



**MBSB
BANK**
Part Of Your Journey



MBSB BANK BERHAD PROPERTY AUCTION SALE

**DATE : TUESDAY, 25TH FEBRUARY 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



coordinator1@ehsanauctioneers.com



www.ehsanauctioneers.com

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon MBSB BANK BERHAD 200501033981 (716122-PI (Assignee/Bank), by the ASSIGNOR/ CUSTOMER- IS) under that FRANCHISE/ PROPERTY PURCHASE /PROPERTY SALE AGREEMENTS AND DEED OF ASSIGNMENT, 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 25TH FEBRUARY 2025 | TUESDAY

EA 1 AMPANG	Reserve Price RM 260,000
	
An Apartment Unit 893 sq.ft. Unit No. 41, Blok Aliza, Astaria Apartment, Jalan Kosas Utama, Taman Kosas, 68000 Ampang, Selangor Assignor/Customer : Nor Aini Binti Singgih Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference: 40018011452100000 Our Reference: LIYANA/MBSBI-0404	
SELANGOR	

EA 2 AMPANG	Reserve Price RM 145,000
	
A Low Cost Apartment Unit 628.00 sq.ft. Unit No. D14-09, Pangsapuri Seri Nilam, Jalan Wawasan Ampang 3/8, Bandar Baru Ampang, 68000 Ampang, Selangor Assignor/Customer : Jefrizal Bin Abd Latif & Rohaini Binti Hamid Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45018014709500000 Our Reference: ALIN/MBSBI-0394	
SELANGOR	

EA 3 BATU CAVES	Reserve Price RM 315,900
	
A Soho Unit 845 sq.ft. Unit No. 20-13, Residensi 280, 68100 Batu Cave, Selangor Assignor/Customer : Lindawijaya Ng Yun Han Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45018252376000000 Our Reference: FIFAH/MBSBI-0287	
SELANGOR	

EA 4 BATU CAVES	Reserve Price RM 441,000
	
A Three Bedrooms Condominium Unit 1,210 sq.ft. Unit No. A-18-5, Blok A, V-Residensi, Persiaran Selayang Height, 68100 Batu Caves, Selangor Assignor/Customer : Jivanath A/L Chinniar Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45018262077400000 Our Reference: FIFAH/MBSBI-0346	
SELANGOR	

EA 5 BATU CAVES	Reserve Price RM 155,000
	
A Low-Cost Apartment Unit 589.86 sq.ft. Unit No. U0.12, Blok U No. 30, Jalan Pinggiran 2/7, Taman Pinggiran Batu Caves, 68100 Batu Caves, Selangor Assignor/Customer : Sharifah Hairul Haizat Binti Syed Habib Shah & Rafidah Binti Ismail Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference: 40015000214100000 Our Reference: UMI/MBSBI-0399	
SELANGOR	

EA 6 CYBERJAYA	Reserve Price RM 738,000
	
A Condominium Unit 1,442.36 sq.ft. Unit No. 02-43-01, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor Assignor/Customer : Nagulan A/L Vasanth Kumar Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45018263594100000 Our Reference: FIFAH/MBSBI-0348	
SELANGOR	

EA 7 CYBERJAYA	Reserve Price RM 378,000
	
A 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 : Zulpadli & Edham (Tel: 03-26946979) Reference: 45020001935800000 Our Reference: FIFAH/MBSBI-0373 BUMILOT	
SELANGOR	

EA 8 GENTING HIGHLAND	Reserve Price RM 450,000
	
A Serviced Apartment Unit 690 sq.ft. Unit No. E2-07-09, Block E2, Ion Delemen, Jalan Ion Delemen 1, 69000 Genting Highlands, Pahang Assignor/Customer : Yap Yee Hong Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45018243441500000 Our Reference: FIFAH/MBSBI-0375	
PAHANG	

EA 9 JOHOR BAHRU	Reserve Price RM 180,000
	
A Low Medium Cost Flat Unit 850.36 sq.ft. Unit No. #02-10, Blok D, Jalan Nibong 14, Taman Daya, 81100 Johor Bahru, Johor Assignor/Customer : Ng Mui Kuay Solicitor : Ana Shahrana Annuar & Co (Tel: 07-7765361) Reference: 40008002109700000 Our Reference: LIYANA/MBSBI-0403	
JOHOR	

EA 10 KEPONG	Reserve Price RM 250,000
	
An Apartment Unit 1,035 sq.ft. Unit No.8-32, Ixora Apartment, Jalan Wangsa 2/6, Taman Wangsa Permai, 52200 Kepong, Selangor Assignor/Customer : Yong Woon Teck Solicitor : Nick Chen & Partners (Tel: 05-5467527) Reference: 40018002948600000 Our Reference: UMI/MBSBI-0400	
SELANGOR	

EA 11 KUALA LUMPUR	Reserve Price RM 297,000
	
An Apartment Unit 1,000.00 sq.ft. Unit No. A-18-09 Block A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, Bandar Damai Perdana, 56000 Kuala Lumpur Assignor/Customer : Surendar A/L Rammalli Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45020002140900000 Our Reference: FIFAH/MBSBI-0374	
KUALA LUMPUR	

EA 12 KUALA LUMPUR	Reserve Price RM 500,000
	
A Serviced Apartment Unit With 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 : Zulpadli & Edham (Tel: 03-26946979) Reference: 40007001731800000 Our Reference: LIYANA/MBSBI-0406	
KUALA LUMPUR	

EA 13 PELABUHAN KLANG	Reserve Price RM 120,000
	
A 3-Bedroom Low-Cost Apartment 650 sq.ft. Unit No. J-9-13, Blok J, Pangsapuri Seri Perantau, Persiaran Sireh Junjung, Kawasan 14, 42000 Pelabuhan Klang, Selangor Assignor/Customer : Noraziz Bin Abdul Wahab & Hermawati Binti Herman Solicitor : Zulpadli & Edham (Tel: 03-26946979) Reference: 45005001061600000 Our Reference: ALIN/MBSBI-0397	
SELANGOR	

EA 14 PETALING JAYA	Reserve Price RM 468,000
	
A 3-Bedroom Service Apartment Unit 750 sq.ft. Unit No. B-15-13, H2O @ Ara Damansara, No. 1 Jalan PJU 1A/3 Ara Damansara, 47301 Petaling Jaya, Selangor Assignor/Customer : Gan Kar Kian Solicitor : Abdul Rahman & Partners (Tel: 03-80844222) Reference: 45004013472400000 Our Reference: FIFAH/MBSBI-0357	
SELANGOR	

EA 15 PETALING JAYA	Reserve Price RM 1,080,000
	
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: FIFAH/MBSBI-0387	
SELANGOR	

MBSB BANK BERHAD

EA 16
PETALING JAYA

Reserve Price **RM 480,000**



A Condominium Unit With An Accessory Parcel 1,102.01 sq.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: 4500500407360000
Our Reference: ALIN/MBSBI-0393

SELANGOR

EA 17
PETALING JAYA

Reserve Price **RM 140,000**



A Low Cost Flat 649.93 sq.ft.

No. T-106, Block T, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor

Assignor/Customer :
Mohd Hisyam Bin Ghazali
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018097089100000
Our Reference: ALIN/MBSBI-0396

SELANGOR

EA 18
PUCHONG

Reserve Price **RM 607,500**



A Duplex Condominium Unit 2,421.88 sq.ft.

Unit No. D-2-3, 280 Park Homes, Jalan Prima Utama 3, Taman Puchong Prima, 47150 Puchong, Selangor

Assignor/Customer :
K.Sivaprakash A/LKuppusamy
Solicitor : Abdul Rahman & Partners
(Tel: 03-80844222)
Reference: 45004012961500000
Our Reference: FIFAH/MBSBI-0360

SELANGOR

EA 19
PUCHONG

Reserve Price **RM 207,000**



A Service Residence Unit 559.73 sq.ft.

Unit No. B-09-06, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor

Assignor/Customer :
Edwin Raj A/L Susay & Susan Albento
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018244303100000
Our Reference: FIFAH/MBSBI-0372

SELANGOR

EA 20
PUCHONG

Reserve Price **RM 810,000**



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: FIFAH/MBSBI-0378

SELANGOR

EA 21
PUCHONG

Reserve Price **RM 435,330**



A Duplex Condominium Unit 235 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 : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45018256154900000
Our Reference: ALIN/MBSBI-0395

SELANGOR

EA 22
PULAU PINANG

Reserve Price **RM 58,000**



A Two (2) Bedrooms Low-Cost Flat Unit With Lift 505.90 sq.ft.

Unit No. A-4-12, Lorong Perusahaan Baru 2E, Taman Perai Indah, 13600 Perai, Pulau Pinang

Assignor/Customer :
Abdul Rahim Bin Harkim
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 40002001235800000
Our Reference: UMI/MBSBI-0398

PULAU PINANG

EA 23
RAWANG

Reserve Price **RM 140,000**



A 3-Bedroom Apartment Unit 700 sq.ft.

Unit No. Q-G-23, Apartment Dahlia, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor

Assignor/Customer :
Nor Hadi Sukri Bin Mohamed Isa
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 40018005776500000
Our Reference: UMI/MBSBI-0401

SELANGOR

EA 24
SEPANG

Reserve Price **RM 297,000**



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: FIFAH/MBSBI-0345

SELANGOR

EA 25
SEREMBAN

Reserve Price **RM 234,000**



A Three (3) Bedroom Condominium Unit 900 sq.ft.

No C-8-01 Block Camellia, Bayu Temiang Jalan Bayu, Bandar Seremban, 70200 Seremban, Negeri Sembilan

Assignor/Customer :
Slyvester Lawai Jalong
Solicitor : Zulpadli & Edham
(Tel: 03-26946979)
Reference: 45039001317200000
Our Reference: FIFAH/MBSBI-0340

NEGERI SEMBILAN

EA 26
SERI KEMBANGAN

Reserve Price **RM 125,000**



A Shop Apartment Unit 683.00 sq.ft.

Unit No. F03-12, Pangsapuri Putra Raya, Jalan PP 26, Taman Pinggiran Putra, Seksyen 2, 43300 Seri Kembangan, Selangor

Assignor/Customer :
Anitha A/P Raman
Solicitor : Zulpadli & Edham
(Tel: 03-2694 6979)
Reference: 45018070803800000
Our Reference: FIFAH/MBSBI-0117

SELANGOR

EA 27
SERI KEMBANGAN

Reserve Price **RM 545,000**



A Duplex Small Office Home Office (SOHO) Unit 1,140.97 sq.ft.

Unit No. A2-15-3A, Flexis One South, Jalan OS 2, Taman Serdang Perdana, Seksyen 6, 43300 Seri Kembangan, Selangor

Assignor/Customer :
Amie Lizza Binti Padiin
Solicitor : C.Sukumaran & Co
(Tel: 09-5136797)
Reference: 45006010030300000
Our Reference: LIYANA/MBSBI-0407

SELANGOR

EA 28
SHAH ALAM

Reserve Price **RM 110,000**



A Low-Cost Apartment Unit 645 sq.ft.

Unit No. M2-5-04, Pangsapuri Melawati, Jalan Bukit Melawati U17/9, Seksyen U17 Saujana Permai, 40160 Shah Alam, Selangor

Assignor/Customer :
Noor Shahreza Binti Harun & Khalsom Binti Ishak
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 40018010825400000
Our Reference: UMI/MBSBI-0402

SELANGOR

EA 29
SUBANG JAYA

Reserve Price **RM 245,000**



An Apartment Unit 800 sq.ft.

Unit No. D3-05, Block D, Permai Apartment, Jalan Subang Permai, Taman Subang Permai USJ 1, 47600 Subang Jaya, Selangor

Assignor/Customer :
Suzhani Binti Ibrahim & Syahrul Hadi Bin Ibrahim
Solicitor : Nick Chen & Partners
(Tel: 05-5467527)
Reference: 45018063281300000
Our Reference: LIYANA/MBSBI-0405

SELANGOR

EA 30
ULU TIRAM

Reserve Price **RM 370,000**



An Intermediate Unit Single Storey Terrace House 1,400 sq.ft.

Unit No. 23, Jalan Lembing 18, Taman Puteri Wangsa, 81800 Ulu Tiram, Johor

Assignor/Customer :
Murugiah A/L Chinaya & Chantharavathani A/P Kanan
Solicitor : Abdul Rahman & Partners
(Tel: 03 8084 4222)
Reference: 40008002028700000
Our Reference: FIFAH/MBSBI-0147

JOHOR

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 : _____

