



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 10 May 2024 | Friday

Time: 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**.

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**



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Registration No. 200501033981 (716122-P)
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Damansara Heights, 50490 Kuala Lumpur.
Website: www.mbsbbank.com

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 10 MAY 2024 | FRIDAY

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 38)
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 Reserve Price **RM 175,383**



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

NEGERI SEMBILAN

EA 2 BANDAR BARU NILAI Reserve Price **RM 170,064**



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

NEGERI SEMBILAN

EA 3 BATU CAVES Reserve Price **RM 349,920**




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

SELANGOR

EA 4 BATU GAJAH Reserve Price **RM 108,300**



Townhouse Unit
1,178 sq. ft.

Unit No. 51, Lalan Utusan 12, Taman Pusing Utusan, 31000 Batu Gajah, Perak.

Assignor/Customer : Firdaus Bin Idrus
Solicitor : Mohd Anuar & Co (Tel: 019-2176019)
Reference: 450330011996100000

PERAK

EA 5 CHERAS Reserve Price **RM 516,500**



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

SELANGOR

EA 6 CYBERJAYA Reserve Price **RM 164,754**



Service Apartment
450 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

SELANGOR

EA 7 CYBERJAYA Reserve Price **RM 355,000**



Condominium
699.66 sq. ft.

No. 02-38-07, Verdi Residence Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.

Assignor/Customer : Tay Kok An
Solicitor : Zulpadli & Edham (Tel: 03-26946979)
Reference: 45049001287400000

SELANGOR

EA 8 DENGKIL Reserve Price **RM 196,830**



Service Apartment
901 sq. ft.

Unit No. KR-08-08, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor .

MALAY RESERVED

Assignor/Customer : Rizzuan Bin Yunhendri
Solicitor : Zulpadli & Edham (Tel: 03-26946979)
Reference: 45018261452900000

SELANGOR

EA 9 KAMPAR Reserve Price **RM 171,000**



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

MBSB BANK BERHAD

EA 10
KEPONG

Reserve Price **RM 680,000**



Service Apartment
983 sq. ft.

Unit No. B-08-06, Blok Baris@Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Selangor.

Assignor/Customer : Norazli Bin Ayob
Solicitor : Zulpadli & Edham (Tel:03-26946979)
Reference : 4501824933200000

SELANGOR

EA 11
KLANG

Reserve Price **RM 567,000**



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 12
OFF JALAN AMPANG

Reserve Price **RM 398,600**



3-Bedroom Service Apartment
850 sq. ft.

Unit No. A-17-09, The Element, No. 5, Jalan Bemban Ampang, Off Jalan Ampang, 55000 Kuala Lumpur.

Assignor/Customer : Chan Yoke Loong
Solicitor : Zulpadli & Edham (Tel:03-2694 6979)
Reference : 45018253046500000

KUALA LUMPUR

EA 13
JALAN AMPANG

Reserve Price **RM 379,080**



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 14
SETAPAK

Reserve Price **RM 160,380**



Apartment
653 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 15
TAMAN OUG PARKLANE

Reserve Price **RM 468,000**



Serviced Apartment
950 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 16
TAMAN MELAKA RAYA

Reserve Price **RM 75,317**



Retail Lot
237.15 sq. ft.

No. F3-020, Level No. 3, Imperio @ Hatten City, Jalan Syed Abdul Aziz, Taman Melaka Raya, 75000 Melaka.

Assignor/Customer : Radin Asmadi Bin Khairuddin
Solicitor : Abdul Rahman & Partners (Melaka) (Tel: 06-2828227)
Reference : 45004011240200000

BUMI LOT
MELAKA

EA 17
BANDAR HILLIR

Reserve Price **RM 84,750**



Commercial Unit
611 sq. ft.

Unit No. F1-043A, Imperio @ Hatten City, 75000 Bandar Hillir, Melaka.

Assignor/Customer : Hiew Chee Seng
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 45007002488500000

MELAKA

EA 18
PETALING JAYA

Reserve Price **RM 295,245**



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 19
PETALING JAYA

Reserve Price **RM 226,800**



Apartment
820 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 & Noraini Binti Ali
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 40018007565800000

SELANGOR

EA 20
PETALING JAYA

Reserve Price **RM 243,000**



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 21
PETALING JAYA

Reserve Price **RM 450,000**



Service Apartment
1,102 sq. ft.

Unit No. C-12-03, Residensi Suasana @ Damai, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.

Assignor/Customer : Eng Kah Boh
Solicitor : Mohd Anuar & Co (Tel:019-4483019)
Reference : 45002006176300000

SELANGOR

EA 22
PORT DICKSON

Reserve Price **RM 34,020**



1 Bedroom Apartment
39 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 23
PUCHONG

Reserve Price **RM 130,500**



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 : Tilag Kumar A/L Paramshivam
Solicitor : Zulpadli & Edham (Tel:03-2694 6979)
Reference : 40018009819400000

SELANGOR

EA 24
PUCHONG

Reserve Price **RM 488,430**



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

EA 25
PUCHONG

Reserve Price **RM 549,200**



Duplex Condominium
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

SELANGOR

EA 26
PUCHONG

Reserve Price **RM 535,815**



Condominium
1,642 sq. ft.

Unit No. A-12-6, Vision Residence Condominium, Jalan Puchong-Cyberjaya, 47120 Puchong, Selangor.

Assignor/Customer : Thian Voon Kiat
Solicitor : Zulpadli & Edham (Tel:03-26946979)
Reference : 45018255290600000

SELANGOR

EA 27
PUCHONG

Reserve Price **RM 220,833**



Condominium
1,373 sq. ft.

Unit B-20-3A, Block B, Vision Residence, 47120 Puchong, Selangor.

Assignor/Customer : Yiu Keong Jie
Solicitor : Nick Chen & Partners (Tel:05-5467527)
Reference : 45018240287400000

SELANGOR

EA 28
PUCHONG

Reserve Price **RM 688,500**



Duplex Condominium
2,421.90 sq. ft.

Unit No. C-2-7, 280 Park Homes, Jalan Prima Utama 3, Taman Puchong Prima 47150 Puchong, Selangor.

Assignor/Customer : Sukhdev Singh A/L Bachan Singh
Solicitor : Abdul Rahman & Partners (Tel:03-80844222)
Reference : 45004012877500000

SELANGOR

EA 29
BAYAN LEPAS

Reserve Price **RM 164,025**



Apartment
624 sq. ft.

Unit 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

PULAU PINANG

EA 30
RAWANG

Reserve Price **RM 270,000**



2 Storey Terrace House
1,496 sq. ft.

Unit No. 25, Jalan 2/19, Bandar Tasik Puteri, 48020 Rawang, Selangor .

BUMI LOT
SELANGOR

Assignor/Customer : Ismalia Binti Kamarudin
Solicitor : Zulpadli & Edham (Tel:03-26946979)
Reference : 40007001625700000

MBSB BANK BERHAD

EA 31 SEMANGGOL Reserve Price **RM 19,683**



1 Bedroom Serviced Apartment
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 : 4002100127020000

PERAK

EA 32 SEREMBAN Reserve Price **RM 189,540**




3 Bedroom Condominium
900 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

NEGERI SEMBILAN

EA 33 SHAH ALAM Reserve Price **RM 180,693**



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

SELANGOR

EA 34 SHAH ALAM Reserve Price **RM 422,820**




Sovo Unit
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

SELANGOR

EA 35 SHAH ALAM Reserve Price **RM 372,600**



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: 03-26946979)
Reference : 45039001474800000

SELANGOR

EA 36 SHAH ALAM Reserve Price **RM 450,000**



Duplex Service Apartment
725.49 sq. ft.

Unit No. E-29-06, Hyde Tower @ I-City, Persiaran Multimedia, Seksyen 7, 40000 Shah Alam, Selangor.

Assignor/Customer :
Muhammad Anisizuddin Bin Rosli
Solicitor : Zulpadli & Edham (Tel: 03-26946979)
Reference : 45049001031600000

BUMI LOT
SELANGOR

EA 37 SHAH ALAM Reserve Price **RM 406,800**



Duplex Soho Unit
717.96 sq. ft.

Unit No. E-27-3A, I-SOHO @I-CITY (Hyde Tower), Persiaran Multimedia, Seksyen 7, 40000 Shah Alam, Selangor.

Assignor/Customer : Ngu Leong Nguong
Solicitor : Zulpadli & Edham (Tel:03-26946979)
Reference : 45020001706100000

SELANGOR

EA 38 SHAH ALAM Reserve Price **RM 395,847**



Unit Of SOVO Identified
960 sq. ft.

Unit S1-17-01, Dsara Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.

Assignor/Customer : Yee Kah Wui
Solicitor : Abdul Rahman & Partners (Tel: 03-80844222)
Reference : 45004013451100000

SELANGOR

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*Publication dated 2 May 2024.

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 FAQHIAH : EXT 3239

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

NOTE : _____

