



Registration No. 200501033981 (716122-P)
Level 9, Wisma MBSB Bank, No 48, Jalan Dungun,
Damansara Heights, 50490 Kuala Lumpur.
Website: www.mbsb.com

AUCTION CARNIVAL BY MBSB BANK

On 28th October 2026 | Wednesday | 11.30 AM

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 WWW.NGCHANMAU.COM**

Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. All bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)

RESERVE PRICE :

The subject properties will be sold on an **"as is where is basis"**, separately 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 **by bank draft** or cashier's order only in favour of **MBSB BANK BERHAD FOR (BORROWERS/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/ financier 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 measurement listed are shown in approximate figure only.

NG CHAN MAU & CO. SDN. BHD.

[200601018098 (737850-T)]

No. 7, Ground Level, Block B, (B-0-7), Megan Avenue II, No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

CALL : 03-2162 3333

WHATSAPP: 012-295 1388

E-MAIL : info@ngchanmau.com

WEBSITE: www.ngchanmau.com

Licensed Auctioneers

LOW CHEE HIAN /

ROSEMAINI BINTI AHMAD RADZI

PROPERTY AUCTION SALE

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 28TH OCTOBER 2026 | WEDNESDAY | 11.30 AM

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 11.30 AM
CALL : 03-2162 3333 / WHATSAPP : 012-295 1388
View Live Auction at www.ngchanmau.com/live-auction

NCM 1
TAMAN OUG PARKLANE



Reserve Price RM 283,500

Service Apartment Unit With A Carpark
950 sq. ft.

No. C2-19-3, Block C2, Parklane OUG Service Apartment, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

Assignor/Customer : Lum Kee Hong
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 4502000226500000

KUALA LUMPUR

NCM 2
TAMAN XTREME MERIDIAN



Reserve Price RM 298,350

Service Apartment Unit
560 sq. ft.

Unit No. C-13A-03, Blok C, Residensi Xtreme Meridian, Taman Residensi Xtreme Meridian, 55000 Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer : Chew Kwong Sing
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45049001677200000

KUALA LUMPUR

NCM 3
TAMAN OUG PARKLANE



Reserve Price RM 335,340

Service Apartment Unit
950 sq. ft.

Unit No. C1-7-10, Parklane OUG Service Apartment - Blok C1, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

Assignor/Customer :
Mohammad Dzul Hafis Bin Abu Bakar
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45020002015100000

KUALA LUMPUR

NCM 4
TAMAN OUG PARKLANE



Reserve Price RM 374,000

Service Apartment Unit
950 sq. ft.

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

Assignor/Customer : Kaliswary A/P Ramish
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45020002385100000

KUALA LUMPUR

NCM 5
JALAN AMPANG



Reserve Price RM 374,000

2-bedroom Service Apartment Unit
735 sq. ft.

Unit No. C-11-06, Block C, Astoria Ampang, Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur.

Assignor/Customer :
Ganthasamy A/L Supramany
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45039002063200000

KUALA LUMPUR

NCM 6
JALAN AMPANG



Reserve Price RM 680,000

Service Apartment Unit
1,572 sq. ft.

Unit No. A-12-1, The Elements @ Ampang, Blok A, Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur.

Assignor/Customer :
Mohamad Zulkeflee Bin Yahaya
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45039001230300000

KUALA LUMPUR

NCM 7
PETALING JAYA



Reserve Price RM 365,500

Condominium Unit
1,206 sq. ft.

Unit No. B-14-10, Blok B, Condo Park Avenue, No. 5, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.

Assignors/Customers :
Ghazali Bin Abdul Latiff &
Zulikha Binti Sulaiman
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 40018004674700000

SELANGOR

NCM 8
PETALING JAYA



Reserve Price RM 470,000

3-bedroom Duplex Condominium Unit
1,645 sq. ft.

Unit No. B-711, Block B, Armanee Condominium, No. 10, Jalan PJU 10/1C, 47830 Petaling Jaya, Selangor.

Assignor/Customer : Hairull Bin Ismail
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45013002489800000

SELANGOR

NCM 9
SHAH ALAM



Reserve Price RM 142,560

Small Office Home Office (SOHO) Unit
452 sq. ft.

Unit No. B-25-07, Tulip, No. 6, Persiaran Metafasa, Taman Bukit Subang, Seksyen U16, 40160 Shah Alam, Selangor.

Assignor/Customer :
Ravindran A/L Kanakasundram
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45052002269100000

SELANGOR

MBSB BANK BERHAD

NCM 10 SHAH ALAM Reserve Price **RM 240,570**



SOHO Unit 646 sq. ft.

Unit No. B-14-27, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor.

Assignor/Customer : Mohd. Sharul Azmin Bin MD. Derus
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45018260721200000

SELANGOR

NCM 11 SHAH ALAM Reserve Price **RM 246,240**



Dual Key Studio Unit 592 sq. ft.

Unit No. A-06-13, DK Impian, No. 3, Jalan Uranus U5/125A, Subang Pelangi, Seksyen U5, 40150 Shah Alam, Selangor.

Assignor/Customer : Tan Moh Jon
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45018262235100000

SELANGOR

NCM 12 SHAH ALAM Reserve Price **RM 260,280**



Service Apartment Unit 632 sq. ft.

Unit No. F-25-05, BeCentral, Blok F, No. 3, Persiaran Multimedia, I-City, Seksyen 7, 40000 Shah Alam, Selangor.

Assignor/Customer : Mohd Nasrun Bin Abd Halim @ Nawli
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45052002378700000

SELANGOR

NCM 13 SHAH ALAM Reserve Price **RM 341,190**



Service Apartment Unit 632 sq. ft.

Unit No. F-26-06, BeCentral, Blok F, No. 3, Persiaran Multimedia, I-City, Seksyen 7, 40000 Shah Alam, Selangor.

Assignor/Customer : Petrus Anak Robert
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45020002213800000

SELANGOR

NCM 14 SHAH ALAM Reserve Price **RM 650,000**



Unit 2 Storey Terrace House 1,300 sq. ft.

No. 3, Jalan Elektronik U16/94, Denai Alam, Seksyen U16, 40160 Shah Alam, Selangor.

Assignors : Nashrudin Bin Amin & Nazrul Hizam Bin Nashrudin
Customers : Nashrudin Bin Amin, Azurani Binti Nashrudin & Nazrul Hizam Bin Nashrudin
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45018097972400000

SELANGOR

NCM 15 PUCHONG Reserve Price **RM 153,000**



Shop-apartment Unit 786 sq. ft.

Unit No. 91-02-G6, Lingkaran Dagang Mas, Taman Mas, 47130 Puchong, Selangor.

Assignor/Customer : Tilaq Kumar A/L Paramasivam
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 40018009819400000

SELANGOR

NCM 16 PUCHONG Reserve Price **RM 206,550**



3-bedroom Serviced Apartment Unit 829 sq. ft.

Unit No. 18-15-05, The Wharf Residence, Jalan Tasik Prima 6/2, Taman Tasik Prima, 47150 Puchong, Selangor.

Assignor/Customer : Maniymalar A/P Manimaran
Solicitor : M/S C. Sukumaran & Co.
(Tel : 09-513 6797)
Reference : 45006012096700000

SELANGOR

NCM 17 CYBERJAYA Reserve Price **RM 323,000**



Service Apartment Unit 790 sq. ft.

Unit No. N-15-01, Northwood Suites, Edusphere Suites, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor.

Assignor/Customer : Tony @ Gabriel Bin Gamani
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45018255506900000

SELANGOR

NCM 18 BATU CAVES Reserve Price **RM 309,870**



Apartment Unit 1,679 sq. ft.

Unit No. G3-02-01, Andari Townvilla, Jalan SH 2/2, Selayang Height, 68100 Batu Caves, Selangor.

Assignors/Customers : Ambalagan A/L Muniyandy & Chandradevi A/P Krishnan
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45018127981500000

SELANGOR

NCM 19 CHERAS Reserve Price **RM 212,670**



1 Bedroom Serviced Apartment Unit 602 sq. ft.

Unit No. B-17-03, The Mark @ Cheras, Jalan Cheras Hartamas, Taman Bukit Segar, Cheras Hartamas, 43200 Cheras, Selangor.

Assignor/Customer : Teoh Soo Ching
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45052002467800000

SELANGOR

NCM 20 KAJANG Reserve Price **RM 160,830**



Small Office Home Office (SOHO) Unit 450 sq. ft.

Unit No. B-09-37, Blok B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.

Assignor/Customer : Faremie Bin Abdul Gaffoor
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45018254312500000

SELANGOR

NCM 21 SEMENYIH Reserve Price **RM 68,000**



Flat Unit 657 sq. ft.

Unit No. B-5-11, Pangsapuri Seri Mawar, Taman Seri Mawar (R/Pangsa), 43500 Semenyih, Selangor.

Assignor/Customer : Zanariah Binti Hassan
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 40018005581900000

SELANGOR

NCM 22 KLANG Reserve Price **RM 297,500**



Apartment Unit 1,044 sq. ft.

Unit No. C-02-10, Pangsapuri Palm Garden, Persiaran Bukit Raja/KU01, Bandar Baru Klang, 41050 Klang, Selangor.

Assignors/Customers : Sathesan A/L Virildum & Sheelaa A/P Sundaralingam
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45015002234400000

SELANGOR

NCM 23 BANDAR PUNCAK ALAM Reserve Price **RM 303,660**



Strata Title Unit 2 Storey Terrace House 1,195 sq. ft.

No. 22, Jalan Rentak 1/2, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer : Norraha Binti Sanib
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45018248645800000

BUMI LOT SELANGOR

NCM 24 SEPANG Reserve Price **RM 210,000**



Service Residence 850 sq. ft.

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

Assignor/Customer : Roszaimi Bin Roslan
Solicitor : M/S Zulpadli & Edham
(Tel : 03-2694 6979)
Reference : 45018266372400000

SELANGOR

NCM 25 DENGKIL Reserve Price **RM 255,000**



Service Apartment Unit With 2 Car Parks 904 sq. ft.

Unit No. A-13-21, Pangsapuri Kita Impian, Persiaran Cybersouth Perdana, Cybersouth, 43800 Dengkil, Selangor.

Assignor/Customer : Nurul Syafiqah Binti Saifulazian
Solicitor : M/S Tawfeek Badjenid & Partners
(Tel : 04-227 7142)
Reference : 45018257136600000

MALAY RESERVE SELANGOR

NCM 26 NILAI Reserve Price **RM 114,750**



Apartment Unit 750 sq. ft.

Unit No. B3-3-09, Taman Nilai Perdana, 71800 Nilai, Negeri Sembilan.

Assignors/Customers : Amurtha Valli A/P Armugam & Sithradavi A/P Armugam
Solicitor : M/S Abdul Rahman & Partners
(Tel : 03-8084 4222)
Reference : 45011000008900000

NEGERI SEMBILAN

NCM 27 SEREMBAN Reserve Price **RM 243,000**



3 Bedroom Condominium With A Car Park 900 sq. ft.

No. C-8-1, Block C (Camelia), Bayu Temiang Residensi, Jalan Bayu, 70200 Seremban, Negeri Sembilan.

Assignor/Customer : Sylvester Lawai Jalong
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)
Reference : 45039001317200000

NEGERI SEMBILAN

MBSB BANK BERHAD

NCM 28 JOHOR BAHRU 	Reserve Price RM 315,000 Service Apartment Unit 786 sq. ft. Unit No. 19-12, Residensi Puncak Selatan, Jalan Muafakat, Taman Suria Muafakat, 81200 Johor Bahru, Johor. Assignor/Customer : Suhada Binti Md Shehweli Solicitor : M/S Abdul Rahman & Partners (Tel : 03-8084 4222) Reference : 45004014294800000
NCM 29 JOHOR BAHRU 	Reserve Price RM 320,000 Service Apartment Unit 544 sq. ft. Unit No. #17-03, Blok B, Laman Damai, Persiaran Aliff Harmoni Utama, Country Garden Sentral, 81200 Johor Bahru, Johor. Assignor/Customer : Chai Ken Hutt Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 04-227 7142) Reference : 45039001847600000
NCM 30 GENTING HIGHLANDS 	Reserve Price RM 569,500 3-bedroom Serviced Apartment Unit 780 sq. ft. Unit No. M1-31-17 (M1-31-24), Grand Ion Majestic, Jalan Grand Ion Majestic, 69000 Genting Highlands, Pahang. Assignor/Customer : Yoganathan A/L Natarajan Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) Reference : 45018261749800000
NCM 31 GENTING HIGHLANDS 	Reserve Price RM 627,725 Service Apartment Unit 530 sq. ft. E2-17-03 (Hotel Room No. 21708), Jalan Ion D'elemen 1, Ion D'elemen, 69000 Genting Highlands, Pahang. Assignors/Customers : Lee Seng Keong & Seng Jia Ying Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) Reference : 45007002191600000
NCM 32 GENTING HIGHLANDS 	Reserve Price RM 790,500 Service Apartment Unit 690 sq. ft. E2-06-09 (Hotel Room No. 20602), Jalan Ion D'elemen 1, Ion D'elemen, 69000 Genting Highlands, Pahang. Assignor/Customer : Romeo Bin Laisuk Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979) Reference : 45039001276100000
NCM 33 GLUGOR 	Reserve Price RM 91,800 2 Bedroom Flat Unit 527 sq. ft. No. AJ-3-2, Taman Tun Sardon, 11700 Glugor, Pulau Pinang. Assignors/Customers : Azizan Bin Ishak & Haslida Binti Baharudin Solicitor : M/S Mohd Anuar & Co. (Tel : 04-441 1471) Reference : 40002000771000000

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*Publication dated 20th October 2026.

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 1271 (SOUTHERN)
EN. AARON : 016-840 3110 (SABAH)
CIK NURHASNA : 013-806 0306 (SARAWAK)

LITIGATION UNIT TEL : 03-2096 3000

CIK JULIA : EXT 3273
CIK FARAH : EXT 3036

COLLECTION TEAM TEL : 03-2096 3000

EN. MUJAHID : EXT 3260
PN. LEELA : EXT 3397
PN. AQILAH : EXT 3148

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

NOTE : _____
