



A member of MBSB Group

Registration No. 200501033981 (716122-P)
Level 5, Wisma MBSB Bank, No 48, Jalan Dungun,
Damansara Heights, 50490 Kuala Lumpur.
Website: www.mbsbbank.com

AUCTION CARNIVAL BY MBSB BANK

On 25 April 2024 | Thursday
11.30 AM

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **MBSB BANK BERHAD [200501033981 (716122-P)]**, by the **ASSIGNOR(S) /CUSTOMER(S)** under the **FINANCING /PROPERTY PURCHASE /PROPERTY SALE AGREEMENT(S) AND DEED OF ASSIGNMENT(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 VIA ONLINE BIDDING
At The Respective Auctioneer's Website

Bidders may submit their registration for the property online via the respective Auctioneer's website (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 at the respective Auctioneer's website.

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.

For further particulars, please contact the **respective solicitors** or the **undermentioned auctioneers**.

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

MARKETING TEAM MORTGAGE

EN. YAZID : 017-250 9179
EN. CHONG : 016-986 1217
EN. KHOR : 012-402 4082
CIK NORHAYATI : 016-920 1202
EN. RAHMAT : 017-775 1272

LITIGATION UNIT TEL : 03-2096 3000

CIK ROZILAH : EXT 3107
CIK JULIA : EXT 3036

COLLECTION TEAM TEL : 03-2096 3000

EN. ISMAIL : EXT 3235
PN. WANA : EXT 3272
CIK FAQIHAH : EXT 3239

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]

Suite C-20-3A, Level 20, Block C, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.
TEL No. : 03-2161 6649; H/P No. : 016-2161 047
Fax No. : 03-2161 6648
E-MAIL : munira@ehsanauctioneers.com
WEBSITE : www.ehsanauctioneers.com

Licensed Auctioneers

DATO' HAJI ABDUL HAMID BIN P.V. ABDU
(D.I.M.P.) / ABDUL RAHIM BIN HUSSIN

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

PROPERTY AUCTION SALE

In exercise of the rights and powers conferred upon MBSB BANK BERHAD [200501033981(716122-P)] ("Assignee/Bank"), by the ASSIGNOR(S)/ CUSTOMER(S) under the FINANCING / PROPERTY PURCHASE / PROPERTY SALE AGREEMENT(S) AND DEED OF ASSIGNMENT(S), it is hereby proclaimed that the said ASSIGNEE / BANK with the assistance of the UNDERMENTIONED AUCTIONEERS

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON 25 APRIL 2024 | THURSDAY

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 of the Proclamation of Sale together with the Conditions of Sale and seek independent legal advice (iii) conduct official parent master titles/individual titles search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the 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 prior to the auction sale. The photograph 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 reason of such withdrawal.

EHSAN AUCTIONEERS SDN BHD (EA 1 - EA 53)

REGISTERED BIDDER(S) PLEASE LOGIN TO
WWW.EHSANAUCTIONEERS.COM
AUCTION COMMENCE AT 11.30 AM
TEL: 03-2161 6649 / 016-216 1047

EA 1 BANDAR BARU NILAI  NEGERI SEMBILAN	Reserve Price RM 194,870 Service Apartment 754 sq.ft Unit No. D-L6-18, Menara Dahlia, Youth City @ Vision City, 71800 Bandar Baru Nilai, Negeri Sembilan. Assignor/Customer : Syed Agil Bin Tengku Syed Alwi Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference : 45018241506200000	EA 2 BANDAR BARU NILAI  NEGERI SEMBILAN	Reserve Price RM 188,960 Service Apartment 735 sq.ft Unit No. B-L34-13, Menara Begonia, Youth City @ Vision City, 71800 Bandar Baru Nilai, Negeri Sembilan. Assignor/Customer : Abd Zamir Bin Shaary Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference : 45018261903200000	EA 3 BATU CAVES  SELANGOR	Reserve Price RM 388,800 Service Apartment 1,242 sq.ft Unit No. V-06-01, V-Residensi 5, KM 12 Jalan Ipoh-Rawang, 68100 Batu Caves, Selangor. Assignor/Customer:Thangarajan A/L Chinatamby Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference : 45007002404400000
EA 4 BUKIT KATIL  MELAKA	Reserve Price RM 140,000 1st floor Unit of Town House 57.00 sq. m. No. 2A, Jalan BKP 7, Taman Bukit Katil Permai, 75450 Bukit Katil, Melaka. Assignor/Customer : Zulhairi Bin Zakariah Solicitor : Ana Shahrana Annuar & Co (Kluang) (Tel: 07-7765361) Reference : 45004000316600000	EA 5 CHERAS  SELANGOR	Reserve Price RM 573,957 Condominium 2,887 sq.ft Unit No. B-26-01, Vina Residency, 43200 Cheras, Selangor. Assignor/Customer : Chai Siew Thong Solicitor : Zulpadli & Edham (Tel: 03-2694 6979) Reference : 45018261560600000	EA 6 CYBERJAYA  SELANGOR	Reserve Price RM 255,699 Office Unit 1,011.81 sq.ft Unit No. 04-21, Kenwingston Business Centre, Persiaran Bestari, Kenwingston Square Garden, Cyber 9, 63000 Cyberjaya, Selangor. Assignor/Customer : Adryan Adylan Foo Kean Choong Solicitor : Ana Shahrana Annuar & Co (Kluang) (Tel: 07-7765361) Reference : 45004013209800000
EA 7 CYBERJAYA  SELANGOR	Reserve Price RM 183,060 Service Apartment 450.00 sq.ft Unit No. N-24-15, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor. Assignor/Customer : Mohd Nooreezam Bin Yakub Solicitor : Zulpadli & Edham (Tel: 03-2694 6979) Reference : 45018261649100000	EA 8 CYBERJAYA  SELANGOR	Reserve Price RM 284,589 Office Unit 1,141 sq.ft Unit No. 07-12A, Level 7, Kenwingston Business Centre, Kenwingston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor. Assignor/Customer : Chai Siew Thong Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference : 45018254615900000	EA 9 DENGKIL  SELANGOR	Reserve Price RM 218,700 Service Apartment 901.00 sq.ft Unit No. KR-08-08, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor. Assignor/Customer : Rizzuan Bin Yunhendri Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference : 45018261452900000
EA 10 GENTING HIGHLANDS  PAHANG	Reserve Price RM 670,680 Service Apartment 1,301 sq.ft Unit No. E-3-16-05, Block E3, Ion D'elemen @ Genting Highlands, Jalan Ion D'elemen 1, 69000 Genting Highlands, Pahang. Assignor/Customer : Noraiman Bin Shamsudin & A'zizah Binte Rais Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference : 45018231891100000	EA 11 ISKANDAR PUTERI  JOHOR	Reserve Price RM 251,100 Apartment 810 sq.ft Unit No. A-4-07, Pangsapuri Bayu Angkasa, Jalan Persiaran Bayu, Taman Nusa Bayu, 79200 Iskandar Puteri, Johor. Assignor/Customer : Ganesan A/L Namasivayam Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference : 45018245662100000	EA 12 KANGAR PULAI  JOHOR	Reserve Price RM 76,770 A Unit Of Service Apartment Unit 67.00 sq.m Unit No. 01-03A, Block D, Jalan Pulau Jaya 1/3, Bandar Pulau Jaya, 81110 Kangar Pulau, Johor. Assignor/Customer : Baharuddin Bin Ismail Solicitor : Abdul Rahman & Partners (Tel: 03 8084 4222) Reference : 40008001744800000
EA 13 TAMAN DAYA  JOHOR	Reserve Price RM 261,000 Service Apartment 650.03 sq.ft Unit No. 28-22, Block A, Residensi Arc @ (Austin Hills JB), Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor. Assignor/Customer : Kalai Rani A/P Maruthai & Priyanka A/P Subbiah Chelladurai Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference : 45018242507600000	EA 14 TAMAN PERBADANAN ISLAM LARKIN  JOHOR	Reserve Price RM 350,000 Condominium 1,053 sq.ft Unit #06-14, Blok A, Kondominium Cenderasari Perdana, Jalan Cenderasari 1, Taman Perbadanan Islam Larkin, 80350 Johor Bahru, Johor. Assignor/Customer : Mohammad Fairuz Bin Haji Othman Solicitor : Ana Shahrana Annuar & Co (Tel: 07-7765361) Reference : 45008009273000000	EA 15 KAJANG  SELANGOR	Reserve Price RM 270,000 Apartment 1,033.34 sq.ft Unit No. P14-A-11-03, Sri Ixora Apartments, Jalan Sepakat Indah 2/2, Taman Sepakat Indah 2, Sungai Chua, 43000 Kajang, Selangor. Assignor/Customer : Siti Faraadiba Binti Mohd Yusoff & Sahiful Iskandar Bin Omar Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference : 40018011300200000

MBSB BANK BERHAD

EA 16
KAMPAR

Reserve Price **RM 190,000**



Serviced Suite Unit
434 sq.ft

Suite 18-15, Lingkaran Agacia, Menara Agacia @ Kampar (Champs Elysees), Bandar Agacia 31910 Kampar, Perak.

Assignor/Customer : Khor Sook Poh
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 45007002445100000

PERAK

EA 17
KLANG

Reserve Price **RM 630,000**



3+1 Bedroom Apartment
1,317 sq.ft

Unit No. A-16-10, Impiria, Lorong Batu Nilam 16A/KS06, Bandar Bukit Tinggi 2, 41200 Klang, Selangor.

Assignor/Customer : Azimah Binti Mohd Noor
Solicitor : Zulpadli & Edham (Tel: 03-26946979)
Reference : 45018259030100000

SELANGOR

EA 18
JALAN AMPANG

Reserve Price **RM 421,200**



Service Apartment
710.42 sq.ft

Unit No. T1-30-07, Level No. 30, Tower T1, Arte + @ Jalan Ampang, 50450 Kuala Lumpur.

Assignor/Customer :
Mohd Norazlee Bin Mohd Alias
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 45007001568100000

KUALA LUMPUR

EA 19
SETAPAK

Reserve Price **RM 178,200**



Apartment
653.00 sq.ft

Unit No. 15-9-9, Block 15, Teratai Mewah Apartment, Jalan Langkawi, Setapak, 53000 Kuala Lumpur.

Assignor/Customer : Lim Yoke Swee & Tang Sow Har
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40018000524200000

KUALA LUMPUR

EA 20
TAMAN DATO' SENU

Reserve Price **RM 220,000**



Low Cost Apartment
678.13 sq.ft

Unit No. 209-01-11, Block 209, Flat Sentul Utama, Jalan Dato' Senu 26, Taman Dato' Senu, 53100 Kuala Lumpur.

Assignor/Customer : Hasdi Bin Moner
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40013001242600000

KUALA LUMPUR

EA 21
DANAU KOTA

Reserve Price **RM 390,000**



Apartment
1,044.10 sq.ft

Unit No. F-0-6, Danau Villa Apartment Block F, Jalan 5/23E, Danau Kota, 53300 Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer : Nur Syuhada Binti Shahar
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40018010178000000

KUALA LUMPUR

EA 22
JALAN KEPONG

Reserve Price **RM 130,000**



Low Cost Apartment
650.00 sq.ft

Unit No. B-12-6, Taman Mutiara Fadason, Jalan 2/17 Off Jalan Kepong, 52000 Kuala Lumpur.

Assignor/Customer : Basariah Binti Alang Mahat & Nazariah Binti Abd Manan
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40015000367900000

KUALA LUMPUR

EA 23
TAMAN OUG PARKLANE

Reserve Price **RM 520,000**



Serviced Apartment
950.00 sq.ft

Unit No. B2-3-8, Block B2, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

Assignor/Customer : Khairol Safri Bin Shahbudin
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 45018263925400000

KUALA LUMPUR

EA 24
TAMAN KOTA LAKSAMANA JAYA

Reserve Price **RM 226,800**



Serviced Apartment
59.92 sq.m

Unit No. B-05-02, The Wave Residence, Jalan KLI 5, Taman Kota Laksamana Jaya, 75200 Melaka.

Assignor/Customer : Mohd Rosli Bin Hj Noh
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 45042000345200000

MELAKA

EA 25
RUMAH PANGSA BANDAR HILIR IV (4)

Reserve Price **RM 35,000**



2-Bedrooms Low-Cost Flat Unit
549 sq.ft

Unit No. D5-2, Blok D, Rumah Pangsa Bandar Hilir IV (4), 75000 Melaka.

Assignor/Customer : Anuar Bin Abu Solicitor : Abdul Rahman & Partners (Tel: 03-80844222)
Reference : 00004/38/001083/01

MELAKA

EA 26
RUMAH PANGSA BANDAR HILIR IV (4)

Reserve Price **RM 60,000**



2-Bedrooms Low-Cost Flat Unit
549 sq.ft

Unit No. D12-1, Blok D, Rumah Pangsa Bandar Hilir IV (4) 75000 Melaka.

Assignor/Customer : Omar Bin Jantan & Noor Hamidah Bte Yaakob
Solicitor : Abdul Rahman & Partners (Tel: 03-80844222)
Reference : 00004/38/000690/05

MELAKA

EA 27
RUMAH PANGSA BANDAR HILIR IV (4)

Reserve Price **RM 30,000**



2-Bedrooms Low-Cost Flat Unit
549 sq.ft

Unit No. D3-3, Blok D, Rumah Pangsa Bandar Hilir IV (4), 75000 Melaka.

Assignor/Customer : Zainon Binti Mohd Alias
Solicitor : Abdul Rahman & Partners (Tel: 03-80844222)
Reference : 00004/38/001597/01

MELAKA

EA 28
AYER KEROH

Reserve Price **RM 100,000**



Low Cost Flat
66.00 sq.m

Unit No. K-4-01, 4th Floor, Block K, (Seroja), Pangsapuri Taman Tasik Utama, 75450 Ayer Keroh, Melaka.

Assignor/Customer : Nurfazila Niza Binti Zainuddin
Solicitor : Abdul Rahman & Partners (Tel: 03-80844222)
Reference : 45004000087600000

MELAKA

EA 29
NILAI

Reserve Price **RM 177,147**



Service Apartment
735 sq.ft

Unit A-24-23, Menara Akasia, Youth City Residence @ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan.

Assignor/Customer : Ahmad Lokman Bin Abdul Aziz & Mimi Shafeeza Binti Mohd Ashri
Solicitor : Zulpadli & Edham (Tel:03-2694 6979)
Reference : 45018246352000000

NEGERI SEMBILAN

EA 30
PETALING JAYA

Reserve Price **RM 140,000**



1st Floor Walk-Up Apartment Unit
603 sq.ft

Unit No. 2-1-12, Gugusan Kekwa, Jalan Nuri 7/4, Seksyen 7, Kota Damansara, 47810 Petaling Jaya, Selangor.

Assignor/Customer :
Abdul Halim Bin Abdul Kadir
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40018010403800000

SELANGOR

EA 31
PETALING JAYA

Reserve Price **RM 328,050**



Apartment
1001.04 sq.ft

Unit No. J-2-12, Block J, D' Rimba Apartment, Jalan Kenyalang 11/14, Seksyen 11, PJU 5, Kota Damansara, 47810 Petaling Jaya, Selangor.

Assignor/Customer :
Mohamad Sanusi Bin Mohamad Noor
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40013001477100000

SELANGOR

EA 32
PETALING JAYA

Reserve Price **RM 252,000**



Apartment
820.00 sq.ft

Unit No. I-1-01, Blok I, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor.

Assignor/Customer :
Azman Bin Ali & Norani Binti Ali
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40018007565800000

SELANGOR

EA 33
PETALING JAYA

Reserve Price **RM 770,000**



A Serviced Apartment Unit
1,087.15 sq.ft

Unit No. L27-3A, Reflection Residences, No. 5, Jalan PJU 7/6, Mutiara Damansara, 47820 Petaling Jaya, Selangor.

Assignor/Customer : Ahmad Rezany Aylin Bin Ayob & Aida Zuhara Fadhillah Binti Hamzah
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40018012933200000

SELANGOR

EA 34
PETALING JAYA

Reserve Price **RM 270,000**



Serviced Office Suite Unit
466 sq.ft

Unit E-31-02A, Menara E, Empire City Damansara, Jalan Damansara, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor.

Assignor/Customer : Hi Siow Wea
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40018013145000000

SELANGOR

EA 35
PORT DICKSON

Reserve Price **RM 37,800**



1 Bedroom Apartment Unit
39.00 sq.m

Unit No. D-3-30, PD Tiara Bay Apartments, Batu 13, Jalan Pantai Pasir Panjang, 71250 Port Dickson, Negeri Sembilan.

Assignor/Customer :
Mohd Fadzili Bin Abdullah
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40020000816200000

NEGERI SEMBILAN

EA 36
PUCHONG

Reserve Price **RM 542,700**



Condominium
1,647 sq.ft

Unit No. A-11-1, Blok A, Vision Residence, 47120 Puchong, Selangor.

Assignor/Customer : Khairul Azmi Bin Mansor
Solicitor : Zulpadli & Edham (Tel:03-26946979)
Reference : 45018241119900000

SELANGOR

MBSB BANK BERHAD

EA 37 PUCHONG	Reserve Price RM 610,173	 Duplex Condominium Unit 2,529.54 sq.ft Unit No. A-1-2, 280 Park Homes, Jalan Prima, Utama 3, Taman Puchong Prima, 47150 Puchong, Selangor. Assignor/Customer : Kavesh A/L Menoharan Solicitor : Ana Shahrana Annuar (Tel:07-7765361) Reference : 45004013164400000	EA 38 PUCHONG	Reserve Price RM 423,000	 Service Apartment 1,506.95 sq.ft Unit No. B1-9-5, Residensi Lot 8, Jalan Puchong South 1, Bandar Puchong South, 47100 Puchong, Selangor. Assignor/Customer : Teoh Peck Yeow Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference : 45039001589200000	EA 39 PUCHONG	Reserve Price RM 145,000	 Service Apartment 786 sq.ft Unit No. 91-02-G6, 6th Floor, Block G, Spring Court Apartment, Jalan Lingkaran Dagang Mas, Taman Mas, 47100 Puchong, Selangor. Assignor/Customer: Tilaq Kumar A/L Paramsvam Solicitor : Zulpadli & Edham (Tel:03-2694 6979) Reference : 40018009819400000
EA 40 BAYAN LEPAS	Reserve Price RM 182,250	 Apartment 624 sq. ft. No. 5-2-28, Jalan Kampung Bukit, Sri Bayu, 11900 Bayan Lepas, Pulau Pinang. Assignor/Customer : Zakaria Bin Bulhani & Siti Meriam Binti Deris Solicitor : Nick Chen & Partners (Tel:05-5467527) Reference : 40002001768600000	EA 41 PUTRAJAYA	Reserve Price RM 270,000	 Apartment 699.98 sq.ft Unit No. A-02-22, Pangsapuri Putra Damai, No. 1, Jalan P11E, Presint 11, 62300 Putrajaya, Wilayah Persekutuan Putrajaya. Assignor/Customer: Hazrul' Azim Bin Mohd Yasin Solicitor : Zulpadli & Edham (Tel:03-26946979) Reference : 40018001192700000	EA 42 RAWANG	Reserve Price RM 300,000	 2 Storey Terrace House 1,496 sq.ft Unit No. 25, Jalan 2/19, Bandar Tasik Puteri, 48020 Rawang, Selangor. Assignor/Customer : Ismalia Binti Kamarudin Solicitor : Zulpadli & Edham (Tel:03-26946979) Reference : 40007001625700000
EA 43 RAWANG	Reserve Price RM 750,000	 2 Storey Terrace Shop-Office (End Unit) 130.1 sq.m Unit No. A-13A & A-13A-1, Jalan Rawang Mutiara 2, Rawang Mutiara Business Centre, Taman Rawang Mutiara, 48000 Rawang, Selangor. Assignor/Customer : Malarvannan A/L Rasa Solicitor : Nick Chen & Partners (Tel:05-5467527) Reference : 40020000579100000	EA 44 RAWANG	Reserve Price RM 120,000	 3-Bedroom Walk-up Medium-Cost Apartment 755 sq.ft Unit No. B4-04-08, Block B4, Pangsapuri Birchwood Court, Jalan Pinggiran Lembah Hijau 9, Bandar Tasik Puteri, 48020 Rawang, Selangor. Assignor/Customer : Azrul Bin Mad Yusof Solicitor : Nick Chen & Partners (Tel:05-5467527) Reference : 40013001510700000	EA 45 SEMANGGOL	Reserve Price RM 21,870	 1-Bedroom Serviced Apartment Unit 465 sq.ft Unit No. J-2-247, (Room No. 6488) LS Blok J, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak (as stated in instruction letter, Unit No. 6488, Second Floor, Block C, Laketown serviced apartment Bukit Merah Laketown). Assignor/Customer : Muhammad Asri Bin Md Isa Solicitor : Nick Chen & Partners (Tel:05-5467527) Reference : 40021001270200000
EA 46 SEREMBAN	Reserve Price RM 210,600	 3 Bedroom Condominium Unit 900.00 sq.ft Unit No. C-5-15, Block Camelia, Bayu Temiang Residensi, 70200 Seremban, Negeri Sembilan. Assignor/Customer : Yugarajan A/L Sivakumar Solicitor : Zulpadli & Edham (Tel:03-2694 6979) Reference : 45049000977600000	EA 47 TAMAN BUNGA RAYA	Reserve Price RM 80,000	 A Low-Cost Apartment Unit 650 sq.ft Unit No. D-G-22, (Blok D), Jalan Bunga Raya 1, Apartment Kemuning, 48300 Taman Bunga Raya, Selangor. Assignor/Customer : Musleh Bin Salim & Noridawati Binti Samsul Arifin Solicitor : Nick Chen & Partners (Tel:05-5467527) Reference : 40018009044400000	EA 48 SHAH ALAM	Reserve Price RM 302,922	 SOHO 756.70 sq.ft Unit No. E-35-02, I-SOHO, I-City, Persiaran Multimedia, Seksyen 7, 40000 Shah Alam, Selangor. Assignor/Customer : Yap Ji Hou Solicitor : Zulpadli & Edham (Tel:03-2694 6979) Reference : 45044000821300000
EA 49 SHAH ALAM	Reserve Price RM 200,770	 SOHO 592.02 sq. ft. Unit No. B-13-18, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Customer : Mohammad Arsad Bin Mohd Sulaiman Solicitor : Zulpadli & Edham (Tel:03-2694 6979) Reference : 45052001102900000	EA 50 SHAH ALAM	Reserve Price RM 469,800	 SOVO 960 sq.ft Unit No. S1-25-01, D'sara Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor. Assignor/Customer : Ng Kok Meng Solicitor : Ana Shahrana Annuar (Tel: 07-7765361) Reference : 45004013450300000	EA 51 SHAH ALAM	Reserve Price RM 414,000	 Office Unit 1,065 sq.ft Unit No. G-02-06, Block G, Radia Bukit Jelutong, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor. Assignor/Customer : Woo Kean Kang Solicitor : Zulpadli & Edham (Tel:03-2694 6979) Reference : 45039001474800000
EA 52 SHAH ALAM	Reserve Price RM 450,000	 Duplex SOHO 756.71 sq.ft Unit No. E-33-02, I-SOHO @ I-CITY (Hyde Tower), Persiaran Multimedia, Seksyen 7, 40000 Shah Alam, Selangor. Assignor/Customer : Rupasri A/P Gunasegaran Solicitor : Zulpadli & Edham (Tel:03-2694 6979) Reference : 45039001422500000	EA 53 SHAH ALAM	Reserve Price RM 630,000	 Office Unit in shop/office suite building 1,248.62 sq.ft Unit No. A-08-15, Radia Bukit Jelutong, Persiaran Arked, Seksyen U8, Bukit Jelutong, 40150 Shah Alam, Selangor. Assignor/Customer : Lee Chung Loong Solicitor : Zulpadli & Edham (Tel:03-2694 6979) Reference : 45039001331800000			

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 for the property ("the Deposit") 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 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. For further particulars, please contact the respective solicitors or the undermentioned auctioneers. The photographs shown herein are solely for general identification. The measurements listed are shown in approximate figure only.

*Publication dated 17 Apr 2024.