



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 28th November 2024 | Thursday

## 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 28TH NOVEMBER 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.

**NG CHAN MAU & CO SDN BHD**  
(NCM 1 - NCM 39)  
REGISTERED BIDDER(S) PLEASE LOGIN TO  
[WWW.NGCHANMAU.COM](http://WWW.NGCHANMAU.COM)  
AUCTION COMMENCE AT 11.00 AM  
TEL: 03-2162 3333 (CALL/WHATSAPP)  
View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

**NCM 1**  
**JALAN IPOH**

Reserve Price **RM 379,100**



**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 : 4501826173900000

**KUALA LUMPUR**

**NCM 2**  
**TAMAN OUG PARKLANE**

Reserve Price **RM 380,000**



**3 Bedroom Serviced Apartment**  
950 sq. ft.

**Unit No. B2-12-09, Parklane OUG Service**  
Apartment, No. 1, Jalan 1/152, Taman  
OUG Parklane, 58200 Kuala Lumpur.

Assignor/Customer : Gerald Lim Kwong Yam  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 4502000212980000

**KUALA LUMPUR**

**NCM 3**  
**TAMAN OUG PARKLANE**

Reserve Price **RM 441,000**



**Service Apartment With 2 Car Parks**  
950 sq. ft.

**No. D2-12-13, Block D2, Parklane OUG**  
Service Apartment, Jalan 1/152, Taman  
OUG Parklane, 58200 Kuala Lumpur.

Assignor/Customer : Un Kai Sya  
Solicitor : M/S C. Sukumaran & Co.  
(Tel : 09-513 6797)  
Reference : 45006010990400000

**KUALA LUMPUR**

**NCM 4**  
**JALAN IPOH**

Reserve Price **RM 446,220**



**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 5**  
**TAMAN OUG PARKLANE**

Reserve Price **RM 568,000**



**Service Apartment**  
958 sq. ft.

**Unit No. A1-06-12, Parklane OUG Service**  
Apartment, No. 1, Jalan 1/152, Taman  
OUG Perdana, 58200 Kuala Lumpur.

Assignor/Customer : Mohd Rafizi Bin Che Lah  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 45020002146800000

**KUALA LUMPUR**

**NCM 6**  
**KEPONG**

Reserve Price **RM 591,300**



**Service Apartment**  
983 sq. ft.

**Unit No. B-9-6, Blok Baris@Amanja, Jalan**  
Desa 2/2, Desa Aman Puri, 52100 Kepong,  
Kuala Lumpur.

Assignors/Customers :  
Lee Mui Ming & Lee Goon Hiong  
Solicitor : M/S Zulpadli & Edham  
(Tel : 03-2694 6979)  
Reference : 45018244180200000

**KUALA LUMPUR**

**NCM 7**  
**JALAN IPOH**

Reserve Price **RM 700,000**



**Service Apartment**  
829 sq. ft.

**Unit No. A-13-09, Residensi Pano, No. 556,**  
Batu 3 1/2, Jalan Ipoh, 51200 Kuala Lumpur,  
Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer : Lim Wei Han  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 45007006452600000

**KUALA LUMPUR**

**NCM 8**  
**JALAN IMBI**

Reserve Price **RM 750,000**



**Service Apartment**  
510 sq. ft.

**Unit No. 23-03, Residensi Tribeca,**  
Jalan Imbi, 55100 Kuala Lumpur,  
Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer : Sow Boon Ching  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 45007005844500000

**KUALA LUMPUR**

**NCM 9**  
**JALAN SULTAN SULAIMAN**

Reserve Price **RM 800,000**



**SOHO**  
714 sq. ft.

**Unit No. B-12-06, Wisma Infitum,**  
No. 18, Jalan Sultan Sulaiman, 50300  
Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer : Chuah Kean Leng  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 45039001127500000

**KUALA LUMPUR**

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# MBSB BANK BERHAD

**NCM 10**  
**PETALING JAYA**

Reserve Price **RM 333,000**



**Apartment**  
850 sq. ft.

**Unit No. H-23-03, Flora Damansara, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.**

Assignors/Customers :  
Mohd Rosman Bin Sulaiman & Norila Binti Ab Latif  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 45018074606100000

**SELANGOR**

**NCM 11**  
**PETALING JAYA**

Reserve Price **RM 623,700**



**Service Apartment**  
1,087 sq. ft.

**Unit No. 27-3A, Reflection Residences, No. 5, Jalan PJU 7/6, Mutiara D'sara, 47800 Petaling Jaya, Selangor.**

Assignors/Customers :  
Ahmad Rezano Aylin Bin Ayob & Aida Zuhara Fadhilah Binti Hamzah  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 40018012933200000

**SELANGOR**

**NCM 12**  
**SUBANG JAYA**

Reserve Price **RM 313,470**



**Service Apartment**  
949 sq. ft.

**Unit No. 03-18, Residensi Laguna, Jalan PJS 9/1, Bandar Sunway, 47500 Subang Jaya, Selangor.**

Assignors :  
Jamilah Binti Sireen & Rosly Bin Sireen  
Customer : Jamilah Binti Sireen  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 40007001189100000

**SELANGOR**

**NCM 13**  
**SHAH ALAM**

Reserve Price **RM 440,000**



**SOHO**  
721 sq. ft.

**Unit No. E-31-06, Hyde 2, Persiaran Multimedia, I-City, Seksyen 7, 40000 Shah Alam, Selangor.**

Assignor/Customer : Yong Soo Fong  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 45018263890800000

**SELANGOR**

**NCM 14**  
**SHAH ALAM**

Reserve Price **RM 570,000**



**Office Unit**  
1,055 sq. ft.

**Unit No. A-02-12, Block A, Radia Bukit Jelutong, Persiaran Singgahsana, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.**

Assignor/Customer : Pua Jun Hoong  
Solicitor : M/S Zulpadli & Edham  
(Tel : 03-2694 6979)  
Reference : 45039001266400000

**SELANGOR**

**NCM 15**  
**SHAH ALAM**

Reserve Price **RM 656,100**



**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 : 45025006139800000

**SELANGOR**

**NCM 16**  
**PUCHONG**

Reserve Price **RM 557,730**



**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 : 45018249266000000

**SELANGOR**

**NCM 17**  
**PUCHONG**

Reserve Price **RM 760,000**



**3 Bedroom Duplex Condominium**  
2,530 sq. ft.

**Unit No. D-1-8, 280 Park Homes, Jalan Prima Utama 3, Taman Puchong Prima, 47150 Puchong, Selangor.**

Assignor/Customer :  
Balaguru A/L B. Gurumoorthy  
Solicitor : M/S Ana Shahrana Annuar & Co  
(Tel : 07-776 5361 & 07-776 5362)  
Reference : 45004013382500000

**SELANGOR**

**NCM 18**  
**SERI KEMBANGAN**

Reserve Price **RM 125,000**



**Apartment**  
683 sq. ft.

**Unit No. F-3-12, Pangsapuri Putra Raya, Jalan PP 26, Taman Pinggiran Putra, Seksyen 2, 43300 Seri Kembangan, Selangor.**

Assignor/Customer : Anitha A/P Raman  
Solicitor : M/S Zulpadli & Edham  
(Tel : 03-2694 6979)  
Reference : 45018070803800000

**SELANGOR**

**NCM 19**  
**SERI KEMBANGAN**

Reserve Price **RM 234,000**



**Condominium**  
901 sq. ft.

**Unit No B-6-13A, Block B, Juta Mines Kondominium, Jalan Tanmin Permai 1, Balakong, 43300 Seri Kembangan, Selangor.**

Assignor : Amartevali A/P Nadesan  
Customers : Amartevali A/P Nadesan & Chandran A/L Ramasamy  
Solicitor : M/S Zulpadli & Edham  
(Tel : 03-2694 6979)  
Reference : 40018008968300000

**SELANGOR**

**NCM 20**  
**CYBERJAYA**

Reserve Price **RM 356,100**



**An 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 : 45018261895800000

**SELANGOR**

**NCM 21**  
**BANDAR BARU BANGI**

Reserve Price **RM 159,750**



**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 : 45018234271500000

**SELANGOR**

**NCM 22**  
**KAJANG**

Reserve Price **RM 478,980**



**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 : 45018264119400000

**SELANGOR**

**NCM 23**  
**KAJANG**

Reserve Price **RM 480,000**



**Condominium**  
1,118 sq. ft.

**Unit No. A-20-12, Block A, Jalan Sutera Pines, Sutera Pines, 43000 Kajang, Selangor.**

Assignor/Customer : Kong Yung Fei  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 45007002102900000

**SELANGOR**

**NCM 24**  
**SUNGAI BULOH**

Reserve Price **RM 396,000**



**2 Storey Terrace House**  
1,076 sq. ft.

**No. 50, Jalan SP 3/9, Seri Pristana, 47000 Sungai Buloh, Selangor.**

Assignors/Customers :  
Yusoff Bin Mat Jonet & Fowziah Binti Mohd Hanapiah  
Solicitor : M/S Zulpadli & Edham  
(Tel : 03-2694 6979)  
Reference : 40005002340000000

**SELANGOR**

**NCM 25**  
**SEMENYIH**

Reserve Price **RM 162,000**



**SOHO**  
450 sq. ft.

**Unit No. A-11-01, Block A, Kompleks Midlandscity, Persiaran Setia Mayuri-Midlands, 43500 Semenyih, Selangor.**

Assignor/Customer : Mohd Afzan Bin Sharom  
Solicitor : M/S Zulpadli & Edham  
(Tel : 03-2694 6979)  
Reference : 45018247634700000

**SELANGOR**

**NCM 26**  
**AMPANG**

Reserve Price **RM 900,000**



**End Lot 2 Storey Terrace House**  
2,100 sq. ft.

**No. 15, Jalan Sierra Ukay 4, Serenia Garden, Taman Sierra Ukay, 68000 Ampang, Selangor.**

Assignors/Customers :  
Ahmad Fairuz Bin Ahmad Shamli & Nurul Uyun Binti Mohd Yunus  
Solicitor : M/S Zulpadli & Edham  
(Tel : 03-2694 6979)  
Reference : 40018003750000000

**SELANGOR**

**NCM 27**  
**RAWANG**

Reserve Price **RM 155,000**



**Apartment**  
753 sq. ft.

**Unit No. C-3-12, Block C, Pangsapuri Raya, Jalan Desa 5/6, Bandar Country Homes, 48000 Rawang, Selangor.**

Assignors/Customers :  
Khairul Azman Bin Din & Sharfiza Binti Mat Jinal  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 40018002930300000

**SELANGOR**

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# MBSB BANK BERHAD

**NCM 28**  
KOTA LAKSAMANA  
JAYA

Reserve Price **RM 315,000**

**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 29**  
JOHOR BAHRU

Reserve Price **RM 250,000**

**Medium Low Cost Apartment**  
850 sq. ft.

Unit No. BLK #K-01-08, Jalan Seri Setanggi,  
Taman Seri Setanggi, 80250 Johor Bahru,  
Johor.

Assignor/Customer : Hasnah Binti Deris  
Solicitor : M/S Abdul Rahman & Partners  
(Tel : 03-8084 4222)  
Reference : 40008000302100000

**JOHOR**

**NCM 30**  
JOHOR BAHRU

Reserve Price **RM 270,000**

**Condominium**  
1,050 sq. ft.

Unit No. #G-04, Blok B, Kondominium  
Cenderasari Perdana, Jalan Cenderasari 1,  
Taman Perbadanan Islam Larkin, 80350  
Johor Bahru, Johor.

Assignor/Customer :  
Mohamad Fisha Bin Ishak  
Solicitor : M/S Ana Shahrana Annuar & Co  
(Tel : 07-776 5361 & 07-776 5362)  
Reference : 45008010153500000

**JOHOR**

**NCM 31**  
SPG AMPAT  
SEMANGGOL

Reserve Price **RM 11,630**

**Studio Type Service Apartment Unit**  
310 sq. ft.

Unit No. J-1-111, LS Blok J, Bukit Merah  
Laketown, 34400 Spg Ampat Semanggol,  
Perak.

Assignor/Customer : Shankar A/L Ramasamy  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 40021000964700000

**PERAK**

**NCM 32**  
KAMPAR

Reserve Price **RM 117,000**

**Serviced Suite**  
269 sq. ft.

Unit No. BU-5-18, 5th Floor, Block B,  
Unisuites @ Kampar, 31900 Kampar,  
Perak.

Assignor/Customer : Hooi Choon Sin  
Solicitor : M/S Mohd Anuar & Co.  
(Tel : 04-441 1471)  
Reference : 45021003694300000

**PERAK**

**NCM 33**  
BUTTERWORTH

Reserve Price **RM 80,000**

**2 Bedroom Low Cost Walk Up Flat**  
576 sq. ft.

Unit No. 9-1-11, Jalan Mesra 1, Taman  
Mesra, 13400 Butterworth, Pulau Pinang.

Assignor/Customer : Bavanee A/P Maniam  
Solicitor : M/S Nicky Chen & Partners  
(Tel : 03-2283 8493)  
Reference : 400210011454300000

**PENANG**

**NCM 34**  
TANJONG  
BUNGDAH

Reserve Price **RM 160,000**

**2 Bedrooms Flat**  
474 sq. ft.

No. 6-8-15, Jalan Lembah Permai,  
Permai Ria, 11200 Tanjong Bungah,  
Pulau Pinang.

Assignor/Customer :  
Rajasekaran A/L Velayatham  
Solicitor : M/S Mohd Anuar & Co.  
(Tel : 04-441 1471)  
Reference : 40002001683300000

**PENANG**

**NCM 35**  
BALIK PULAU

Reserve Price **RM 360,000**

**Apartment**  
911 sq. ft.

No. 1-3A-10, Halaman Prestij, Prestij III,  
11000 Balik Pulau, Pulau Pinang.

Assignor : Saraswathi A/P Vijanathan  
Customers : Saraswathi A/P  
Vijanathan & Irulayee A/P Kannusamy  
Solicitor : M/S Mohd Anuar & Co.  
(Tel : 04-441 1471)  
Reference : 45002005061300000

**PENANG**

**NCM 36**  
GENTING  
HIGHLAND

Reserve Price **RM 270,000**

**Service Residence Unit**  
380 sq. ft.

Unit No. M3-43-11, Grand Ion Majestic,  
Jalan ION D'elemen 1, 69000 Genting  
Highland, Pahang.

Assignors/Customers :  
Aravin Kumaren A/L Jayakumaran &  
Shasnaa A/P Kalai Chelvan  
Solicitor : M/S Zulpadli & Edham  
(Tel : 03-2694 6979)  
Reference : 45039001573600000

**PAHANG**

**NCM 37**  
GENTING  
HIGHLANDS

Reserve Price **RM 364,500**

**Service Apartment**  
380 sq. ft.

Unit No. M3-26-05, Grand Ion Majestic,  
Jalan Grand Ion Majestic, 69000  
Genting Highlands, Pahang.

Assignor : Wong Nguik Soon  
Customers :  
Wong Nguik Soon & Yeong Su Ing  
Solicitor : M/S Zulpadli & Edham  
(Tel : 03-2694 6979)  
Reference : 45018248586900000

**PAHANG**

**NCM 38**  
KUALA  
TERENGGANU

Reserve Price **RM 92,000**

**3 Bedroom Low Cost Flat**  
764 sq. ft.

Unit No. C/2-5, Block C, Fasa 1,  
Padang Hilir, 21000 Kuala Terengganu,  
Terengganu.

Assignor/Customer :  
Nik Suzli Faizal Bin Nik Wel  
Solicitor : M/S C. Sukumaran & Co.  
(Tel : 09-513 6797)  
Reference : 45012001992600000

**TERENGGANU**

**NCM 39**  
PENAMPANG

Reserve Price **RM 230,000**

**Walk-up Apartment**  
750 sq. ft.

Lot No. 9, 4th Floor, Block L, Vista  
Minintod, 89500 Penampang, Sabah.

Assignors/Customers :  
Zunaidi Bin Awang Besar,  
Aishah Yakub Abdullah &  
Elizabeth Binti Yakub @ Akob  
Solicitor : M/S Tan Arthur Borine & Partners  
(Tel : 088-270 957 / 088-245 988)  
Reference : 45022000836000000

**SABAH**

**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 20th November 2024.

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

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

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