, the Purchaser, hereby agrees that the Assignment to be executed shall be in the form duly approved by the Assignee/Bank. The Purchaser shall be liable to all costs and expenses including but not limited to the legal fees, stamp duties and registration fees of and incidental to the transfer of the Property in the event of the Individual Title/Individual Title has been issued. The Assignee/Bank shall not be required to assign the Property to any person other than the Purchaser.
- 9.2 If separate documents of title/Individual Title for the Property has been issued whether before, on or after the date of sale, the Assignee/Bank shall not be required to register the charge(s) nor to procure a transfer in Form 14A as prescribed by National Land Code 1965 but such transfer from the Developer/Landowner (as the case may be) shall be prepared by and at the expense of the Purchaser who undertakes to pay sums and comply with the conditions (if any) imposed by the Developer and/or Landowner and/or their solicitor and/or the relevant authorities pertaining to the registration of such transfer of the Property.

10. CONDITION OF THE PROPERTY

All bidders shall be deemed to have carried out all investigations and examinations of the Property and the title particulars at their own costs and expenses and upon being successful, accept the Property in the state and condition in which the Property is at the date of the auction sale.

11. TENANCIES AND RESTRICTIVE COVENANTS

The Property is believed to be taken correctly described and is sold on as is where is basis, subject to all express and implied conditions, restriction in interest, caveats, leases, tenancies, easements, liabilities, encumbrances, all public and private rights of way, support, drainage and light and all other rights, if any, subsisting thereon or there over without the obligation to define the same respectively and the Purchaser is deemed to have full knowledge thereof.

12. IDENTITY OF THE PROPERTY

- 12.1 The Purchaser shall admit the identity of the Property with that described in the Proclamation of Sale and other such documents offered by the Assignee/Bank as the title to the Property by comparison of the description in the Proclamation of Sale and the aforesaid Security Document.
- 12.2 Any error, misstatement, omission or misdescription of the property in the Proclamation of Sale and the documents referred to in Clause 12.1 above shall not annul the sale, nor shall any compensation be allowed thereof.

13. RISK OF PROPERTY

- 13.1 As from the time of the sale, the property shall be at the sole risk of the Purchaser as regards to loss or damages of whatsoever nature or howsoever occurring including by fire or other accident, state of cultivation, non-occupation or otherwise.
- 13.2 The Purchaser shall be deemed to have inspected and investigated the condition of the Property as is where is and shall raise no requisition or objection thereon or thereto. No representation warranty or undertaking whatsoever is made or should be implied as to whether or not the Property complies with any relevant by-laws or legislation. The Purchaser shall take the Property as is where is and shall not require the connection of water, electricity or other utilities thereto or the removal of any rubbish thereat. The fact (if such be the case) that the Property or renovations thereat contravene building by-laws or legislation shall not annul the sale or entitle the Purchaser to rescind the sale or claim damages or diminution in price.
- 13.3 Upon the fall of the hammer, all risks of the Property shall pass to the Purchaser who shall at his own costs insure the same against damages by fire and usual perils.
- 13.4 The Assignee/Bank makes no representation as to the ownership of furniture fittings and fixtures situated at the Property, which items may be on hire purchase, lease or deferred sale from third parties. In such cases, the Assignee/Bank accepts no liabilities for any payments, which may be outstanding in respect thereof and the Property, is sold subject thereto.

14. QUIT RENTS ETC.

Any arrears of maintenance charges, quit rents and assessments due and payable up to six (6) years in respect of the Property to any relevant authorities or the Developer or Landowner or relevant third parties up to the date of sale shall be paid out of the Purchase Money and such sums due and payable after the date of sale shall be borne by the Purchaser.

14.1 The Purchaser shall within three (3) months from the date of auction sale notify the Assignee/Bank of any arrears of maintenance charges, quit rents and assessments excluding utilities bills which is due to any relevant authorities or the Developer up to the date of the auction sale failing which the Assignee/Bank shall not be held liable for any claim(s) thereof. The Assignee/Bank upon receipt of the request for extension in writing from the Purchaser, may in its absolute discretion extend the notification period for a further thirty (30) days.

14.2 The Purchaser shall bear and pay all fees and expenses including but not limited to all legal fees, stamp duty and registration fees in connection with, incidental to or pursuant to the Assignment and all other documents necessary for affecting the transfer or assigning the beneficial ownership in the Property to the Purchaser.

14.3 The Assignee/Bank shall not be liable to make payment or to deduct from the proceeds of sale any outstanding utilities bills relating to the Property namely administrative fees, sinking fund, telephone, water, electricity, gas, sewerage charges or any other utilities.

14.4 In the event there is any balance money by way of outstanding progressive payments payable or any other claims and due to the Developer under the principal Sale and Purchase Agreement, the Purchaser shall be liable to pay the Developer on its own and there shall be no deduction whatsoever from purchase price.

15. CONSENT.

It shall be the responsibility of the Purchaser to apply for consent from the Developer/Landowner and other relevant authorities, if any in respect of the sale and all fees, charges and expenses including administrative fees and/or legal fees in connection with or incidental to the application and/or endorsement of the Assignment and/or the transfer of the Property by the Developer/Landowner shall be borne by the Purchaser. The Purchaser undertakes to keep the Assignee/Bank and/or their solicitors informed of progress of such applications.

16. SALE BEING SET ASIDE OR CONSENT NOT BEING OBTAINED

16.1 In the event of the sale being set aside for any reason whatsoever by the Assignee/Bank or by an Order of Court or consent not being obtained from the Developer/Landowner and/or other relevant authorities (other than for reasons attributable to any act of default or omission by the Purchaser) on the expiry of time period prescribed for completion, then the Assignee/Bank is absolutely entitled to terminate the sale by giving the Purchaser written notice thereof, in which case:

- (a) If in the meanwhile the Purchaser has entered into possession of the Property, then the Purchaser is liable at his own costs and expenses to reinstate the Property to the original condition as at the auction sale, and thereafter peacefully to yield up vacant possession of the Property to the Assignee/Bank within seven (7) days upon service of the notice terminating the sale; and
- (b) The costs and expenses reasonably incurred by the Assignee/Bank in connection with the sale, as well as the costs to reinstate damage (if any) to the Property caused by the Purchaser in possession thereof shall be deducted and set-off against the Deposit or Purchase Price and thereafter the residue (if any) shall be refunded to the Purchaser free of interest. For this purpose a certificate signed by any officer of the Assignee/Bank certifying the amount of such expenses or costs shall be deemed final/conclusive and binding upon the Purchaser.

16.2 In the event of consent not being obtained from the Developer/Landowner and/or other relevant authorities due to the act of default or omission by the Purchaser, the Assignee/Bank shall be entitled to forfeit the Bidding Deposit and the Purchase Deposit paid pursuant to Clauses 3 and 8.2 above.

17. VACANT POSSESSION

The Purchaser after the payment of the TPP shall at his own costs and expenses take possession of the Property without any obligation on the part the Assignee/Bank to give vacant possession. In the event of circumstances existing, which prevent entry or occupation by the Purchaser, such circumstances shall not annul the sale or entitle the Purchaser to rescind the contract or claim reduction in the price or for damages.

18. TIME OF THE ESSENCE

Time wherever mentioned herein shall be the essence of these conditions.

19. TRANSLATIONS

In the event of any discrepancy, misstatement, omission or error appearing in the various translations on the particulars and conditions herein, the English version shall prevail.

20. ASSIGNMENT OF RIGHTS, TITLE, INTEREST AND BENEFITS

The Purchaser shall not without the written consent of the Assignee/Bank, Developer/Landowner and/or the relevant authorities be entitled to assign his rights, title, interest and benefits under the Certificate of Sale made pursuant hereto or the Principal Sale and Purchase Agreement entered between the Developer/Landowner and the original Purchaser before the Property has been duly assigned or transferred to him by the Assignee/Bank. The Assignee/Banks decision to grant the consent or otherwise shall be in its absolute discretion and shall not be questioned.

21. ENCROACHMENT/ACQUISITION

The Assignee/Bank has no notice or knowledge of any encroachment or that the Government or any other authorities has any immediate intention of acquiring the whole or any part of the Property for roads or any improvement schemes and if such encroachment shall be found to exist or if the Government or any local authorities has any such intention, the same shall not annul the sale nor shall any abatement or compensation be allowed in respect thereof.

22. AMBIGUITY / INCONSISTENCY

In event of ambiguity or inconsistency in the interpretation of these Conditions Of Sale, such ambiguity or inconsistency shall be resolved in favour of the Assignee/Banks and the Assignee/Banks interpretation shall prevail and binding on the Purchaser.

23. GENERAL

The Purchaser is treated as buying with full knowledge of the Security Documents whether or not such inspection occurs and shall raise no objection or requisition regarding the contents thereof. The Purchaser shall admit the identity of the Property purchased by him with that described in the Security Documents without requiring any further proof. The Assignee/Bank shall not be required to explain or remedy any discrepancy or omission discovered in the Security Documents, No representation warranty or undertaking whatsoever is made or should be implied as to the authenticity of the Security Documents and no objection or requisition shall be raised as to loss of the original(s), or the failure of stamp documents or insufficient duty paid thereon, or failure to register any instruments.

24. GOVERNMENT TAXES AND/OR STATUTORY/REGULATORY IMPOSED CHARGES, FEES ETC

- a. For the purpose of this Clause: "Tax" means any present or future, direct or indirect, Malaysian or foreign tax, levy, impost, duty, charge, fee, deduction or withholding of any nature, that is imposed by any Appropriate Authority, including, Without limitation, any consumption tax such as the goods and services tax ("GST") and other taxes by whatever name called, and any interest, fines or penalties in respect thereof. "Appropriate Authority" means any government or taxing authority.
- b. The purchase price and all other monies to be paid by the Purchaser to the Assignee under this Agreement, including any amount representing reimbursements to be paid by the Purchaser to the Assignee, is exclusive of any Tax, and shall be paid without any set-off, restriction or condition and without any deduction for or on account of any counterclaim or any deduction or withholding.
- c. In the event the Purchaser is required by law to make any deduction or withholding from the purchase price and/or all other monies payable to the Assignee under this Agreement in respect of any Tax or otherwise, the sum payable by the Purchaser in respect of which the deduction or withholding is required shall be increased so that the net purchase price and/or the net amount of monies received by the Assignee is equal to that which the Assignee would otherwise have received had no deduction or withholding been required or made.
- d. The Purchaser shall in addition to the purchase price and all other monies payable, pay to the Assignee all applicable Tax at the relevant prevailing rate and/or such amount as is determined by the Assignee to cover any Tax payments/liabilities/obligations in connection therewith, without any set-off, restriction or condition and without any deduction for or on account of any counterclaim or any deduction or withholding, apart from any Taxes which may be required under any laws to be paid by the Purchaser directly to any Appropriate Authority, which the Purchaser shall remit directly to the Appropriate Authority .
- e. If at any time an adjustment is made or required to be made between the Assignee and the relevant taxing authority on account of any amount paid as Tax as a consequence of any supply made or deemed to be made or other matter in connection with this agreement by the Assignee, a corresponding adjustment may at the Assignee's discretion be made as between the Assignee and the Purchaser and in such event, any payment necessary to give effect to the adjustment shall be made.
- f. All Tax as shall be payable by the Purchaser to the Assignee as herein provided shall be paid at such times and in such manner as shall be requested by the Assignee.
- g. The Purchaser hereby agrees to do all things reasonably requested by the Assignee to assist the Assignee in complying with its obligations under any applicable legislation under which any Tax is imposed. In the event a new Tax is introduced and such Tax is required to be charged on the transaction contemplated in this Agreement, the Purchaser agrees to provide its fullest cooperation to the Assignee in assisting the Assignee in complying with its obligations under the relevant laws.
- h. For the avoidance of doubt, the parties agree that any sum payable or amount to be used in the calculation of a sum payable expressed elsewhere in this agreement has been determined without regard to and does not include amounts to be added on under this clause on account of Tax.

CONTRACT

MEMORANDUM : - At the sale by Public Auction held this **14th Day Of August, 2026** of the property comprised in the foregoing particulars that is to say the rights, title, interest and benefits under the **Sale And Purchase Agreement Dated The 30th Day Of June 2024 and Facility Agreement And Deed Of Assignment (By Way Of Security) (First/Third Party) Both Dated The 02nd Day Of August 2024** made **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD (CO-OPERATIVE NO. 1146)** (Assignee/Bank) and **Zamry Bin Yaacob (Nric No.: 790928-05-5471)** (Assignor/Customer) in relation to the property, **Developer's Unit No. 2-15-04, Parcel No. 04, Storey No. 15, Building No. 2 together with Accessory Parcel No. Car Park A-2A-148 & A-2A-147, Aspire Residence Phase 1, Selangor** bearing a postal address **Unit 02-15-04, Blok 2, Aspire Residence, Persiaran Aspirasi, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan.** The highest bidder stated below has been declared the Purchaser of the above mentioned Property for the sum of RM_____ and has paid the sum of RM _____ by way of deposit and agrees to pay the Balance Purchase Price and to complete the purchase in accordance with the terms and conditions of the Conditions of Sale. The Auctioneer hereby confirms the said purchase and the Solicitors acknowledge receipt of the said deposit.

Purchase Money : RM_____

Deposit Paid : RM_____

Balance Due : RM_____

Purchaser's Name :

NRIC No. :

Address :

Tel :

Occupation :

Employer :

SIGNATURE OF PURCHASER(S)/AUTHORISED AGENT

NAME :

NRIC NO.:

Purchaser's Name :

NRIC No :

Address :

Tel :

Occupation :

Employer :

SIGNATURE OF PURCHASER(S)/AUTHORISED AGENT

NAME :

NRIC NO.:

LICENSED AUCTIONEER
For Messrs ESZAM AUCTIONEER SDN. BHD
MOHD NIZAM BIN MOHD SHARIF

SOLICITORS FOR THE ASSIGNEE/BANK
KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD
MESSRS GOH RAFIDAH TAN

TERMS AND CONDITIONS eZ2Bid

The Terms and Conditions specified to all user of www.eszamauctioneer.com

(ESZAM AUCTIONEER SDN BHD website)

1. RECITALS

- 1.1 The online Term and Conditions shall apply to every electronic public auction sales made via **ESZAM AUCTIONEER SDN BHD** website.
- 1.2 The online Term and Conditions specified herein shall be read together with the Conditions of Sale as attached to the Proclamation of Sale.

2. ELIGIBILITY TO BID

- 2.1 The bidder must be 18 years old and above, sound mind and not declared as bankrupt.
- 2.2 **For Company bidder(s):** The bidder must be incorporated under the laws of Malaysia and must not be in liquidation.
- 2.3 Be able to take, fulfil and perform all necessary actions, conditions and matters (including obtaining any necessary consents) in terms of law to enable E-bidder to participate in the public auction and complete the purchase in the event of successful bid.
- 2.4 E-Bidders' eligibility requirements are also subject to the existing Federal and State legal provisions. Non-Malaysian E-Bidders or companies are also advised to take note of restrictions applicable on foreign purchase imposed by relevant authorities.
- 2.5 **Any person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings either On-site bidder or E-bidding.**

3. REGISTRATION OF EZ2BID

- 3.1 E-bidders will log in into **ESZAM AUCTIONEER SDN BHD** secured website. E-bidders shall provide true, current and accurate information to register as a user.
- 3.2 **For individual bidder(s):** The E-bidder's need to key in their personal information (correspondence address & telephone contact number) accurately for online registration and upload the bidder's NRIC (both sides) to **ESZAM AUCTIONEER SDN BHD** website.
- 3.3 **For Company bidder(s):** The E-bidder's need to key in their company details for online registration and upload a certified true copy of The Company's Memorandum And Articles Of Association (M&A), Forms 44, 24 and 49, Board Of Director Resolution (or its equivalent forms under the Companies Act 2016) and authorize bidding letter than upload to **ESZAM AUCTIONEER SDN BHD** website.
- 3.4 For agent acting for individual bidders: The documents shall be uploaded into the **ESZAM AUCTIONEER SDN BHD** website are a copy of the E-bidder Identity Card, copy of the Agent's Identity Card, a copy of Letter of Authorization and evidence of Deposit payment.
- 3.5 E-bidders must make deposit payment **10%** of the reserve price or depend on Bank requirement as required under the **Conditions of Sale (COS)** attached to **Proclamation of Sale (POS)**. Payment of deposit must be made via local bank transfer with the following details:-

(a) Account's Name	: ESZAM AUCTIONEER SDN BHD
(b) Name of Bank	: CIMB BANK BERHAD
(c) Bank's Account No	: 800-444-3684

Note: The evidence of the transfer must be upload and submitted.
- 3.6 The auctioneer will be holding any deposit received in the auctioneers' bank account as "stakeholder" and the deposit will be paid out depending on the events as stipulated.
- 3.7 E-bidder are required to complete the registration process by inserting the relevant details and uploading the relevant documents including evidence of payment of the deposit onto the **ESZAM AUCTIONEER SDN BHD** website latest by 5.00 p.m. at least one (1) working day before the auction date.
- 3.8 After registration is successful, the E-bidder will receive the **Verification Code** via email and SMS to verify the phone number and email address.
- 3.9 E-bidders should keep the E-bidders' account details strictly confidential and must not permit any third party to use or access the E-bidders' account on behalf or otherwise. The E-bidders shall be liable for any bids made via the E-bidders' account.
- 3.10 E-bidders are responsible to identify the property properly and to ensure that the details and description of the Property are correct and accurate before bidding.
- 3.11 It is the sole and absolute responsibility of all intending E-bidders and at the E-bidders' own costs and expense, to seek and obtain from the Developer and/or the relevant authorities or bodies, all confirmations and/or consents as may be required or as may be applicable in respect of the purchase of the Property and to satisfy themselves on the physical condition of the Property and all matters in connection with the Property prior to the bidding (including and not limited to verifying the identity, particulars, state and condition of the Property and the terms of the conditions and restrictions affecting the Property if any, whether or not the Property is reserved for Bumiputra or Malay Reserved only and/or is a low cost property, and matters relating to the ownership and transfer of the Property, the status of the separate document of title to the Property and its particulars, the liabilities including amounts of outstanding service or maintenance charges owing and other obligations pertaining to the Property and the E-bidders' eligibility and qualification to purchase the Property). E-bidders shall be deemed to have full knowledge of all of the matters aforesaid.
- 3.12 The Auctioneer, the Assignee/Bank, the Assignee/Bank's solicitors and **ESZAM AUCTIONEER SDN BHD** website and their respective agents or servants do not in any way make any representation or warranty in respect of any of the aforesaid and shall not in any way be responsible or liable to the E-bidders in respect of any of the aforesaid.
- 3.13 Registration shall be subject to verification and approval of **ESZAM AUCTIONEER SDN BHD** website and subject further to deposit payment being cleared by the bank. Please take note that approval from **ESZAM AUCTIONEER SDN BHD** administrator may take at least 1 working day and any improper, incomplete registration or late registration may be rejected at the sole discretion of the **ESZAM AUCTIONEER SDN BHD** website. Neither **ESZAM AUCTIONEER SDN BHD** website nor its agents and/or representatives bears any responsibility or assumes any liability in the event that the registration of a prospective E-bidder is rejected and/or delayed for any reason whatsoever. In the event of the registration is rejected, the deposit paid (if cleared by the bank) shall be refunded to the same bank account from which the deposit transfer was made within 3 working days.

4. BEFORE AUCTION

- 4.1 All intended bidder can access to the **ESZAM AUCTIONEER SDN BHD** website to download the Proclamation of Sale (POS) & Conditions of Sale (COS). By proceeding with E-bidding with **ESZAM AUCTIONEER SDN BHD**, the E-bidders' have agreed and accepted the **ESZAM AUCTIONEER SDN BHD** terms and conditions. Any bid by registered E-bidder shall not be withdrawn once entered.
- 4.2 All intended bidders can choose either to attend the auction physically (On-site bidder) or by E-bidding. For E-bidding, they can bid online from any places as long as the E-bidder has the device and good internet connection to log in to our **ESZAM AUCTIONEER SDN BHD** website and click on eZ2Bid button.
- 4.3 The E-bidder will receive the Bidding Code one (1) day before auction date and link to bid online via email and SMS once **ESZAM AUCTIONEER SDN BHD** receiving of the deposit.

5. ON THE AUCTION DAY

- 5.1 **E-bidders MUST use browser either Google Chrome, Mozilla Fire Fox, Safari, Internet Explore or Microsoft Edge. E-bidders are responsible for ensuring that internet access and connectivity is running smoothly throughout the whole bidding process. The Bank and Auctioneer will not be held responsible or liable for any interruptions, delays, failures, errors, omissions or loss of information etc.**
- 5.2 During the auction day, the E-bidder need to click on link given and enter the Bidding Code before the auction start.

- 5.3 The amount of incremental bid will appear on the website prior to the commencement of the auction. The Auctioneer has the right to set a new reserve price in the event there is more than 1 bidder.
 - 5.4 "Standby" is displayed, followed by a message stating "Bidding started". Enter your "Start bid".
 - 5.5 Registered E-bidders may submit their bid at any of these stages of biddings by entering the bid amount. On-site bidders can bid by rise up the bidding card and E-bidder can start bidding by click on "Place Bid".
 - 5.6 Auctioneer will declare the successful bidder (highest bidder) after counting down 3 calls, eg: First Calling, Second Calling and Final Calling.
 - 5.7 When system mentions "No more bid" and display "sold" appear, no further bids will be accepted by the Auctioneer, whether on-site or through the **ESZAM AUCTIONEER SDN BHD** website.
 - 5.8 In the event of any clarification, disruption or special situation, the Auctioneer may at his discretion decide to pause, postpone and/or call off the public auction. The E-bidders will be notified of this on the webpage.
 - 5.9 Please refer to terms and conditions Proclamation of Sales and Contract of Sale for more information.
 - 5.10 The screen will show the successful bidder and the E-bidders will receive an email either they success or not from **ESZAM AUCTIONEER SDN BHD**.
 - 5.11 Any bid once entered by the registered online E-bidders shall be binding and the bid shall not be withdrawn or retracted in any manner whatsoever after the fall of the hammer.
 - 5.12 The information shown and/or prompted on the screen handled by the **ESZAM AUCTIONEER SDN BHD** Website regarding the public auction, particularly to the calling of bidding price during the bidding process and the declaration of successful bidder shall be final and conclusive.
 - 5.13 Unsuccessful E-bidders deposit will be refunded to the same account from which the deposit transfers within 3 working days from the auction date.
6. **AFTER AUCTION**
- 6.1 Any successful E-bidders shall and undertake to sign the contract of sale and pay the additional 10% for the difference of the purchase price within two (2) working days to **ESZAM AUCTIONEER SDN BHD** bank account or prepare a bank draft. In the event that the successful E-bidder fail to pay additional deposit, the Bank will forfeit the deposit and the sale will be deemed cancelled/terminated and the property may be put up for subsequent auction without further notice to the said E-bidders.
 - 6.2 The Auctioneer shall send the Memorandum of Sale for stamping and thereafter forward the same together with the deposit paid and the differential sum paid to the Assignee/Bank.
 - 6.3 For stamping of 5 contracts, the successful E-bidders shall transfer RM150.00 to the **ESZAM AUCTIONEER SDN BHD** bank account or pay by cash when signing the Contract of Sale within two (2) working days from the Auction day.
 - 6.4 For E-bidding: The auctioneer and the Bank's solicitor shall sign all 5 copies of contract first, right after the auction. The successful E-bidder must to come to the **ESZAM AUCTIONEER SDN BHD** main office in Seremban to sign the Contract of Sale within two (2) working days after the auction date.
 - 6.5 Any successful E-bidder who is unable to attend the signing of the Contract of Sale within the stipulated time, may authorize any person or an agent to sign the Contract of Sale on his behalf by inserting the particulars of the authorized person at **ESZAM AUCTIONEER SDN BHD** website. The authorized person shall provide the Letter of Authorization signed by the successful E-bidder together with a copy of his/her Identity Card to the Auctioneer.
 - 6.6 If the successful bidder fail to sign the Contract Of Sale within three (3) working days, the Bank has the right to forfeit the deposit and the sale will be deemed terminated and the property may be put up for the next auction. The balance of selling price must be settled within 90 days from the auction date.
7. **PERSONAL DATA PROTECTION**
- 7.1 By accessing **ESZAM AUCTIONEER SDN BHD** website, the E-Bidders acknowledge and agree that **ESZAM AUCTIONEER SDN BHD** website may collect, retain, or disclose the E-Bidder's information or any information by the e-bidders for the effectiveness of services, and the collected, retained or disclosed information shall comply with Personal Data Protection Act 2010 and any regulations, laws or rules applicable from time to time.
 - 7.2 **ESZAM AUCTIONEER SDN BHD** will process E-bidder personal data such as name, address, NRIC and contact number for registration and E-bidding purposes. E-bidders shall be responsible for the username and password of eZ2Bid and not to reveal the password to anyone.
 - 7.3 E-bidders agree to accept all associated risks when using the service in the **ESZAM AUCTIONEER SDN BHD** website and shall not make any claim for any unauthorized access or any consequential loss or damages suffered.
 - 7.4 E-bidders shall be responsible for the confidentiality and the use of password and not to reveal the password to anyone at any time and under any circumstances, whether intentionally or unintentionally.
 - 7.5 E-bidders agree to comply with all the security measures related to safety of the password or generally in respect of the use of the service.
 - 7.6 E-bidders accept the responsibility that in any event that the password is in the possession of any other person whether intentionally or unintentionally, the E-Bidders shall take precautionary steps for the disclosure, discovery, or the Bidders shall immediately notify **ESZAM AUCTIONEER SDN BHD**.
8. **APPLICABLE LAWS AND JURISDICTION**
- 8.1 The usage of **ESZAM AUCTIONEER SDN BHD** website together with the terms and conditions hereof shall be governed by and construed in accordance with the laws of Malaysia.
 - 8.2 The laws of Malaysia shall regulate and apply to all electronic transactions of immoveable property by public auction. Any legal actions or proceedings arising out of or in connection with the electronic transaction of immoveable property by public auction shall subject to the exclusive jurisdiction of the Courts of Malaysia.
9. **INTELLECTUAL PROPERTY**
- 9.1 Any information, contents, materials, documents, details, graphics, files, data, text, images, digital pictures, or any visual being displayed in the **ESZAM AUCTIONEER SDN BHD** website shall not be used or published either by electronic, mechanical, photocopying, recording or otherwise without the permission from **ESZAM AUCTIONEER SDN BHD** website.
 - 9.2 In the event of any infringement of intellectual property rights under the Terms and Conditions herein, **ESZAM AUCTIONEER SDN BHD** website may use any available legal remedies which may include the demand for actual or statutory damages, solicitors' fees and injunctive relief.
10. **MISCELLANEOUS**
- 10.1 In the event there is any discrepancy, misstatement or error appearing in translations of the particulars and the Terms and Conditions to any other language (if any), the Terms and Conditions in the English Language version shall prevail.