



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 10th January 2025 | Friday

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 10TH JANUARY 2025 | 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.

NG CHAN MAU & CO SDN BHD
(NCM 1 - NCM 20)
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
TAMAN
OUG PARKLANE** Reserve Price **RM 307,800**

3 Bedroom Serviced Apartment
958 sq. ft.

**Unit No. B2-12-09, 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 2
TAMAN
OUG PARKLANE** Reserve Price **RM 357,300**

Service Apartment + 2 Car Parks
958 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 : 4500601099040000

KUALA LUMPUR

**NCM 3
JALAN IPOH** Reserve Price **RM 361,500**

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 : 4500700403330000

KUALA LUMPUR

**NCM 4
TAMAN
OUG PARKLANE** Reserve Price **RM 450,000**

3 Bedroom Service Apartment
950 sq. ft.

**Unit No. E3-13-05, No. 1, Jalan 1/152,
Taman OUG Parklane, 58200 Kuala Lumpur,
Wilayah Persekutuan Kuala Lumpur.**

Assignor/Customer : Kok Hon Yuen
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 4500700586230000

KUALA LUMPUR

**NCM 5
KEPONG** Reserve Price **RM 532,200**

Serviced 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 : 4501824418020000

KUALA LUMPUR

**NCM 6
PETALING JAYA** Reserve Price **RM 269,800**

Apartment
883 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 : 4501807460610000

SELANGOR

**NCM 7
PETALING JAYA** Reserve Price **RM 290,000**

Service Apartment
1,016 sq. ft.

**Unit No. C-21-02, Residensi Suasana @
Damai, Damansara Damai, 47830
Petaling Jaya, Selangor.**

Assignor/Customer : Lee Yu Kin
Solicitor : M/S Nicky Chen & Partners
(Tel : 03-2283 8493)
Reference : 4501826449590000

SELANGOR

**NCM 8
SUBANG JAYA** Reserve Price **RM 254,100**

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 : 4000700118910000

SELANGOR

**NCM 9
PUCHONG** Reserve Price **RM 451,800**

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

Click [HERE](#) for more information about this auction fair

MBSB BANK BERHAD

NCM 10 SERI KEMBANGAN Reserve Price **RM 189,600**



Condominium
901 sq. ft.

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

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

Reference : 40018008968300000

SELANGOR

NCM 11 CYBERJAYA Reserve Price **RM 288,500**



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 12 CYBERJAYA Reserve Price **RM 291,600**



3 Bedroom Duplex Serviced Apartment
950 sq. ft.

Unit No. ET1-22-07, Menara Eclipse 1, Persiaran Multimedia, Cyber 11, 63000 Cyberjaya, Selangor.

Assignor/Customer : Sarah Nur Binti Latib
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)

Reference : 45013002137600000

SELANGOR

NCM 13 BANDAR BARU BANGI Reserve Price **RM 129,500**



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 14 KAJANG Reserve Price **RM 388,000**



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 : 45018264119400000

SELANGOR

NCM 15 SEMENYIH Reserve Price **RM 131,300**



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 16 SUNGAI BULOH Reserve Price **RM 320,800**



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 17 TAMAN KOTA LAKSAMANA JAYA Reserve Price **RM 255,200**



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 : 45049001321800000

MELAKA

NCM 18 SPG AMPAT SEMANGGOL Reserve Price **RM 9,500**



Studio Type Service Apartment
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 19 KAMPAR Reserve Price **RM 94,800**



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 20 GENTING HIGHLANDS Reserve Price **RM 295,300**



Serviced 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

Freshly Shortlisted
Below Market Price
Auction Listings



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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 2nd January 2025.

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

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