



**MBSB
BANK**
Part Of Your Journey



MBSB BANK BERHAD PROPERTY AUCTION SALE

**DATE : WEDNESDAY, 27TH AUGUST 2025, AT 3.00 P.M.
AT THE "EHSAN AUCTION ROOM"
SUITE C-20-3A, LEVEL 20, BLOCK C,
MEGAN AVENUE II, JALAN YAP KWANG SENG,
50450 KUALA LUMPUR**

MESSRS EHSAN AUCTIONEERS SDN. BHD. (617309-U)



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.)
(Licensed Auctioneer)

HQ OFFICE

Suite C-20-3A, Level 20, Block C,
Megan Avenue II, Jalan Yap Kwan Seng,
50450 Kuala Lumpur

**H/P NO.
TEL NO.**

016 2161 047
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Ehsan Auctioneers Sdn Bhd



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www.ehsanauctioneers.com

PROCLAMATION OF SALE

In exards of the rights and powses conforrad up on MBSB BANK BERHAD 200501033981 (716122-PI (Assignes/Bank), by the ASSIGNORIS/ CUSTOMER- IS) undar that FRANGNG/ PROPERTY PURCHASE /PROPERTY SALE AGREEMENTIS AND DEED OF ASSICHMENTIS, it is heraby prodaimed thatthe said ASSICNEE / BANK with the assistance of the UNDERMENTIONED AUCTIONEERS WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON 27TH August 2025 | Wednesady

EA1 BANDAR BARU NILAI  NEGERI SEMBILAN	Reserve Price RM 160,000 1 Bedroom Serviced Apartment Unit 350 sq.ft No. B6-24, Begonia Tower, Mesahill Service Apartment, Persiaran Ilmu, 71800 Bandar Baru Nilai, Negeri Sembilan. Assignor/Customer : Imran Bin Shaharun Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45007001596700000
EA2 BANTING  MALAY RESERVE SELANGOR	Reserve Price RM 46,710 Apartment Unit 804.00 sq.ft Unit No. 9-2-T1, Jalan Menara Utama, Taman Di Menara, Bukit Changgang, 42700 Banting, Selangor. Assignor/Customer : Mohd Arshad Bin Kerot Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 40018006269600000
EA3 BANTING  SELANGOR	Reserve Price RM 61,200 Serviced Condominium Unit 611.71 sq.ft Unit No C1-4-10, 4th Floor, Block C1, Gold Coast Morib Resort, PT 294, Kawasan Kanchong Laut, Mukim Morib, 42700 Banting, Selangor. Assignor/Customer : Mohamad Norasmawi Bin Osman & Masyanti Binti Ya'acoub Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 40005003281700000
EA4 BATU GAJAH  PERAK	Reserve Price RM 56,070 Upper Unit Town House 1,399.sq.ft Unit No. 48A, Laluan Utusan 6, Taman Pusing Utusan, 31000 Batu Gajah, Perak. Assignor/Customer : Syed Abu Bakar Bin Syed Abd Kadir Solicitor : Mohd Anuar & Co (Tel : 017-5960599) Reference : 45033002038200000
EA5 CYBERJAYA  SELANGOR	Reserve Price RM 178,200 SOHO 450.00 sq.ft Unit No. N-13-06, Northwood Suites, Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor. Assignor/Customer : Lionel Rao A/L R Simon Rao Solicitor : Che Mokhtar & Ling (Tel : 03-2635 2088) Reference : 45018251765500000
EA6 CYBERJAYA  SELANGOR	Reserve Price RM 664,200 Condominium Unit 1,442.36 sq.ft Unit No. 02-43-01, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor. Assignor/Customer : Nagulan A/L Vasanth Kumar Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45018263594100000
EA7 CYBERJAYA  SELANGOR	Reserve Price RM 324,000 Condominium+ 1 Car Park 700 sq.ft Unit No. 01-40-05, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor. Assignor/Customer : Muhammad Tuah Iskandar Bin Shamsul Budiman Solicitor : Nicky Chen & Partners (Tel : 05-546 7527) Reference : 45049001228900000
EA8 GENTING HIGHLAND  PAHANG	Reserve Price RM 396,900 Serviced Apartment Unit 690 sq.ft Unit No. E2-21-09, Block E2, Ion Delemen, Jalan Ion Delemen 1, 69000 Genting Highland, Pahang. Assignor/Customer : Jacqueline Lim Jay-Kee Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45018244589100000
EA9 JOHOR BAHRU  JOHOR	Reserve Price RM 288,000 Apartment Unit 950.00 sq.ft Unit No. #04-02, Menara D, Residensi Larkin Indah, Jalan Larkin Indah, Larkin Indah, 80350 Johor Bahru, Johor. Assignor/Customer : Suthesh Faarzam A/L Sivakumar Solicitor : Ana Shahrana Annuar & Co (Tel : 07-7765361) Reference : 45016003366200000
EA10 KAMPAR  PERAK	Reserve Price RM 73,710 Serviced Suited Unit 434 sq.ft Menara Agacia @ Kampar (Champs Elysees), Parcel No. 22-09, Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak. Assignor/Customer : Ng Kim Heng Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45002005480500000
EA11 KAMPAR  PERAK	Reserve Price RM 27,000 Studio Serviced Apartment Unit 140 sq.ft Unit No DT-2-23A, Blok D, Uni Suites Kampar, Off Jalan Batu Karang, Bandar Baru Kampar, 31900 Kampar, Perak. Assignor/Customer : Yuhaashini A/P Gunendran Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45018261502900000
EA12 JALAN SULTAN HAJI AHMAD SHAH  KUALA LUMPUR	Reserve Price RM 393,660 Serviced Apartment Unit 782 sq.ft Unit No. MK3-35-06, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur. Assignor/Customer : Lee Kwan Hyen Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45007002245900000
EA13 TAMAN TUN DR ISMAIL  MALAY RESERVE KUALA LUMPUR	Reserve Price RM 469,800 Condominium Unit 1,453.00 sq.ft Unit No N-02-03, Intan Tower, Maskiara Residences, No 293, Jalan Datuk Sulaiman, Taman Tun Dr Ismail, 60000 Kuala Lumpur. Assignor/Customer : Zaharoff Bin Azman Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45018260701800000
EA14 TAMAN ENTREPRENEUR  KUALA LUMPUR	Reserve Price RM 300,000 Apartment Unit 820 sq.ft Unit No. A-25-05, Lili Apartment, No. 8, Jalan Kuchai Maju 13, Taman Entrepreneur, 58200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Assignor/Customer : Mohd Hanis Akmal Bin Mohd Faris & Nur Syaza Binti Zulkifli Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45007007936100000
EA15 BANDAR HILIR  MELAKA	Reserve Price RM 130,500 Service Apartment Unit 40.6915 sq. mtr. Unit No. A-16-10, Tower A, Imperio Residence @ Hatten City, 75000 Bandar Hilir, Melaka. Assignor/Customer : Kamal Batcha Bin N.M.R. Noor Mohideen Solicitor : Abdul Rahman & Partners (Tel : 03-80844222) Reference : 45004012759000000
EA16 JALAN PASAR BARU  MELAKA	Reserve Price RM 72,900 Retail Unit (Commercial Unit) 52.78 sq.ft Unit No. F2-178, Kompleks Bunga Raya, Jalan Pasar Baru, 75100 Melaka, Bandaraya Bersejarah. Assignor/Customer : Nur Anis Binti Md Hilmi Solicitor : Abdul Rahman & Partners (Tel : 03-80844222) Reference : 45004010603800000
EA17 PETALING JAYA  BUKIT LOT SELANGOR	Reserve Price RM 105,300 Service Apartment Unit 237.00 sq.ft Unit No. B-12-33A, Menara B, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor. Assignor/Customer : Surajkanth A/L Kandasami Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 40018016718800000
EA18 PETALING JAYA  SELANGOR	Reserve Price RM 100,000 Flat Unit 649.93 sq.ft Unit No. T-106, Block T, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor. Assignor/Customer : Mohd Hisyam Bin Ghazali Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45018097089100000

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EA19 PUCHONG  SELANGOR	Reserve Price RM 478,350 Condominium Unit 2,593 sq.ft Unit No. A-24-3A, Vision Residence, Jalan Puchong Cyberjaya, 47120 Puchong, Selangor. Assignor/Customer : Chong Chee Lim Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45044000850700000
EA20 PUCHONG  SELANGOR	Reserve Price RM 297,000 2+1 Bedrooms Service Apartment 883 sq.ft Unit No A-29-03, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong Selangor. Assignor/Customer : Daniel Sihombing Bin Munir Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45042000641900000
EA21 SEMANGGOL  PERAK	Reserve Price RM 11,000 Apartment Unit 315 sq.ft Unit No. 7128, First Floor, Block A, Suria Apartment, Bukit Merah Laketown, 34400 Simpang Empat, Semanggol, Perak. Assignor/Customer : Ahmad Jani Bin Hussin & Noor Aishah Binti Abd Karim Solicitor : Mohd Anuar & Co (Tel : 017-5820799) Reference : 40021000275800000
EA22 SENTUL  KUALA LUMPUR	Reserve Price RM 270,000 Apartment Unit (RUMAWIP) 850 sq.ft Unit No B-36-10, Laman Seri Harmoni (LSH33) No. 3, Jalan Batu Muda Tambahan 3, 51100 Sentul, Kuala Lumpur. Assignor/Customer : Banuchanthar A/L S Ganeshan Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45018263617400000
EA23 SEPANG  SELANGOR	Reserve Price RM 210,000 Serviced Apartment Unit 850 sq.ft Unit No. 34-01, Pangsapuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor. Assignor/Customer : Zulfikar Petaunan Bin Zainal Abidin Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45020002152200000
EA24 SEPANG  SELANGOR	Reserve Price RM 210,000 Service Residence Unit 850 sq.ft Unit No. 21-12, Pangsapuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Perdana, 43900 Selangor Sepang, Selangor. Assignor/Customer : Roszaimi Bin Roslan Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45018266372400000
EA25 SEPANG  SELANGOR	Reserve Price RM 210,000 Serviced Apartment Unit 850 sq.ft Unit No. 23-13, Acacia Residences, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor. Assignor/Customer : Belinda Barbara Theseira Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45039001878600000
EA26 SEPANG  SELANGOR	Reserve Price RM 210,000 Service Apartment Unit 850 sq.ft Unit No. 23-03, Pangsapuri Akasia Residensi, Salak Perdana, 43900 Sepang, Selangor. Assignor/Customer : Nurul Zainap Binti Ramli Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45039001315600000
EA27 SETAPAK  KUALA LUMPUR	Reserve Price RM 270,000 Apartment Unit 829 sq.ft Unit No. 26-06, Residensi Inspirasi Setapak, No. 226, Jalan Gombak, 53000 Kuala Lumpur. Assignor/Customer : Mohamad Shahril Bin Zamri Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45018261865600000
EA28 SHAH ALAM  SELANGOR	Reserve Price RM 270,000 SOHO unit 592 sq.ft Unit No. B-04-16, Dk impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Customer : Kow Fu Chen Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45007004367700000
EA29 SHAH ALAM  SELANGOR	Reserve Price RM 147,690 SOFO Unit 592.20 sq.ft Unit No. 18-08, Avenue Crest, Jalan Jubli Perak 22/1, Seksyen 22, 40300 Shah Alam, Selangor. Assignor/Customer : Eng Wai Sheng Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45018234541200000
EA30 SHAH ALAM  SELANGOR	Reserve Price RM 230,400 Dual-Key Service Apartment Unit 646.00 sq.ft Unit No. B-02-07, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Customer : Tan Wei Lee Solicitor : Nick Chen & Partners (Tel : 05-5467527) Reference : 45002005594100000
EA31 SHAH ALAM  SELANGOR	Reserve Price RM 198,000 SOHO 592 sq.ft. Unit No. A-04-16, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Customer : Mohd Fareez Shafiq Bin Mohd Hassan Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45039001109900000
EA32 SHAH ALAM  SELANGOR	Reserve Price RM 445,500 SOHO 753 sq.ft Unit No E-27-02, Hyde 2, Persiaran Multimedia, I City, Seksyen 7 40000 Shah Alam, Selangor. Assignor/Customer : Yip Cheng Yew Solicitor : Zulpadli & Edham (Tel : 03-26946979) Reference : 45039001367900000
EA33 PENAMPANG  SABAH	Reserve Price RM 135,900 1 Unit Of Medium Low-Cost Apartment 750 sq.ft Unit No. 6, Block I, 4th Floor, Vista Seri Kiranau Apartment, 89500 Penampang, Sabah. Assignor/Customer : Yuhanis Bin Somuil Solicitor : Zainal Associates (Tel : 089-214205) Reference : 45022008268400000
EA 33 PENAMPANG  SABAH	Reserve Price RM 135,900 1 Unit Of Medium Low - Cost Apartment 750 sq.ft. Unit No.6, Block I, 4TH Floor, Vista Seri Kiranau Apartment 89500 Penampang, Sabah Assignor/Customer : Yuhanis Bin Somuil Solicitor : Zainal Associate (Tel: 089-214205) Reference : 45022008268400000

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Prospective bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual titles/strata titles (ii) obtain a copy sale is open to all races or to Malaysian Citizens who are Bumiputras or Malay only and with the relevant authorities on the terms of consent to the sale 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 reason of such withdrawal.

RESERVE PRICE:

The subject properties will be sold on an "as is where is basis", subject to the respective reserve price and to the conditions of sale.

All intending bidders are required to deposit with the auctioneer the sum equivalent to 10% of the fixed reserve price ("the Deposit") for the property by bank draft or cashier's order only in favour of MBSB BANK BERHAD FOR (CUSTOMERS NAME) or online banking transfer by 5pm, at least one (1) working day before the auction date and the balance of the purchase price shall be paid by the purchaser within one hundred twenty (120) days from the date of auction sale, failing which the Deposit shall be forfeited by the Assignee/ Bank at its absolute discretion. All intending bidders are subject to online terms and conditions on the respective auctioneer's website for payment of the Deposit.

AUCTION DEPOSIT : 10% OF THE FIXED RESERVE / AUCTION PRICE (COMPLETION : 120 DAYS)

MARKETING TEAM MORTGAGE

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CIK FAQIHAN : EXT 3239

REGISTRATION WILL CONTINUE TO BE ACCEPTED AS LONG AS THE PROPERTIES HAVE NOT BEEN AUCTIONED

NOTE : _____

