



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 24th 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

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

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 24TH 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 33)
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
PANTAI DALAM** Reserve Price **RM 205,000**

**Low Cost Apartment
614 sq. ft.**

**Unit No 3-18-9, Kondo Rakyat Desa Pantai,
Jalan Pantai Murni 2, Pantai Dalam, 59200
Wilayah Persekutuan Kuala Lumpur.**

Assignor : Norsharina Binti Shahdan
Customers : Norsharina Binti Shahdan &
Nurhidayah Binti Ramli
Solicitor : M/S Zulpadli & Edham
(Tel : 003-2694 6979)
Reference : 45018081682500000

KUALA LUMPUR

**NCM 2
TAMAN OUG
PARKLANE** Reserve Price **RM 321,600**

**Service Apartment Together + 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 : 009-513 6797)
Reference : 45006010990400000

KUALA LUMPUR

**NCM 3
KEPONG** Reserve Price **RM 479,000**

**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 : 003-2694 6979)
Reference : 45018244180200000

KUALA LUMPUR

**NCM 4
JALAN IPOH** Reserve Price **RM 630,000**

**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 : 003-2283 8493)
Reference : 45007006452600000

KUALA LUMPUR

**NCM 5
JALAN SULTAN
SULAIMAN** Reserve Price **RM 648,000**

**SOHO
714 sq. ft.**

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

Assignor/Customer : Chuah Kean Leng
Solicitor : M/S Nicky Chen & Partners
(Tel : 003-2283 8493)
Reference : 45039001727500000

KUALA LUMPUR

**NCM 6
JALAN IMBI** Reserve Price **RM 675,000**

**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 : 003-2283 8493)
Reference : 45007005844500000

KUALA LUMPUR

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MBSB BANK BERHAD

NCM 7
PETALING JAYA

Reserve Price **RM 242,900**



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 & Norlita Binti Ab Latif
Solicitor : M/S Nicky Chen & Partners
(Tel : 003-2283 8493)
Reference : 45018074606100000

SELANGOR

NCM 8
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 : 003-2283 8493)
Reference : 45018264495900000

SELANGOR

NCM 9
PETALING JAYA

Reserve Price **RM 450,000**



3 Bedroom Serviced Apartment
1,102 sq. ft.

Unit No. C-10-13, Residensi Suasana @ Damai, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.

Assignor/Customer : Chin Yew Kian
Solicitor : M/S Nicky Chen & Partners
(Tel : 003-2283 8493)
Reference : 45022007628500000

SELANGOR

NCM 10
PETALING JAYA

Reserve Price **RM 650,000**



Office Unit
1,032 sq. ft.

Unit No A-P-3, Encorp Strand Garden Office, No 12, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor.

Assignor/Customer : Tan Wern Yib
Solicitor : M/S Zulpadli & Edham
(Tel : 003-2694 6979)
Reference : 45020002028300000

SELANGOR

NCM 11
SHAH ALAM

Reserve Price **RM 220,000**



Low Cost Apartment
657 sq. ft.

Unit No. 56-02-16 (on site No. 216), Blok 56, Pangsapuri Nilam Sari, Jalan Plumbum 7/100A, Seksyen 7, 40000 Shah Alam, Selangor.

Assignor/Customer : Nur Lailana Binti Aminuddin
Solicitor : M/S Zulpadli & Edham
(Tel : 003-2694 6979)
Reference : 45018083481500000

SELANGOR

NCM 12
SHAH ALAM

Reserve Price **RM 392,000**



Service Apartment
829 sq. ft.

Unit No. B-10-22, DK Impian, No 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor.

Assignor/Customer : Yaesoderan A/L Krishnasamy
Solicitor : M/S Zulpadli & Edham
(Tel : 003-2694 6979)
Reference : 45018261194500000

SELANGOR

NCM 13
SHAH ALAM

Reserve Price **RM 590,500**



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 : 003-2283 8493)
Reference : 45025006139800000

SELANGOR

NCM 14
PUCHONG

Reserve Price **RM 406,700**



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 : 003-2283 8493)
Reference : 45018249266000000

SELANGOR

NCM 15
PUCHONG

Reserve Price **RM 483,700**



Duplex Condominium
2,530 sq. ft.

Unit No. K-1-3, Block K, 280 Park Homes, Jalan Prima Utama 3, Taman Puchong Prima, 47150 Puchong, Selangor.

Assignor/Customer : Kwa Kok Keong
Solicitor : M/S Zulpadli & Edham
(Tel : 003-2694 6979)
Reference : 45018256154900000

SELANGOR

NCM 16
SERI KEMBANGAN

Reserve Price **RM 540,000**



2 Storey Terrace House
1,080 sq. ft.

No. 99, Jalan LEP 6/16, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor : Thinesh A/L Kannan
Customers : Thinesh A/L Kannan & Kokilavaani A/P Sanmuga
Solicitor : M/S Nicky Chen & Partners
(Tel : 003-2283 8493)
Reference : 40018013391700000

SELANGOR

NCM 17
CYBERJAYA

Reserve Price **RM 259,700**



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 : 003-2694 6979)
Reference : 45018261895800000

SELANGOR

NCM 18
CYBERJAYA

Reserve Price **RM 262,500**



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 : 003-2694 6979)
Reference : 45013002137600000

SELANGOR

NCM 19
BANDAR BARU BANGI

Reserve Price **RM 116,600**



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 : 003-2283 8493)
Reference : 45018234271500000

SELANGOR

NCM 20
KAJANG

Reserve Price **RM 349,200**



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 : 003-2283 8493)
Reference : 45018264119400000

SELANGOR

NCM 21
SEMENYIH

Reserve Price **RM 118,200**



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 : 003-2694 6979)
Reference : 45018247634700000

SELANGOR

NCM 22
SUNGAI BULOH

Reserve Price **RM 288,800**



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 : 003-2694 6979)
Reference : 40005002340000000

SELANGOR

NCM 23
BATU CAVES

Reserve Price **RM 220,000**



Shop Apartment
829 sq. ft.

Unit No A-12-2A, Jalan OS 1/2, One Selayang, 68100 Batu Caves, Selangor.

Assignors/Customers : Napsah Binti Salleh & Mohd Omanyashak Bin Zainal
Solicitor : M/S Nicky Chen & Partners
(Tel : 003-2283 8493)
Reference : 40018009998000000

SELANGOR

NCM 24
KEPONG

Reserve Price **RM 170,000**



Apartment
657 sq. ft.

Unit No. SR-12-13A, Apartment Saujana Ria, Jalan Wangsa 2/6, Taman Wangsa Permai, 52200 Kepong, Selangor.

Assignors/Customers : Muhammad Amir Bin Abdullah & Farhana Binti Amin
Solicitor : M/S Nicky Chen & Partners
(Tel : 003-2283 8493)
Reference : 45018044338700000

SELANGOR

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MBSB BANK BERHAD

NCM 25 HULU LANGAT Reserve Price **RM 90,000**



3 Bedroom Walk-up Low-cost Apartment
710 sq. ft.

Unit No. B-4-17, Blok B, Jalan Pinggiran Delima 2/1, Taman Pinggiran Delima R/Pangsa, 43100 Hulu Langat, Selangor.

Assignors/Customers :
Mohd Zul Izam Bin Saidan Hadri & Normaziyah Binti Kuran
Solicitor : M/S Nicky Chen & Partners
(Tel : 003-2283 8493)
Reference : 4001800829480000

MALAY RESERVE
SELANGOR

NCM 26 TAMAN KOTA LAKSAMANA JAYA Reserve Price **RM 229,700**



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 : 003-2283 8493)
Reference : 4504900132180000

MELAKA

NCM 27 JOHOR BAHRU Reserve Price **RM 310,000**



Apartment
1,200 sq. ft.

Unit No. #19-01, Menara B, Residensi Larkin Indah (Residensi Pr1ma Larkin Indah), Jalan Larkin Indah, 80350 Johor Bahru, Johor.

Assignor/Customer : Teoh Yong Jian
Solicitor : M/S Ana Shahrana Annuar & Co
(Tel : 007-776 5361 & 07-776 5362)
Reference : 4505300040470000

JOHOR

NCM 28 ISKANDAR PUTERI Reserve Price **RM 370,000**



Apartment
516 sq. ft.

Unit No. 3-38-03, Residensi Laman Medini, Persiaran Medini Utara 8, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.

Assignor/Customer :
Noraini Binti Shahrudin
Solicitor : M/S Ana Shahrana Annuar & Co
(Tel : 007-776 5361 & 07-776 5362)
Reference : 4500801104960000

JOHOR

NCM 29 SIMPANG AMPAT SEMANGGOL Reserve Price **RM 45,000**



Studio Apartment
315 sq. ft.

Unit No 7327(A 3A22), Third Floor, Block A, Suria Service Apartment, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.

Assignors/Customers :
Ahmad Farid Bin Ahmad Fouzy & Roswahaiza Binti Waris
Solicitor : M/S Nicky Chen & Partners
(Tel : 003-2283 8493)
Reference : 4002100084380000

PERAK

NCM 30 KAMPAR Reserve Price **RM 85,400**



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 : 004-441 1471)
Reference : 4502100369430000

PERAK

NCM 31 GENTING HIGHLANDS Reserve Price **RM 265,800**



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 : 003-2694 6979)
Reference : 4501824858690000

PAHANG

NCM 32 KOTA KINABALU Reserve Price **RM 280,000**



3 Room Walk-up Apartment
845 sq. ft.

Unit No. 2N 3-2, Second Floor, Country Heights Apartments, Phase 2, 88450 Kota Kinabalu, Sabah.

Assignors/Customers :
Naveson Galuan & Cheminah Binti Kopit
Solicitor : M/S Tan Arthur Borine & Partners
(Tel : 0088-270 957 / 088-245 988)
Reference : 4002200016600000

SABAH

NCM 33 KUCHING Reserve Price **RM 420,000**



1 Storey Corner Terrace House
3,429 sq. ft.

Lot No. 1108, Lorong Greenland 6, Greenland Villa, Off Jalan Kuching-Serian, 93250 Kuching, Sarawak.

Assignor/Customer : Danny Bungan
Solicitor : M/S Kadir, Wong, Lin & Co.
(Tel : 0082-414 261)
Reference : 4502300023870000

SARAWAK

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 16th 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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