



**MBSB
BANK**
Part Of Your Journey



MBSB BANK BERHAD PROPERTY AUCTION SALE

**DATE : TUESDAY, 22ND JULY 2025, AT 10.30 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

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

**H/P NO.
TEL NO.**

016 2161 047
03-2161 6649



Ehsan Auctioneers Sdn Bhd



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www.ehsanauctioneers.com

PROCLAMATION OF SALE

In exards of the rights and powses conforrad up on MBSB BANK BERHAD 200501033981 (716122-PI (Assignes/Bank), by the ASSIGNORIS/ CUSTOMER- IS) undar that FRANGNG/ PROPERTY PURCHASE /PROPERTY SALE AGREEMENTIS AND DEED OF ASSICHMENTIS, it is heraby prodaimed thatthe said ASSICNEE / BANK with the assistance of the UNDERMENTIONED AUCTIONEERS WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING ON 22ND JULY 2025 | TUESDAY

EA 1 AMPANG	Reserve Price RM 135,000
	
A SHOP / OFFICE 920.00 sq.ft. Unit No. B-M-14, Pangsapuri Servis Spring Villa, Jalan UP 1/1C, Taman Ukay Perdana, 68000 Ampang, Selangor Assignor/Customer : Inovatif Teguh Construction Sdn Bhd Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45018024567400000 Our Reference: WAWA/MBSBI-0263	
SELANGOR	

EA 2 AMPANG	Reserve Price RM 324,000
	
A ONE-BEDROOM SERVICED APARTMENT UNIT 602 sq.ft. Unit B-17-03, The Mark @ Cheras, Jalan Cheras Hartamas, Taman Bukit Segar, 68000 Ampang, Selangor Assignor/Customer : Teoh Soo Ching Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45052002467800000 Our Reference: WAWA/MBSBI-0472	
SELANGOR	

EA 3 BANTING	Reserve Price RM 51,900
	
AN APARTMENT UNIT 804.00 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 : Zulpadli & Edham (Tel: 03-26946979) Reference: 40018006269600000 Our Reference: LIYANA/MBSBI-0448	
SELANGOR	

EA 4 BANTING	Reserve Price RM 68,000
	
A SERVICED CONDOMINIUM UNIT 611.71 sq.ft. Unit No C1-4-10, 4th Floor, Block C1, Gold Coast Morib Resort, PT 294, Kawasan Kanchong Laut, Mukim Morib, 42700 Banting, Selangor Assignor/Customer : Mohamad Norasmawi Bin Osman & Masyanti Binti Ya'acoub Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference: 40005003281700000 Our Reference: UMI/MBSBI-0498	
SELANGOR	

EA 5 BATU CAVES	Reserve Price RM 160,000
	
A SHOP APARTMENT UNIT 753 sq.ft. Unit No.9A-3, Pusat Komersial Al-Amaniah, Jalan Amaniah Mulia 3, Taman Amaniah Mulia, 68100 Batu Caves Selangor Assignor/Customer : Loganadan A/L Pall Subramaniam Solicitor : Nicky Chen & Partners (Tel: 05-5467527) Reference: 40018010762200000 Our Reference: LIYANA/MBSBI-0459	
SELANGOR	

EA 6 BATU CAVES	Reserve Price RM 420,000
	
A SOHO 871.88 sq.ft. No 15-15, Residensi 280, 1KM Lebuhraya Selayang-Kepong, 68100 Batu Caves, Selangor Assignor/Customer : Nurulshahida Binti Mat Johari Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45018258950800000 Our Reference: LIYANA/MBSBI-0503	
SELANGOR	

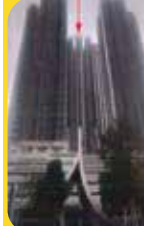
EA 7 BATU GAJAH	Reserve Price RM 62,300
	
AN UPPER UNIT TOWN HOUSE 1,399 sq.ft. Unit No. 48A, Laluan Utusan 6, Taman Pusing Utusan, 31000 Batu Gajah, Perak Assignor/Customer : Syed Abu Bakar Bin Syed Abd Kadir Solicitor : Mohd Anuar & Co (Tel: 017-5960599) Reference: 45033002038200000 Our Reference: WAWA/MBSBI-0377	
PERAK	

EA 8 BUKIT JALIL	Reserve Price RM 270,000
	
AN APARTMENT UNIT 899.86 sq.ft. No. B-07-13A Residensi Aman Bukit Jalil, No. 2, Jalan Jalil Impian 1 Bukit Jalil 57000 Kuala Lumpur Assignor/Customer : Kumar A/L Subramanian Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference: 45018255099700000 Our Reference: LIYANA/MBSBI-0457	
KUALA LUMPUR	

EA 9 CYBERJAYA	Reserve Price RM 450,000
	
A CONDOMINIUM UNIT 990 sq.ft. Unit No 02-37-2A, Verdi Residence, Symphony Hills Persiaran Bestari, Cyber 9, 63000 Cyberjaya Selangor Assignor/Customer : Yap Mun Choong Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference: 45018246729100000 Our Reference: ALIN/MBSBI-0481	
SELANGOR	

EA 10 GENTING HIGHLAND	Reserve Price RM 441,000
	
A SERVICED APARTMENT UNIT 690 sq.ft. Unit No. E2-21-09, Block E2, Ion Delemen, Jalan Ion Delemen 1, 69000 Genting, Pahang Assignor/Customer : Jacqueline Lim Jay-Kee Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference: 45018244589100000 Our Reference: WAWA/MBSBI-0261	
PAHANG	

EA 11 GENTING HIGHLAND	Reserve Price RM 480,000
	
A SERVICE APARTMENT UNIT 635 sq.ft. Unit No. E4-07-02, Tower 4, Grand Ion Delemen Hotel, Jalan Ion Delemen 1, 69000 Genting Highlands, Pahang Assignor/Customer : Raja Nazril Bin Raja Abdullah Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference: 45018231922500000 Our Reference: ALIN/MBSBI-0491	
PAHANG	

EA 12 ISKANDAR PUTERI	Reserve Price RM 270,000
	
A SOVO UNIT 452 sq.ft. Unit No #23-02 Blok A Meridian 2 Jalan Legoland, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor Assignor/Customer : Naresh Rao A/L Ramu Solicitor : Ana Shahrana Annuar & Co (Tel: 07-7765361) Reference: 45008008748600000 Our Reference: WAWA/MBSBI-0415	
JOHOR	

EA 13 JOHOR BAHRU	Reserve Price RM 396,000
	
A CONDOMINIUM UNIT 1,334.72 sq.ft. Unit No #09-12, Blok B, Kondominium Cenderasari Perdana, Jalan Cenderasari 1, Taman Perbadanan Islam Larkin, 80350 Johor Bahru, Johor Assignor/Customer : Hafiz Ezzaily Bin Hassim Solicitor : Abdul Rahman & Partners (Tel: 03-8084 4222) Reference: 45053000471300000 Our Reference: ALIN/MBSBI-0480	
JOHOR	

EA 14 JOHOR BAHRU	Reserve Price RM 320,000
	
AN APARTMENT UNIT 950 sq.ft. Unit No. #04-02, Menara D, Residensi Larkin Indah, Jalan Larkin Indah, Larkin Indah, 80350 Johor Bahru, Johor Assignor/Customer : Suthesh Faarzam A/L Sivakumar Solicitor : Ana Shahrana Annuar & Co (Tel: 07-7765361) Reference: 45016003366200000 Our Reference: LIYANA/MBSBI-0507	
JOHOR	

EA 15 JOHOR BAHRU	Reserve Price RM 400,000
	
A SERVICE APARTMENT UNIT 882.64 sq.ft. Unit No. #11-14, Menara B, Residensi KSL, Kangkar Tebrau, Jalan Kesum, Taman Istimewa, 81100 Johor Bahru, Johor Assignor/Customer : Moganeswaran A/L Kanaratnam Solicitor : Abdul Rahman & Partners (Tel: 03-8084 4222) Reference: 45053000857300000 Our Reference: LIYANA/MBSBI-0492	
JOHOR	

MBSB BANK BERHAD

EA 16
KAJANG

Reserve Price **RM 1,300,000**



A 3-STOREY SEMI-DETACHED VILLA (CLUSTER HOUSE)
2,441.43 sq.ft.
Unit No 6, Jalan Residence 5, Taman 1080 Residence, 43000 Kajang, Selangor

Assignor/Customer :
Harjit Singh A/L Tara Singh
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45018231068600000
Our Reference: ALIN/MBSBI-0420

SELANGOR

EA 17
KAJANG

Reserve Price **RM 500,000**



A TOWNHOUSE UNIT
1,281 sq.ft.
No 11 Jalan Lambaian 3 Taman Lambaian Residence Kajang 43000 Selangor

Assignor/Customer :
Mohd Lodfi Bin Hassan
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018245717200000
Our Reference: WAWA/MBSBI-0488

BUMI LOT
SELANGOR

EA 18
KAJANG

Reserve Price **RM 328,000**



A SOHO UNIT
592.02 sq.ft.
No A-23-08 Residensi Rimbun, Canopy Hill, Jalan Zamrud Utama, 43000 Kajang, Selangor

Assignor/Customer :
Malini Devi A/P Sree Tharan
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018250109000000
Our Reference: LIYANA/MBSBI-0500

SELANGOR

EA 19
KAMPAR

Reserve Price **RM 81,900**



A SERVICED SUITED UNIT
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 : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45002005480500000
Our Reference: WAWA/MBSBI-0363

PERAK

EA 20
KAMPAR

Reserve Price **RM 30,000**



A STUDIO SERVICED APARTMENT UNIT
140 sq.ft.
Unit No DT-2-23A, Blok D, Uni Suites Kampar, Off Jalan Batu Karang, Bandar Baru Kampar, 31900 Kampar, Perak

Assignor/Customer :
Yuhaashini A/P Gunendran
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45018261502900000
Our Reference: ALIN/MBSBI-0485

PERAK

EA 21
KAMPAR

Reserve Price **RM 65,000**



A SERVICED SUITE UNIT
140 sq.ft.
No. DW-8-01, Blok D, Uni Suites @ Kampar, 31900 Kampar, Perak

Assignor/Customer :
Norin Erzan Binti Ramli
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018258177900000
Our Reference: LIYANA/MBSBI-0505

BUMI LOT
PERAK

EA 22
KEPONG

Reserve Price **RM 313,500**



A SERVICE APARTMENT UNIT
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 : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45007007883700000
Our Reference: LIYANA/MBSBI-0449

SELANGOR

EA 23
KLANG

Reserve Price **RM 666,000**



A SERVICE APARTMENT UNIT
1,317.07 sq.ft.
Unit No A-09-06, Impiria, Lorong Batu Nilam 16A/KS06, Bandar Bukit Tinggi 2, 41200 Klang Selangor

Assignor/Customer :
Yu Hung Ing
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45018260169900000
Our Reference: LIYANA/MBSBI-0460

SELANGOR

EA 24
KUALA LUMPUR

Reserve Price **RM 432,000**



A SERVICED APARTMENT UNIT
950.00 sq.ft.
Unit No. C1-7-5, Block C1, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur

Assignor/Customer :
Maha Letchumey A/P Kalaselvam
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45020002102600000
Our Reference: WAWA/MBSBI-0323

KUALA LUMPUR

EA 25
KUALA LUMPUR

Reserve Price **RM 295,300**



A 3-BEDROOM SERVICE APARTMENT UNIT
950.00 sq.ft.
Unit No E3-13-05, Blok E3, Parklane OUG Service, Apartment, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur

Assignor/Customer :
Kok Hon Yuen
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45007005862300000
Our Reference: WAWA/MBSBI-0383

KUALA LUMPUR

EA 26
KUALA LUMPUR

Reserve Price **RM 262,500**



A SERVICED APARTMENT UNIT
950.00 sq.ft.
Unit No. A1-20-10, Block A1, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur

Assignor/Customer :
Easwari A/P Kugathasan
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45020002185900000
Our Reference: ALIN/MBSBI-0392

KUALA LUMPUR

EA 27
KUALA LUMPUR

Reserve Price **RM 295,300**



A SERVICED APARTMENT UNIT WITH ACCESSORY PARCEL
645.83 sq.ft.
Unit No. T3-25-03A, Arte + @ Jalan Ampang, Lorong Ampang 1, Off Jalan Ampang Ulu, 55100 Kuala Lumpur

Assignor/Customer :
Tan Siew Wei
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 40007001731800000
Our Reference: WAWA/MBSBI-0406

KUALA LUMPUR

EA 28
KUALA LUMPUR

Reserve Price **RM 437,4000**



A SERVICED APARTMENT UNIT
782 sq.ft.
Unit No. MK3-35-06, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur

Assignor/Customer :
Lee Kwan Hyen
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45007002245900000
Our Reference: ALIN/MBSBI-0410

KUALA LUMPUR

EA 29
KUALA LUMPUR

Reserve Price **RM 540,000**



A SERVICED APARTMENT UNIT
950 sq.ft.
Unit No. D2-15-5, Block D2, Parklane OUG, Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

Assignor/Customer :
Lee Han-shiang
Solicitor : Nicky Chen & Partners
(Tel: 05-546 7527)
Reference: 45049001552000000
Our Reference: UMI/MBSBI-0475

KUALA LUMPUR

EA 30
KUALA LUMPUR

Reserve Price **RM 360,000**



A SMALL OFFICE HOME OFFICE UNIT (SOHO)
430.56 sq.ft.
Unit No MK3-09-03A, Arte Mont Kiara, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur

Assignor/Customer :
Lee Kien Keong
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45007001845100000
Our Reference: UMI/MBSBI-0471

KUALA LUMPUR

WITHDRAWN

EA 32
KUALA LUMPUR

Reserve Price **RM 635,000**

A SERVICED APARTMENT UNIT
746 sq.ft.

Unit No. T3-06-07, Arte + @ Jalan Ampang, Lorong Ampang 1, 55000 Wilayah Persekutuan Kuala Lumpur

Assignor/Customer :
Tan Yee Tiong
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 40013001808400000
Our Reference: ALIN/MBSBI-0484

KUALA LUMPUR

EA 33
KUALA LUMPUR

Reserve Price **RM 440,000**

A SERVICE APARTMENT UNIT
950.00 sq.ft.

Unit No. C2-20-2, Parklane OUG Service Apartment - Blok C2, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Wilayah Persekutuan Kuala Lumpur

Assignor/Customer :
Kaliswary A/P Ramish
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45020002385100000
Our Reference: ALIN/MBSBI-0486

KUALA LUMPUR

EA 34
KUALA LUMPUR

Reserve Price **RM 700,000**

A SERVICE APARTMENT UNIT
1,001.04 sq.ft.

Unit No. A-16-03A, The Pano, Batu 3 1/2, Jalan Ipoh, 51200 Kuala Lumpur

Assignor/Customer :
New Lai Hock
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45052001400100000
Our Reference: ALIN/MBSBI-0489

KUALA LUMPUR

EA 35
KUALA LUMPUR

Reserve Price **RM 950,000**

A SERVICE APARTMENT UNIT
1,097.92 sq.ft.

Unit No. B-25-3A, 188 Suites, Jalan Chendana, 50250 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

Assignor/Customer :
Yau Wai Leong
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 40025000022000000
Our Reference: ALIN/MBSBI-0490

KUALA LUMPUR

EA 36
KUALA LUMPUR

Reserve Price **RM 590,000**

A SERVICED CONDOMINIUM UNIT
680 sq.ft.

No. E-43-10, Tower E, Millerz Square @ OKR, No. 357, Jalan Kelang Lama, 58000 Kuala Lumpur

Assignor/Customer :
Low Chin Chong
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45018262083900000
Our Reference: UMI/MBSBI-0494

KUALA LUMPUR

EA 37
KUANG

Reserve Price **RM 450,000**

A CONDOMINIUM UNIT
1,057 sq.ft.

Unit No. 8-6, Jalan Tijanni 1, Off Jalan BRP 2, Seri Tijanni, 48050 Kuang, Selangor

Assignor/Customer :
Ruslina Binti Md Takat
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018224966900000
Our Reference: UMI/MBSBI-0437

MALAY RESERVE LAND
SELANGOR

EA 38
MELAKA

Reserve Price **RM 145,000**

A SERVICE APARTMENT UNIT
40,9615 sq.m.

Unit No. A-16-10, Tower A, Imperio Residence @ Hatten City, 75000 Bandar Hilir, Melaka

Assignor/Customer :
Kamal Batcha Bin N.M.R. Noor Mohideen
Solicitor : Abdul Rahman & Partners
(Tel: 03-80844222)
Reference: 45004012759000000
Our Reference: LIYANA/MBSBI-0358

MELAKA

EA 39
MELAKA

Reserve Price **RM 81,000**

A RETAIL UNIT (COMMERCIAL UNIT)
52.78 sq.ft.

Unit No. F2-178, Kompleks Bunga Raya, Jalan Pasar Baru, 75100 Melaka, Bandaraya Bersejarah

Assignor/Customer :
Nur Anis Binti Md Hilmi
Solicitor : Abdul Rahman & Partners
(Tel: 03-80844222)
Reference: 45004010603800000
Our Reference: WAWA/MBSBI-0439

MELAKA

EA 40
NEGERI SEMBILAN

Reserve Price **RM 621,000**

A CORNER UNIT OF DOUBLE STOREY TERRACE HOUSE
3,212.59 sq.ft.

Unit No. 145, Jalan Tasik Senangin 1A/3, Bandar Tasik Senangin, 71750 Lenggeng, Negeri Sembilan

Assignor/Customer :
Thiagarajan A/L Sanggarlingam
Solicitor : Abdul Rahman & Partners
(Tel: 03-80844222)
Reference: 45004013345000000
Our Reference: WAWA/MBSBI-0408

NEGERI SEMBILAN

EA 41
NILAI

Reserve Price **RM 190,000**

AN APARTMENT UNIT
462 sq.ft.

No. C-L30-05, Menara C (Camelia) @Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, 71800 Negeri Sembilan

Assignor/Customer :
Saravana Kumar A/L Subramaniam
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45018261556800000
Our Reference: UMI/MBSBI-0493

NILAI

WITHDRAWN

EA 43
PETALING JAYA

Reserve Price **RM 117,000**

A SERVICE APARTMENT UNIT
237.00 sq.ft.

Unit No. B-12-33A, Menara B, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor

Assignor/Customer :
Surajkanth A/L Kandasami
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 40018016718800000
Our Reference: ALIN/MBSBI-0273

BUMI LOT
SELANGOR

EA 44
PETALING JAYA

Reserve Price **RM 1,200,000**

A DUPLEX CONDOMINIUM UNIT
2,702 sq.ft.

Unit No. B-2-B09 Armanee Terrace, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor

Assignor/Customer :
Mohd Salleh Bin Suwandi
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45020001214000000
Our Reference: UMI/MBSBI-0387

BUMI LOT
SELANGOR

EA 45
PETALING JAYA

Reserve Price **RM 225,000**

AN APARTMENT UNIT
710.42 sq.ft.

Unit No. L-G-18, Block L Apartment Saujana, No. 1Jln Pju 10/1C, Damansara Damai, PJU 10, 47830 Petaling Jaya Selangor

Assignor/Customer :
Arneza Binti Mohd Arsad
Solicitor : Nick Chen & Partner
(Tel: 05-5467527)
Reference: 45018136821400000
Our Reference: UMI/MBSBI-0479

SELANGOR

MBSB BANK BERHAD

EA 46
PETALING JAYA

Reserve Price **RM 300,000**

A CONDOMINIUM UNIT WITH AN ACCESSORY PARCEL
1,102.01sq.ft.

Unit No. C-03-13, Block C, Residensi Suasana @ Damai, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor

Assignor/Customer :
Mohd Zafaruddin Bin Abd Aizi
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45005004073600000
Our Reference: WAWA/MBSBI-0393

SELANGOR

EA 47
PETALING JAYA

Reserve Price **RM 621,000**

AN INTERMEDIATE UNIT OF DOUBLE STOREY TERRACE HOUSE
1,302.43 sq.ft.

No. 26, Jalan Cecawi PSB 6/20, Seksyen 6, Kota Damansara, 47810 Petaling Jaya, Selangor

Assignor/Customer :
Shaharudin Bin Md Yassin
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 40007000647200000
Our Reference: ALIN/MBSBI-0436

SELANGOR

EA 48
PUCHONG

Reserve Price **RM 531,500**

A 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 : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45044000850700000
Our Reference: WAWA/MBSBI-0378

SELANGOR

EA 49
PUCHONG

Reserve Price **RM 580,000**

A SERVICE APARTMENT UNIT
1,050.00 sq.ft.

Unit No. B-21-15, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor

Assignor/Customer :
Lee Kok Wai
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45018243245500000
Our Reference: ALIN/MBSBI-0487

SELANGOR

EA 50
RAWANG

Reserve Price **RM 360,000**

AN DOUBLE STOREY INTERMEDIATE TERRACED HOUSE
1,496 sq.ft.

Unit No. 25, Jalan 2/19, Bandar Tasik Puteri, 48020 Rawang, Selangor

Assignor/Customer :
Ismalia Binti Kamarudin & Mohammad Azam Bin Abdul Majid
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 40007001625700000
Our Reference: LIYANA/MBSBI-0208

BUMILOT
SELANGOR

EA 51
SEMANGGOL

Reserve Price **RM 11,000**

AN APARTMENT UNIT
315 sq.ft.

Unit No. 7128, First Floor, Block A, Suria Apartment, Bukit Merah Laketown, 34400 Simpang Empat, Semanggol, Perak

Assignor/Customer :
Ahmad Jani Bin Hussin & Noor Aishah Binti Abd Karim
Solicitor : Mohd Anuar & Co
(Tel: 017-5820799)
Reference: 40021000275800000
Our Reference: ALIN/MBSBI-0251

PERAK

EA 52
SEPANG

Reserve Price **RM 210,000**

A SERVICED APARTMENT UNIT
850 sq.ft.

Unit No. 34-01, Pangsapuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor

Assignor/Customer :
Zulfikar Petaunan Bin Zainal Abidin
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45020002152200000
Our Reference: UMI/MBSBI-0345

SELANGOR

EA 53
SEPANG

Reserve Price **RM 183,800**

AN APARTMENT UNIT
850 sq.ft.

Unit No. 33-06, Pangsapuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor

Assignor/Customer :
Au Yong Kok Meng
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45015005127100000
Our Reference: ALIN/MBSBI-0366

SELANGOR

EA 54
SEPANG

Reserve Price **RM 210,000**

A SERVICE RESIDENCE UNIT
850 sq.ft.

Unit No. 21-12, Pangsapuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Perdana, 43900 Selangor Sepang, Selangor

Assignor/Customer :
Roszaimi Bin Roslan
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018266372400000
Our Reference: LIYANA/MBSBI-0424

SELANGOR

EA 55
SEPANG

Reserve Price **RM 210,000**

A SERVICED APARTMENT UNIT
850 sq.ft.

Unit No. 23-13, Acacia Residences, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor

Assignor/Customer :
Belinda Barbara Theseira
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45039001878600000
Our Reference: UMI/MBSBI-0433

SELANGOR

EA 56
SERI KEMBANGAN

Reserve Price **RM 340,000**

A SERVICE APARTMENT UNIT
881 sq.ft.

Unit No. A-08-12, Zeva Residence Persiaran Pinggiran Putra, Bandar Putra Permai, Seri Kembangan, 43300 Selangor

Assignor/Customer :
Adam Bin Abdullah
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018209726500000
Our Reference: LIYANA/MBSBI-0352

SELANGOR

EA 57
SETAPAK

Reserve Price **RM 300,000**

AN APARTMENT UNIT
829 sq.ft.

Unit No. 26-06, Residensi Inspirasi Setapak, No. 226, Jalan Gombak, 53000 Kuala Lumpur

Assignor/Customer :
Mohamad Shahril Bin Zamri
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45018261865600000
Our Reference: UMI/MBSBI-0497

SELANGOR

EA 58
SHAH ALAM

Reserve Price **RM 300,000**

A SOHO UNIT
592 sq.ft.

Unit No. B-04-16, Dk impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor

Assignor/Customer :
Kow Fu Chen
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45007004367700000
Our Reference: WAWA/MBSBI-0087

SELANGOR

EA 59
SHAH ALAM

Reserve Price **RM 603,000**

AN OFFICE PREMISES
1,097.92 sq.ft.

Unit No. A-08-02, Block A, Pejabat Radia, No. 3, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor

Assignor/Customer :
Harrvindran A/L Subramaniam
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45039001355500000
Our Reference: WAWA/MBSBI-0162

SELANGOR

EA 60
SHAH ALAM

Reserve Price **RM 164,100**

A SOFO UNIT
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 : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45018234541200000
Our Reference: UMI/MBSBI-0421

SELANGOR

MBSB BANK BERHAD

EA 61
SHAH ALAM

Reserve Price **RM 256,000**



A DUAL-KEY SERVICE APARTMENT UNIT
646.00 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 : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45002005594100000
Our Reference: LIYANA/MBSBI-0450

SELANGOR

EA 62
SHAH ALAM

Reserve Price **RM 594,000**



A SMALL OFFICE HOME OFFICE UNIT (SOHO)
1,025 sq.ft.

Unit No 11-5, Tingkat 5, Lot 4 Jalan Boling Padang 13/62, Qube 40100 Shah Alam Selangor

Assignor/Customer :
Mohd Hanafi Bin Md Ali Zana
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45007001635100000
Our Reference: UMI/MBSBI-0483

SELANGOR

EA 63
SHAH ALAM

Reserve Price **RM 495,000**



A SMALL OFFICE SHOP OFFICE (SOHO) UNIT
753 sq.ft.

Unit No E-27-02, Hyde 2, Persiaran Multimedia, I City, Seksyen 7 40000 Shah Alam, Selangor

Assignor/Customer :
Yip Cheng Yew
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45039001367900000
Our Reference: UMI/MBSBI-0470

SELANGOR

EA 64
SHAH ALAM

Reserve Price **RM 260,000**



A SOHO UNIT
450.00 sq.ft.

Unit No. 15-02, Studio 14, No. 4, Persiaran Perbandaran, Seksyen 14, 40000 Shah Alam, Selangor

Assignor/Customer :
Mohd Zaini Bin Razak
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018220853900000
Our Reference: WAWA/MBSBI-0496

SELANGOR

EA 65
SHAH ALAM

Reserve Price **RM 310,000**



A MEDIUM COST APARTMENT UNIT
802.00 sq.ft.

Unit No. 608, 5th Floor, Block 58, Pangsapuri Alunan Bayu, Jalan Timun 24/1, Seksyen 24, 40300 Shah Alam, Selangor

Assignor/Customer :
Mariamah A/P Michal
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 40005003909900000
Our Reference: WAWA/MBSBI-0506

SELANGOR

EA 66
SHAH ALAM

Reserve Price **RM 530,000**



A SOHO UNIT
837 sq.ft.

Unit B1-21-06, I-Suite, No 2, Persiaran Multimedia I-City, Seksyen 7, 4000 Shah Alam Selangor

Assignor/Customer :
Lim Pei Ling
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45044000620200000
Our Reference: LIYANA/MBSBI-0501

SELANGOR

EA 67
SHAH ALAM

Reserve Price **RM 500,000**



A SMALL OFFICE HOME OFFICE UNIT (SOHO)
836.36 sq.ft.

Unit No. B1-19-07, I-Suite 2, Persiaran Multimedia, I-City Seksyen 7, 40000 Shah Alam, Selangor

Assignor/Customer :
Nazianne Binti Zamani
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45020001494100000
Our Reference: UMI/MBSBI-0495

SELANGOR

EA 68
SUBANG JAYA

Reserve Price **RM 990,000**



A 3 STOREY SEMI-DETACHED HOUSE
2,962.12 sq.ft.

No.6 Jalan Ikan Keli, Laman Sutera @ Bukit Lanchong, 47650 Subang Jaya Selangor

Assignor/Customer :
Hafizi Bin Akub
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45042000353300000
Our Reference: ALIN/MBSBI-0482

SELANGOR

EA 69
WANGSA MAJU

Reserve Price **RM 400,000**



A 3+1 BEDROOM SERVICE APARTMENT UNIT
850.00 sq.ft.

Unit No. C-19-7 Block C, Seasons Garden, Lot 7, No. 7, Jalan 1/27E, Seksyen 10, Wangsa Maju, 53300 Kuala Lumpur

Assignor/Customer :
Mohamad Azlan Bin Alias
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018220113500000
Our Reference: LIYANA/MBSBI-0353

BUMI LOT
SELANGOR

EA 70
PENAMPANG

Reserve Price **RM 151,000**



ONE (1) UNIT OF MEDIUM LOW-COST APARTMENT
750 sq.ft.

Unit No. 6, Block I, 4th Floor, Vista Seri Kiranau Apartment, 89500 Penampang, Sabah

Assignor/Customer :
Yuhanis Bin Somuil
Solicitor : Zainal Associates
(Tel: 089-214205)
Reference: 45022008268400000
Our Reference: WAWA/MBSBI-0426

SABAH

EA 71
SARAWAK

Reserve Price **RM 260,000**



AN APARTMENT UNIT
62.24 sq.m.

Parcel No A-2-13, Second Floor, Block A, The Glen, Lorong Arang, 15C, Off Jalan Ketitir, 93250 Kuching, Sarawak

Assignor/Customer :
Steffanie Stella Anak Stephen
Solicitor : Kadir, Wong, Lin & Co
(082-414162)
Reference: 45023012904200000
Our Reference: UMI/MBSBI-0499

SARAWAK

MBSB BANK BERHAD

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 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 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.

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.

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 FAQIHAN : EXT 3239

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

NOTE : _____

