



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 15th October 2024 | Tuesday

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.**

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Ground Floor, No. 1, Jalan Ampang,
50450 Kuala Lumpur.
TEL No. : 03-2070 2226 & 03-2078 8590
Fax No. : 03-2072 9557
E-MAIL : main@auctions.com.my
WEBSITE: ebid.auctions.com.my

Licensed Auctioneers

**PATRICK K.M. WONG / DANNY T. F. LOH /
JEFFREY C.K. CHOONG**

NG CHAN MAU & CO. SDN. BHD.

[200601018098 (737850-T)]
No. 6 & 7, Level 1, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.
TEL No. : 03-2162 3333 (CALL/WHATSAPP)
E-MAIL : info@ngchanmau.com
WEBSITE: www.ngchanmau.com

Licensed Auctioneers

**LOW CHEE HIAN /
ROSEMAYNI BINTI AHMAD RADZI**

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**

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 15TH OCTOBER 2024 | TUESDAY

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.

**NG CHAN MAU & CO SDN BHD
(NCM 1 - NCM 23)
REGISTERED BIDDER(S) PLEASE LOGIN TO
WWW.NGCHANMAU.COM
AUCTION COMMENCE AT 11.00 AM
TEL: 03-2162 3333 (CALL/WHATSAPP)
View Live Auction at www.ngchanmau.com/live-auction**

**NCM 1
JALAN GOMBAK** Reserve Price **RM 270,000**



**Apartment
829 sq. ft.**
**Unit No. 25-09, Residensi Inspirasi
Setapak, No. 226, Jalan Gombak, 53000
Kuala Lumpur, Wilayah Persekutuan
Kuala Lumpur.**
Assignors/Customers :
Soo Su Peng & Soo Chong Meng
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 45018258927300000

KUALA LUMPUR

**NCM 2
SRI HARTAMAS** Reserve Price **RM 378,000**



**Studio Apartment
560 sq. ft.**
**Unit No. D-13-06, Residensi Dorsett
Sri Hartamas, No. 63, Jalan Sri Hartamas 1,
Sri Hartamas, 50480 Kuala Lumpur.**
Assignor/Customer : Khai Nee
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 45007006794000000

KUALA LUMPUR

**NCM 3
BEREMBANG** Reserve Price **RM 387,500**



**Condominium
1,108 sq. ft.**
**Unit No. E-03A-05, D'Rapport Ampang,
Jalan Nipah, Berembang, 55000
Kuala Lumpur.**
Assignor/Customer :
Muhammad Nur Hadi Bin Mohd Anuar
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45039001535300000

KUALA LUMPUR

**NCM 4
JALAN KLANG LAMA** Reserve Price **RM 450,000**



**Serviced Apartment
1,108 sq. ft.**
**Unit No. 12-3A, Benteng 8, No. 439,
Jalan Klang Lama, 58000 Kuala Lumpur,
Wilayah Persekutuan Kuala Lumpur.**
Assignors/Customers :
Tan Gim Khoo & Chong Seow Wei
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45018261544400000

KUALA LUMPUR

**NCM 5
JALAN IPOH** Reserve Price **RM 468,000**



**Studio Unit Of Service Apartment
603 sq. ft.**
**Unit No. B-20-3A, The Pano, Batu 3 1/2
Jalan Ipoh, 51200 Kuala Lumpur.**
Assignor/Customer : Jee Ming Lok
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 45018261739000000

KUALA LUMPUR

**NCM 6
JALAN IPOH** Reserve Price **RM 550,800**



**Service Apartment With An Accessory Parcel
807 sq. ft.**
**Unit No. A-15-01, The Pano, Batu 3 1/2
Jalan Ipoh, 51200 Kuala Lumpur.**
Assignor/Customer : Cho Chee Seng
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45007004033300000

KUALA LUMPUR

**NCM 7
PETALING JAYA** Reserve Price **RM 167,500**



**Office Unit
887 sq. ft.**
**Unit No. D-S-5-17, Jalan PJU 8/1,
Metropolitan Square, Bandar
Damansara Perdana, 47820
Petaling Jaya, Selangor.**
Assignor/Customer : Ooi Keat Wei
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45039001566300000

SELANGOR

**NCM 8
PETALING JAYA** Reserve Price **RM 352,000**



**Service Apartment
1,102 sq. ft.**
**Unit No. C-16-09, Residensi Suasana @
Damai, Damansara Damai, 47830
Petaling Jaya, Selangor.**
Assignor/Customer : Teoh Eng Sheng
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45039001543400000

SELANGOR

**NCM 9
PETALING JAYA** Reserve Price **RM 500,000**



**Service Apartment
1,102 sq. ft.**
**Unit No. C-12-10, Block C, Residensi
Suasana @ Damai, No. 6, Jalan PJU 10/1,
Damansara Damai, 47830 Petaling Jaya,
Selangor.**
Assignor/Customer :
Prasanth A/L Supramaniam
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 45015003863100000

SELANGOR

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MBSB BANK BERHAD

NCM 10
SHAH ALAM

Reserve Price **RM 234,000**



SOHO
624 sq. ft.

Unit No. B-03-23, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor.

Assignor/Customer :
Farrah Binti Mohamad Raffae
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 4501826034620000

SELANGOR

NCM 11
SHAH ALAM

Reserve Price **RM 243,000**



Walk Up Apartment
718 sq. ft.

Unit No. 4-3-24, Pangsapuri Randa, No. 3, Jalan Anggerik Tainia 31/112, Seksyen 31, 40460 Shah Alam, Selangor.

Assignor/Customer :
Noorizan Binti Muhamad Mursid
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 4001800767190000

SELANGOR

NCM 12
SHAH ALAM

Reserve Price **RM 810,000**



3 Bedroom Service Apartment
1,442 sq. ft.

Unit No. SA-29-07, Dataran Prestij, Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Seksyen U19, Shah Alam 40160 Shah Alam, Selangor.

Assignor/Customer :
Abdul Khalid Bin Abdul Jalil
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 4502500613980000

SELANGOR

NCM 13
SHAH ALAM

Reserve Price **RM 865,000**



Office Unit
1,238 sq. ft.

Unit No. A-06-03A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

Assignor/Customer : Low Chiew Shi
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 4503900150510000

SELANGOR

NCM 14
PUCHONG

Reserve Price **RM 540,000**



Service Apartment
1,442 sq. ft.

Unit No R3-08-02, Block R3, Setiawalk, Persiaran Wawasan, Pusat Bandar Puchong, 47610 Puchong, Selangor.

Assignor/Customer : Ng Hong Wee
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 4001801350570000

SELANGOR

NCM 15
PUCHONG

Reserve Price **RM 765,000**



Condominium
2,422 sq. ft.

Unit No. D-2-8, 280 Park Homes, Jalan Prima Utama 3, Taman Puchong Prima, 47150 Puchong, Selangor.

Assignor/Customer : Tan Ting Hooi
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 4501824926600000

SELANGOR

NCM 16
CYBERJAYA

Reserve Price **RM 488,430**



Office Unit
1,033 sq. ft.

Unit No. 10-20, Kenwingston Business Centre, Persiaran Bestari, Kenwingston Square Garden, Cyber 9, 63000 Cyberjaya, Selangor.

Assignor/Customer : Tong Kee Yong
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 4501826189580000

SELANGOR

NCM 17
BANDAR BARU BANGI

Reserve Price **RM 219,105**



Office Unit in Shop
592 sq. ft.

Unit No. 4-35, Plaza Bangi Perdana, Jalan Gerbang Wawasan 1, Seksyen 15, 43650 Bandar Baru Bangi, Selangor.

Assignor/Customer : Zulkifli Bin Ahmad
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 4501823427150000

SELANGOR

NCM 18
KAJANG

Reserve Price **RM 657,000**



Condominium
1,318 sq. ft.

Unit No A-3A-16, Block A, Jalan Sutera Pines, Sutera Pines, 43000 Kajang, Selangor.

Assignor/Customer : Kok Fei Dias
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 4501826411940000

SELANGOR

NCM 19
KLANG

Reserve Price **RM 224,460**



Service Apartment
624 sq. ft.

Trio Blok C-25-03, Jalan Langat /KS06, Bandar Bukit Tinggi, 41200 Klang, Selangor.

Assignor/Customer :
Ridduan Nazarudin Bin Haji Mortar
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 4500707910960000

SELANGOR

NCM 20
BANDAR PUNCAK ALAM

Reserve Price **RM 522,000**



2 Storey Terrace House
1,302 sq. ft.

No. 2A, Jalan Eco Grandeur 3/2E, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer : Azrina Raihan Bt Azman
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 4501825914480000

SELANGOR

NCM 21
TAMAN KOTA LAKSAMANA JAYA

Reserve Price **RM 432,000**



Service Apartment
1,131 sq. ft.

Unit No. B-05-01, The Wave Residence, Jalan KLJ 5, Taman Kota Laksamana Jaya, 75200 Melaka.

Assignor/Customer :
Mohd Ridzuan Bin Mohd Yusoff
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 4504900132180000

MELAKA

NCM 22
KAMUNTING

Reserve Price **RM 14,200**



Studio Serviced Apartment
323 sq. ft.

Bilik A-5-09 (No. 429), Tingkat Empat, Jana View Condotel, 34600 Kamunting, Perak.

Assignor/Customer : Shahnun Bin Sanusi
Solicitor : M/S Mohd Anuar & Co.
(Tel : 04-441 1471)
Reference : 4500300164050000

PERAK

NCM 23
KAMPAR

Reserve Price **RM 48,850**



Serviced Suites
269 sq. ft.

Unit No. CS-2-23, Storey No. 2, Unisuites @ Kampar, 31900 Kampar, Perak.

Assignor/Customer :
Ahmad Hafizan Bin Mohd Termizi
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 4501825115680000

PERAK

Varieties of Landed Properties & Apartments

Buy for Own Use or Investment



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Below Market Price
Auction Listings



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MBSB BANK BERHAD

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*Publication dated 3rd October 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 FAQIHAH : EXT 3239

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

NOTE :

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