Project report: M Legasi (Phase 3)

Facts as published, each with its source. Built by Kolaboro on 13 Nov 2026 from its public data. No verdicts.

In short

M Legasi (Phase 3) is listed as off-plan in Semenyih, Selangor, Malaysia, by Mah Sing Group. The handover date on record is August 2028. A permit number is published. Transparency score: 87 of 100. 4 of 8 developer claims we tested are confirmed. Last checked 12 Nov 2026.

Key facts

Developer: Mah Sing Group
source: https://www.mahsing.com.my/projects/semenyih-house-for-sale-m-legasi/

Location: Semenyih, Selangor, Malaysia
source: https://www.mahsing.com.my/projects/semenyih-house-for-sale-m-legasi/

Stage: off-plan
source: https://www.mahsing.com.my/projects/semenyih-house-for-sale-m-legasi/

Handover on record: August 2028
source: https://www.mahsing.com.my/projects/semenyih-house-for-sale-m-legasi/

Permit or licence number: 30897-3/09-2027/0726(N)-(L)
source: https://www.mahsing.com.my/projects/semenyih-house-for-sale-m-legasi/

Price from: MYR 769,216 - 1,141,056
source: https://www.mahsing.com.my/projects/semenyih-house-for-sale-m-legasi/

Payment plan: not published

Last checked: 12 Nov 2026

Page we read: https://www.mahsing.com.my/projects/semenyih-house-for-sale-m-legasi/

Transparency checklist

Transparency score: 87 of 100

[x] Developer identified by legal name: Legal name: Mestika Bistari Sdn. Bhd.

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: 30897-3/09-2027/0726(N)-(L)

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: August 2028

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[~] Developer website health: answers; valid TLS certificate; domain expiry within 60 days or unknown; no lookalike-domain notice

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

13 Nov 2026: Official register checked: Malaysia KPKT TEDUH register
https://kolaboro.com/registers/

12 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/m-legasi-phase-3/

Sources

https://www.mahsing.com.my/projects/semenyih-house-for-sale-m-legasi/
https://www.mahsing.com.my/advertising-permits-and-developer-license/
https://teduh.kpkt.gov.my/api/projek-swasta/30897-3

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay. The live page has the latest data: https://kolaboro.com/projects/m-legasi-phase-3/

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