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MBSB BANK BERHAD **PROPERTY** **AUCTION SALE**

DATE : WEDNESDAY, 28TH MAY 2025, AT 11.30 A.M.
AT THE "EHSAN AUCTION ROOM"
SUITE C-20-3A, LEVEL 20, BLOCK C,
MEGAN AVENUE II, JALAN YAP KWANG SENG,
50450 KUALA LUMPUR

MESSRS EHSAN AUCTIONEERS SDN. BHD. (617309-U)



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.)
(Licensed Auctioneer)

HQ OFFICE

H/P NO.
TEL NO.

Suite C-20-3A, Level 20, Block C,
Megan Avenue II, Jalan Yap Kwan Seng,
50450 Kuala Lumpur
016 2161 047
03-2161 6649



Ehsan Auctioneers Sdn Bhd



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MBSB BANK BERHAD

EH SAN AUCTIONEERS SDN BHD
(EA 1 - EA 21)
REGISTERED BIDDER(S) PLEASE LOGIN TO
WWW.EHSANAUCTIONEERS.COM
AUCTION COMMENCE AT 11.30 AM
TEL: 03-2161 6649 / 016-216 1047

EA 1 BATU GAJAH  PERAK	Reserve Price RM 76,800 Upper Unit Town House 1,048 sq.ft Unit No. 48A, Laluan Utusan 6, Taman Pusing Utusan, 31000 Batu Gajah, Perak. Assignor/Customer : Syed Abu Bakar Bin Syed Abd Kadir Solicitor : M/S Mohd Anuar & Co. (Tel : 04-441 1471) Reference :45033002038200000
EA 2 CYBERJAYA  BUMI LOT SELANGOR	Reserve Price RM 275,600 Condominium Unit 699.65 sq.ft Unit No 02-42-08, Block 2, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor. Assignor/Customer :Khairi Azian Binti Ismail Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) Reference :45020001935800000
EA 3 JOHOR BAHRU  JOHOR	Reserve Price RM 311,900 Serviced Apartment 78.97 sq.mtr Unit No 18-03A, Residensi Puncak Selatan, Jalan Muafakat Taman Suria Muafakat, 81200 Johor Bahru Johor Johor. Assignor/Customer : Chong Fook Keong Solicitor : M/S Ana Shahrana Annuar & Co (Tel : 07-776 5361 & 07-776 5362) Reference :45004014383900000
EA 4 JOHOR BAHRU  JOHOR	Reserve Price RM 307,800 Serviced Apartment 882.64 sq.ft Unit No. #25-17, Menara A, Residensi KSL Kangkar Terbau, Jalan Kesum, Taman Istimewa, 81100 Johor Bahru, Johor. Assignor/Customer : Gunnaseelan A/L Ramyah Solicitor : M/S Nicky Chen & Partners (Tel : 03-2283 8493) Reference :45020002425400000
EA 5 JOHOR BAHRU  JOHOR	Reserve Price RM 351,000 Service Apartment 882.65 sq.ft 11-19, Menara A, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor. Assignor/Customer : Chew Kuan Kuang Solicitor : M/S Ana Shahrana Annuar & Co (Tel : 07-776 5361 & 07-776 5362) Reference :45008011430000000
EA 6 JOHOR BAHRU  JOHOR	Reserve Price RM 370,000 Service Apartment 753 sq.ft Unit No. 25-11, Residensi Puncak Selatan (Vida Heights), Jalan Muafakat, Taman Suria Muafakat, 81200 Johor Bharu, Johor. Assignor/Customer :Tan Chee Lin Solicitor : M/S Abdul Rahman & Partners (Tel : 03-80844222) Reference :45004014107000000
EA 7 KAMPAR  PERAK	Reserve Price RM 91,000 Serviced Suited 434 sq.ft Menara Agacia @ Kampar (Champs Elysees), Parcel No. 22-09, Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak. Assignor/Customer : Ng Kim Heng Solicitor : M/S Nicky Chen & Partners (Tel : 03-2283 8493) Reference :45002005480500000
EA 8 KEPONG  SELANGOR	Reserve Price RM 387,000 Service Apartment 710.42 sq.ft Unit No. A-13A-03, Residensi M Luna, No. 888, Jalan Lingkaran Tengah 2, 52100 Kepong, Kuala Lumpur. Assignor/Customer :Goh Chee Kean Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) Reference :45007007883700000
EA 9 JALAN IPOH  KUALA LUMPUR	Reserve Price RM 413,400 Serviced Apartment 829.82 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
EA 10 BANTING  MALAY RESERVE SELANGOR	Reserve Price RM 57,600 Apartment Unit 804 sq.ft Unit No. 9-2-T1, Jalan Menara Utama, Taman Di Menara, Bukit Changgang, 42700 Banting, Selangor. Assignor/Customer : Mohd Arshad Bin Kerot Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) Reference :40018006269600000
EA 11 TAMAN OUG PARKLANE  KUALA LUMPUR	Reserve Price RM 271,700 Service Apartment 89 sq.mtr Unit No. A1-06-12, Parklane OUG Services Apartment, No. 1, Jin 1/152, Taman OUG Parklane, 58200 Kuala Lumpur. Assignor/Customer : Mohd Rafizi Bin Che Lah Solicitor : M/S Nicky Chen & Partners (Tel : 03-2283 8493) Reference :45020002146800000
EA 12 LORONG AMPANG 1  KUALA LUMPUR	Reserve Price RM 364,500 Serviced Apartment + Accessory Parcel 645.83 sq.ft Unit No. T3-25-03A, Arte Plus, No 3, Lorong Ampang 1, 55000 Kuala Lumpur. Assignor/Customer : Tan Siew Wei Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) Reference :40007001731800000
EA 13 PETALING JAYA  SELANGOR	Reserve Price RM 426,500 Office Unit In Office Suite Building 1,032 sq.ft Unit No A-PF-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 : 03-2694 6979) Reference :45020002028300000
EA 14 PUCHONG  SELANGOR	Reserve Price RM 590,500 Condominium Unit 2,593 sq.ft Unit No. A-24-3A, Vision Residence, Jalan Puchong Cyberjaya, 47120 Puchong, Selangor. Assignor/Customer : Chong Chee Lim Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) Reference :45044000850700000
EA 15 SEMENYIH  SELANGOR	Reserve Price RM 607,500 Landed Strata Title 3 Storey Terrace House 1,650 sq.ft Unit No. 39, Jalan Tiara South 3, Tiara South, 43500 Semenyih, Selangor. Assignor/Customer : Malarvilli A/P Anantharasa Solicitor : M/S Ana Shahrana Annuar & Co (Tel : 07-776 5361 & 07-776 5362) Reference :45004013084200000
EA 16 SETAPAK  KUALA LUMPUR	Reserve Price RM 280,000 3 Bedroom Apartment 801 sq.ft Unit No. A1-13-01, Residensi Awani IV, No. 6, Jalan Santuari Utama, Setapak, 53100 Kuala Lumpur. Assignor/Customer : Aznee Hanafis Bin Abd Ghani & Siti Aznur Binti Mohd Salleh Solicitor : M/S Nicky Chen & Partners (Tel : 03-2283 8493) Reference :45018258617700000
EA 17 SHAH ALAM  SELANGOR	Reserve Price RM 170,100 SOHO 59 sq.mtr Unit No. B-04-09, Block B, Dk Impian @ Damansara West, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40170 Shah Alam, Selangor. Assignor/Customer : Mohd Hafez Bin Muhammad Desa Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) Reference :45018262851100000
EA 18 SHAH ALAM  SELANGOR	Reserve Price RM 202,500 SOFO 538.20 sq.ft Unit No. 18-08, Avenue Crest, Jalan Jubli Perak 22/1, Seksyen 22, 40300 Shah Alam, Selangor. Assignor/Customer : Eng Wai Sheng Solicitor : M/S Nicky Chen & Partners (Tel : 03-2283 8493) Reference :45018234541200000

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EA 19 SHAH ALAM	Reserve Price RM 315,900	EA 20 WANGSA MAJU	Reserve Price RM 437,400	EA 21 PENAMPANG	Reserve Price RM 186,300
	A dual-key service apartment unit 646 sq.ft Unit No. B-02-07, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor Assignor/Customer :Tan Wei Lee Solicitor : M/S Nicky Chen & Partners (Tel : 03-2283 8493) Reference :45002005594100000		Condominium Unit 1,087.15 sq.ft Unit No. C-12-01, Residensi Infiniti 3, No. 1, Jalan Seri Wangsa 2, Wangsa Maju, 53300 Kuala Lumpur. Assignor/Customer : Norazini Binti Mat Hassan & Mohd Zulhairi Bin Mustafar Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) Reference :45018243639600000		1 Medium Low-Cost Apartment 750 sq.ft Unit No. 6, Block 1, 4th Floor, Vista Seri Kiranau Apartment, 89500 Penampang, Sabah. Assignor/Customer : Yuhanis Bin Somuil Solicitor : M/S Zainal & Associates (Tel : 089-214 205) Reference :45022008268400000
SELANGOR		KUALA LUMPUR		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 May 2025.

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

MARKETING TEAM MORTGAGE

CIK PRISCILLA	: 019-839 7093 (CENTRAL)
EN. LEE	: 016-337 8834 (CENTRAL)
EN. KHOR	: 012-402 4082 (NORTHERN)
CIK NORHAYATI	: 016-920 1202 (EAST COAST)
EN. RAHMAT	: 017-775 1272 (SOUTHERN)
EN. AARON	: 016-840 3110 (SABAH)
CIK NURHASNA	: 013-806 0306 (SARAWAK)

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 :

