



**MBSB**  
**BANK**  
Part Of Your Journey



# MBSB BANK BERHAD PROPERTY AUCTION SALE

**DATE: THURSDAY | 27-01-2022 | TIME: 10.30 A.M.**

**VENUE : AT THE "EHSAN AUCTION ROOM"  
UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO.9,  
JALAN SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR**



## **EHSAN *Online* AUCTION**

VIA ONLINE BIDDING AT:

**[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

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



**HQ OFFICE**

Suite C-20-3A, Level 20, Block C,  
Megan Avenue II, Jalan Yap Kwan Seng,  
50450 Kuala Lumpur

**H/P NO.**

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Ehsan Auctioneers Sdn Bhd



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[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

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

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Malaysia Building Society Berhad (9417-K)/MBSB Bank Berhad (716122-P), the Assignee/Lender by the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

## WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION

**ON THURSDAY, THE 27TH DAY OF JANUARY, 2022, AT 10.30 A.M. IN THE MORNING,  
AT UNIT NO. 6.07, 6TH FLOOR, MENARA TJB, NO. 9, JALAN SYED MOHD MUFTI,  
80000 JOHOR BAHRU, JOHOR DARUL TAKZIM**


**or via our website at [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) (For Online Bidding)**

**(Bidder registration must be made at least one (1) working day before auction date and bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)**

**NOTE:** Prospective bidders are advised to : (i) seek independent legal advice on the Condition of Sale herein (ii) inspect the subject property (iii) check on the issuance of separate individual/strata title (iv) conduct an official title search at the relevant Land Office and/or other relevant authorities (v) make the necessary enquiries with the Developer and/or Proprietor and/or State Authorities and/or relevant bodies on the necessary confirmations/terms of consent to the sale herein prior to the auction sale (vi) conduct and rely on their own searches enquiries, investigation and verification on the accuracy and correctness of the particulars and information provided. Prospective bidders are also advised to no reliance may be placed on any statement(s) or representation(s) made in this Proclamation Of Sale or by the Auctioneers at the auction concerning the subject property and that any prospective bidder(s) who choose(s) to rely on such statement(s) or representation(s) do(es) so at his/her/thier own risk. The successful bidder(s) ("the Purchaser(s)") shall immediately upon the sale undertake to apply for and obtain the necessary confirmations/consent to transfer or assign (if any) from the Developer and/or Proprietor and/or State Authorities and/or relevant bodies.

<b>1</b>	<b>RESERVE PRICE : RM 208,000.00</b>	<b>ISKANDAR PUTERI</b>
	<b>Description : AN APARTMENT UNIT</b> <b>Area</b> : Approx 696 sq. ft. <b>Assignor(s)</b> : Hoa Swee Kiat <b>Solicitor</b> : M/S Ana Shahrana Annuar & Co (Kluang) (07-7765 361) <b>Bank Ref Address</b> : 45004012341200000 Unit No. A-14-05, Block A, Paradiso Nuova @ Merak Kayangan, Jalan Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.	
HANA/MBSBI-0051		

<b>2</b>	<b>RESERVE PRICE : RM 90,000.00</b>	<b>MELAKA</b>
	<b>Description : A RETAIL LOT</b> <b>Area</b> : Approx 237.15 sq. ft. <b>Assignor(s)</b> : Radin Asmadi Bin Khairuddin <b>Solicitor</b> : M/S Abdul Rahman & Partners (06-2828227) <b>Bank Ref Address</b> : 45004011240200000 No. F3-020, Level No. 3, Imperio @ Hatten City, Jalan Syed Abdul Aziz, Taman Melaka Raya, 75000 Melaka.	
HANA/MBSBI-0049		<b>BUMIPUTRA LOT</b>

<b>3</b>	<b>RESERVE PRICE : RM 480,000.00</b>	<b>SKUDAI</b>
	<b>Description : A FIRE BREAK UNIT SINGLE STOREY TERRACE HOUSE</b> <b>Area</b> : Approx 2,099 sq. ft. <b>Assignor(s)</b> : Tan Ai See & Tan Hoay Siang <b>Solicitor</b> : M/S Abdul Rahman & Partners (JB) (07-2317755) <b>Bank Ref Address</b> : 40016000502500000 No. 15, Jalan NB2 8/7, Taman Nusa Bestari, 81300 Skudai, Johor.	
HANA/MBSBI-0055		

1  
  
Register / Login  
It's easy

2  
  
Search Property  
you wish to bid

3  
  
Click  
"View Details"

4  
  
Click "Registration  
For Online Bidders"

5  
  
Click "Confirm  
& Submit"

6  
  
You will be notified  
by email

**HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?**

1. Register / Login as member at [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!
6. You will be notified once your registration has been approved.

### RESERVE PRICE :

The subject properties will be sold **on an "as is where is" basis**, subject to the **reserve price as mentioned above, subject to the Condition of Sale** as printed in the Proclamation Of Sale and by way of an Assignment from the above Assignee/Lender subject to the necessary confirmations/consent being obtained by the successful bidder ("the Purchaser") from the Developer and/or other relevant authorities. Any arrears of quit rent, assessment, taxes, rates and services/maintenance charges which are lawfully and rightfully due and payable to the Developer and/or other relevant authorities up to the date of the auction sale shall be paid out of the purchase money.

All intending bidders are required to deposit with the Auctioneer **10%** of the fixed reserve price for the said property by **BANK DRAFT or CASHIER'S ORDER** only in favour of **MBSB BANK BERHAD for (Assignor's Name)** before the commencement of the auction prior to the auction sale or **remit the same through online banking transfer, one (1) working day before auction date** and the balance of the purchase price (90%) shall be paid within **one hundred and twenty (120) days** from the date of the auction sale.

**MARKETING TEAM (MORTGAGE)**  
TEL : 03-7455 5555

EN.NOORASHIEQ : 017-288 1452  
EN. ZAHIDI : 013-357 3510  
MS. AZREENA : 017-369 3980  
MS. MILA : 017- 283 3281  
EN.RUSLI : 017- 974 9827

**AUCTION UNIT**  
TEL : 03-7455 5555

EN. HISHAM : EXT 8510  
PN.RAFIDAH : EXT 8528

**COLLECTION TEAM**  
TEL : 03-2096 3000

EN.IKHWAN : EXT 3255  
EN.RAZIF : EXT 3161  
MS.WANA : EXT 3239