

# Property Auction Sale



**EHSAN**  
**Online**  
**AUCTION**

DATE: **TUESDAY 22-4-2025**

TIME: **10.30 A.M.**

VIA ONLINE BIDDING:

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

Prospective Bidders May Submit Bids For The Property Online Via **[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)** (For Online Bidding, Please Register At Least **One (1) Working Day** Before Auction Day For Registration & Verification Purposes)

**03-2161 6649**

**03-2162 6649**

**016-2161 047**

**010-2161 147**

Bank cover all the outstanding  
charges up to auction date sale.  
(Terms & Conditions Apply)



**MESSRS EHSAN AUCTIONEERS SDN. BHD.** [200301014889 (617309-U)]



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.)  
/ ABDUL RAHIM BIN HUSSIN  
(Licensed Auctioneers)

**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 / 010 2161 147  
03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



[hema@ehsanauctioneers.com](mailto:hema@ehsanauctioneers.com)



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# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon OCBC BANK (MALAYSIA) BERHAD (Co.No.295400-W) / OCBC AL-AMIN BANK BERHAD (Co.No.818444-T) and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION**  
**ON TUESDAY, THE 22ND DAY OF APRIL 2025 AT 10.30 A.M. IN THE MORNING**  
**AT WEBSITE [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

Prospective bidders may submit bids for the property online via [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)  
(For online bidding, please register at least one (1) working day before auction day for registration & verification purposes)

|           |                                           |            |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|-------------------------------------------|------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>  | <b>RESERVE PRICE :<br/>RM 480,000.00</b>  | <b>2ND</b> | <b>BATU CAVES</b>               |  <p><b>Description :</b> A SERVICED APARTMENT UNIT<br/><b>Area</b> : Approx 1,001 sq. ft.<br/><b>Solicitor</b> : M/S Yong &amp; Rakan-Rakan (03-33427207)<br/><b>Our Ref Address</b> : ALIN/OCBC1481<br/>Unit No. B-18-06, Block B, Selayang 18, Persiaran 3, Bandar Baru Selayang, 68100 Batu Caves, Selangor</p>                      |
| <b>2</b>  | <b>RESERVE PRICE :<br/>RM 380,000.00</b>  | <b>2ND</b> | <b>BATU CAVES</b>               |  <p><b>Description :</b> A 3-BEDROM CONDOMINIUM UNIT<br/><b>Area</b> : Approx 1,141 sq. ft.<br/><b>Solicitor</b> : M/S Tk Ooi &amp; Nadira (03-20319988)<br/><b>Our Ref Address</b> : LIYANA/OCBC1491<br/>No. A-G-03, Menara Semarak, Jalan Ariza, Taman Raintree, 68100 Batu Caves, Selangor</p>                                      |
| <b>3</b>  | <b>RESERVE PRICE :<br/>RM 580,000.00</b>  | <b>1ST</b> | <b>CHERAS</b>                   |  <p><b>Description :</b> A END CONDOMINIUM UNIT<br/><b>Area</b> : Approx 1,216 sq. ft.<br/><b>Solicitor</b> : M/S Kingston Tan Dzul (03-79319099)<br/><b>Our Ref Address</b> : LIYANA/OCBC1475<br/>Unit No. A-13-10, Block Acasia, Green Residence, Jalan Sayang 1, Taman Rasa Sayang, 43200 Cheras, Selangor</p>                    |
| <b>4</b>  | <b>RESERVE PRICE :<br/>RM 700,000.00</b>  | <b>2ND</b> | <b>CHERAS</b>                   |  <p><b>Description :</b> AN OFFICE LOT<br/><b>Area</b> : Approx 2,217 sq. ft.<br/><b>Solicitor</b> : M/S Kingston Tan Dzul (03-79319099)<br/><b>Our Ref Address</b> : LIYANA/OCBC1258<br/>Lot No. 1-13, 1st Floor, Amaya Maluri, No. 2, Jalan Jejaka 2, Taman Maluri, 55100 Kuala Lumpur.</p>                                          |
| <b>5</b>  | <b>RESERVE PRICE :<br/>RM 405,000.00</b>  | <b>4TH</b> | <b>CYBERJAYA</b>                |  <p><b>Description :</b> AN END SERVICED APARTMENT UNIT TOGETHER 2 CAR PARK BAY<br/><b>Area</b> : Approx 1,000 sq. ft.<br/><b>Solicitor</b> : M/S Azhar &amp; Wong (03-26023898)<br/><b>Our Ref Address</b> : LIYANA/OCBC1265<br/>Unit No. E-16-01, Tower E, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor</p> |
| <b>6</b>  | <b>RESERVE PRICE :<br/>RM 750,000.00</b>  | <b>2ND</b> | <b>JALAN IPOH, KUALA LUMPUR</b> |  <p><b>Description :</b> A CORNER 3-BEDROOM SERVICED APARTMENT UNIT<br/><b>Area</b> : Approx 1,227 sq. ft.<br/><b>Solicitor</b> : M/S Shook Lin &amp; Bok (03-20311788)<br/><b>Our Ref Address</b> : ALIN/OCBC1479<br/>No. B-16-07, Block Basalta, Eco Sky Residence, No. 972, Batu 6 1/2, Jalan Ipoh, 68100 Kuala Lumpur.</p>      |
| <b>7</b>  | <b>RESERVE PRICE :<br/>RM1,000,000.00</b> | <b>2ND</b> | <b>JALAN IPOH, KUALA LUMPUR</b> |  <p><b>Description :</b> A CORNER 4-BEDROOM DUPLEX SERVICED APARTMENT UNIT<br/><b>Area</b> : Approx 1,905 sq. ft.<br/><b>Solicitor</b> : M/S Shook Lin &amp; Bok (03-20311788)<br/><b>Our Ref Address</b> : ALIN/OCBC1482<br/>No. C-22-05, Block Clarita, Eco Sky Residence, No. 972, Batu 6 1/2, Jalan Ipoh, 68100 Kuala Lumpur.</p> |
| <b>8</b>  | <b>RESERVE PRICE :<br/>RM 440,000.00</b>  | <b>1ST</b> | <b>JENJAROM</b>                 |  <p><b>Description :</b> A SERVICED APARTMENT UNIT<br/><b>Area</b> : Approx 1,372 sq. ft.<br/><b>Solicitor</b> : M/S Azhar &amp; Wong (03-26023898)<br/><b>Our Ref Address</b> : LIYANA/OCBC1469<br/>Unit No. T1-17-21, Tower 1, BSP Skypark, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor</p>      |
| <b>9</b>  | <b>RESERVE PRICE :<br/>RM 370,000.00</b>  | <b>2ND</b> | <b>JENJAROM</b>                 |  <p><b>Description :</b> A SERVICE APARTMENT UNIT<br/><b>Area</b> : Approx 1,044 sq. ft.<br/><b>Solicitor</b> : M/S Tk Ooi &amp; Nadira (03-20319988)<br/><b>Our Ref Address</b> : LIYANA/OCBC1490<br/>Unit No. B-01-02, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor</p>                 |
| <b>10</b> | <b>RESERVE PRICE :<br/>RM 306,000.00</b>  | <b>3RD</b> | <b>JENJAROM</b>                 |  <p><b>Description :</b> A SERVICE APARTMENT UNIT<br/><b>Area</b> : Approx 1,001 sq. ft.<br/><b>Solicitor</b> : M/S Tk Ooi &amp; Nadira (03-20319988)<br/><b>Our Ref Address</b> : LIYANA/OCBC1471<br/>Unit No. T1-19-05, BSP Skypark, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor</p>              |
| <b>11</b> | <b>RESERVE PRICE :<br/>RM 500,000.00</b>  | <b>1ST</b> | <b>KAJANG</b>                   |  <p><b>Description :</b> A STRATIFIED SHOP UNIT<br/><b>Area</b> : Approx 1,500 sq. ft.<br/><b>Solicitor</b> : M/S Tk Ooi &amp; Nadira (03-20319988)<br/><b>Our Ref Address</b> : LIYANA/OCBC1476<br/>Unit No. 17-G, Premises No. 17, Jalan Putra 9, Taman Putra Kajang, 43000 Kajang, Selangor</p>                                   |
| <b>12</b> | <b>RESERVE PRICE :<br/>RM 140,000.00</b>  | <b>1ST</b> | <b>KAJANG</b>                   |  <p><b>Description :</b> A STRATIFIED OFFICE UNIT<br/><b>Area</b> : Approx 850 sq. ft.<br/><b>Solicitor</b> : M/S Tk Ooi &amp; Nadira (03-20319988)<br/><b>Our Ref Address</b> : LIYANA/OCBC1477<br/>Unit No. 17-B, Premises No. 17, Jalan Putra 9, Taman Putra Kajang, 43000 Kajang, Selangor</p>                                 |
| <b>13</b> | <b>RESERVE PRICE :<br/>RM 670,000.00</b>  | <b>2ND</b> | <b>KUALA LUMPUR</b>             |  <p><b>Description :</b> A CORNER 3+1 BEDROOM CONDOMINIUM<br/><b>Area</b> : Approx 1,572 sq. ft.<br/><b>Solicitor</b> : M/S Tk Ooi &amp; Nadira (03-20319988)<br/><b>Our Ref Address</b> : LIYANA/OCBC-0129<br/>No. C2-12-3, Pangsapuri Royal Regent, Jalan Putramas 2, Off Jalan Kuching, 52100 Kuala Lumpur.</p>                    |
| <b>14</b> | <b>RESERVE PRICE :<br/>RM 482,000.00</b>  | <b>3RD</b> | <b>KUALA LUMPUR</b>             |  <p><b>Description :</b> A STRATIFIED OFFICE UNIT<br/><b>Area</b> : Approx 1,447 sq. ft.<br/><b>Solicitor</b> : M/S Azhar &amp; Wong (03-26023898)<br/><b>Our Ref Address</b> : ALIN/OCBC1487<br/>Unit No. B-1-9, Block B, Pusat Komersial Jalan Kuching, No. 115, Jalan Kepayang, Off Jalan Kuching, 51200 Kuala Lumpur.</p>        |
| <b>15</b> | <b>RESERVE PRICE :<br/>RM 468,000.00</b>  | <b>3RD</b> | <b>KUALA LUMPUR</b>             |  <p><b>Description :</b> A STRATIFIED OFFICE UNIT<br/><b>Area</b> : Approx 1,448 sq. ft.<br/><b>Solicitor</b> : M/S Azhar &amp; Wong (03-26023898)<br/><b>Our Ref Address</b> : UMI/OCBC1488<br/>Unit No. B-2-9, Block B, Pusat Komersial Jalan Kuching, No. 115, Jalan Kepayang, Off Jalan Kuching, 51200 Kuala Lumpur.</p>       |

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**16 RESERVE PRICE : RM 459,000.00 3RD KUALA LUMPUR**



**Description :** A STRATIFIED OFFICE UNIT  
**Area :** Approx 1,452 sq. ft.  
**Solicitor :** M/S Azhar & Wong (03-26023898)  
**Our Ref :** ALIN/OCBC1489  
**Address :** Unit No. B-3-9, Block B, Pusat Komersial Jalan Kuching, No. 115, Jalan Kuching, Off Jalan Kuching, 51200 Kuala Lumpur.

**17 RESERVE PRICE : RM1,600,000.00 2ND KUALA LUMPUR**



**Description :** A STRATIFIED THREE STOREY MID TERRACED SHOP/OFFICE UNIT  
**Area :** Approx 3,456 sq. ft.  
**Solicitor :** M/S Azhar & Wong (03-26023898)  
**Our Ref :** LIYANA/OCBC0962  
**Address :** Unit No. B4-0-41, B4-1-41 & B4-2-41, Premises No. 41, Block B4, Parklane OUG Serviced Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

**18 RESERVE PRICE : RM 350,000.00 2ND KUALA LUMPUR**



**Description :** AN INTERMEDIATE DUPLEX SMALL OFFICE HOME OFFICE (SOHO) UNIT  
**Area :** Approx 764 sq. ft.  
**Solicitor :** M/S Ho Loke & Koh (03-2166 2882 )  
**Our Ref :** LIYANA/OCBC0658  
**Address :** Unit No. B-16-16, The Scott Garden, No. 289, Jalan Kelang Lama, 58000 Kuala Lumpur.

**19 RESERVE PRICE : RM 256,000.00 5TH KUALA LUMPUR**



**Description :** A SERVICE APARTMENT  
**Area :** Approx 506 sq. ft.  
**Solicitor :** M/S Ho Loke & Koh (03-21662882)  
**Our Ref :** LIYANA/OCBC1452  
**Address :** Unit No. B-06-05, Regalia Service Apartment, No. 2, Jalan Anjung Putra, Off Jalan Sultan Ismail, 50250 Kuala Lumpur.

**20 RESERVE PRICE : RM 49,000.00 20TH KUALA LUMPUR**



**Description :** A RETAIL LOT  
**Area :** Approx 118.36 sq. ft.  
**Solicitor :** M/S Yong Dan Rakan-Rakan (03-3342 7207)  
**Our Ref :** FIFAH/OCBC0657-1  
**Address :** Unit No. 1-148, Kompleks Metro Pudu, No. 1, Jalan Metro Pudu 2, Fraser Business Park, 55200 Kuala Lumpur.

**21 RESERVE PRICE : RM 49,000.00 20TH KUALA LUMPUR**



**Description :** A RETAIL LOT  
**Area :** Approx 118.36 sq. ft.  
**Solicitor :** M/S Yong Dan Rakan-Rakan (03-3342 7207)  
**Our Ref :** FIFAH/OCBC0657-2  
**Address :** Unit No. 1-147, Kompleks Metro Pudu, No. 1, Jalan Metro Pudu 2, Fraser Business Park, 55200 Kuala Lumpur.

**22 RESERVE PRICE : RM1,300,000.00 1ST PETALING JAYA**



**Description :** A CORNER DUAL-KEY 3+1 BEDROOM SERVED APARTMENT  
**Area :** Approx 1,733 sq. ft.  
**Solicitor :** M/S Shearn Delamore & Co (03-20272727)  
**Our Ref :** LIYANA/OCBC1473  
**Address :** No. A-13-09, Residensi Sunway Serene, Jalan SS 8/2, 47301 Petaling Jaya, selangor

**23 RESERVE PRICE : RM 426,000.00 6TH PETALING JAYA**



**Description :** A SERVICE APARTMENT UNIT  
**Area :** Approx 700 sq. ft.  
**Solicitor :** M/S Kington Tan Dzul (03-79319099)  
**Our Ref :** FIFAH/OCBC1163  
**Address :** Unit No. B-13-12, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor

**24 RESERVE PRICE : RM 292,000.00 8TH PUCHONG**



**Description :** A SERVICE RESIDENCE UNIT  
**Area :** Approx 1,001 sq. ft.  
**Solicitor :** M/S Ho Loke & Koh (03-2166 2882)  
**Our Ref :** FIFAH/OCBC1160  
**Address :** Unit No. 21-05, Jalan Saville, Saville @ D'Lake, 47130 Puchong, Selangor

**25 RESERVE PRICE : RM 300,000.00 2ND SEMENYIH**



**Description :** A 3+1 BEDROOM SERVICE APARTMENT UNIT  
**Area :** Approx 861 sq. ft.  
**Solicitor :** M/S Yong & Rakan-Rakan (03-33427207)  
**Our Ref :** ALIN/OCBC1-0128  
**Address :** Unit No. A-18-16, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor

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**26 RESERVE PRICE : RM 414,000.00 3RD SERI KEMBANGAN**



**Description :** A SERVICE APARTMENT UNIT  
**Area :** Approx 861 sq. ft.  
**Solicitor :** M/S Shearn Delamore & Co. (03-20272727)  
**Our Ref :** UMI/OCBC1484  
**Address :** Unit No. A-33-01, 33rd Floor, Block A, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor

**27 RESERVE PRICE : RM 345,000.00 5TH SERI KEMBANGAN**



**Description :** A SERVICE APARTMENT UNIT  
**Area :** Approx 1,055 sq. ft.  
**Solicitor :** M/S Shearn Delamore & Co. (03-2027 2727)  
**Our Ref :** FIFAH/OCBC1468  
**Address :** Unit No. B-21-13, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor

**28 RESERVE PRICE : RM1,650,000.00 2ND SHAH ALAM**



**Description :** A DOUBLE STOREY CORNER TERRACED HOUSE  
**Area :** Approx 3,003 sq. ft.  
**Solicitor :** M/S Ho Loke & Koh (03-21662882)  
**Our Ref :** UMI/OCBC1485  
**Address :** No. 39, Jalan Eco Ardence U12/38G, Eco Ardence, Seksyen U12, 40170 Shah Alam, Selangor

**29 RESERVE PRICE : RM 870,000.00 2ND SUBANG JAYA**



**Description :** A CONDOMINIUM UNIT  
**Area :** Approx 1,507 sq. ft.  
**Solicitor :** M/S Ho Loke & Koh (03-21662882)  
**Our Ref :** UMI/OCBC1486  
**Address :** Unit No. D-13-01, Block D, Lacosta, Jalan Tasik Selatan, Sunway South Quay, Bandar Sunway, 47500 Subang Jaya, Selangor.

**30 RESERVE PRICE : RM 207,000.00 3RD SUBANG JAYA**



**Description :** A RETAIL LOT  
**Area :** Approx 388.85 sq. ft.  
**Solicitor :** M/S Shearn Delamore & Co. (03-20272727)  
**Our Ref :** UMI/OCBC1483  
**Address :** Unit No. F1.70, The Summit, USJ 1, Jalan Kewajipan, 47600 Subang Jaya, Selangor

**31 RESERVE PRICE : RM 187,000.00 6TH SUBANG JAYA**



**Description :** A SMALL OFFICE VERSATILE OFFICE (SOVO)  
**Area :** Approx 517 sq. ft.  
**Solicitor :** M/S Kington Tan Dzul (03-7931 9099)  
**Our Ref :** FIFAH/OCBC1467  
**Address :** No. A-12-07, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47600 Subang Jaya, Selangor

**32 RESERVE PRICE : RM 63,000.00 18TH MELAKA**



**Description :** AN OFFICE LOT  
**Area :** Approx 2,400 sq. ft.  
**Solicitor :** M/S Tk Ooi & Nadira (03-20319988)  
**Our Ref :** FIFAH/OCBC1419  
**Address :** Unit No. D4-01, Plaza Jayamuda, Jalan Pelanduk Putih, 75300 Melaka.

**33 RESERVE PRICE : RM170,000.00 1ST TANJONG TOKONG**



**Description :** A FLAT UNIT  
**Area :** Approx 603 sq. ft.  
**Solicitor :** M/S Zaid Ibrahim & Co. (04-2270888)  
**Our Ref :** LIYANA/OCBC1478  
**Address :** Unit No. 88-8-23, Block 88, Puncak Erskine, Jalan Fettes, 10470 Tanjung Tokong, Pulau Pinang.



**34 RESERVE PRICE : RM 234,000.00 3RD KOTA SAMARAHAN**

**Description :** A SINGLE STOREY LOW-COST CORNER TERRACED HOUSE  
**Area :** Approx 1,691.01 sq. ft.  
**Solicitor :** M/S David Allan Sagah & Teng Advocates (082-238122)  
**Our Ref Address :** LIYANA/OCBC1341 Survey Lot 3135 (Sublot 262E), Lorong Samarindah Baru 3F, Taman Samarindah 5A, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak.

**BUMIPUTRA LOT**

**35 RESERVE PRICE : RM 60,000.00 1ST KUCHING**

**Description :** A FLAT UNIT  
**Area :** Approx 433.25 sq. ft.  
**Solicitor :** M/S Tang & Partners (082-415934)  
**Our Ref Address :** LIYANA/OCBC1474 No. L401, Level 4, Block L, RPR Taman Sepakat Jaya, (RPR Demak Laut), Off Jalan Demak Laut, 93050 Kuching, Sarawak.

**Originates From And Resides In Sarawak**

**36 RESERVE PRICE : RM 240,000.00 2ND BANDAR PENAWAR**

**Description :** A CORNER CONDOMINIUM UNIT  
**Area :** Approx 828 sq. ft.  
**Solicitor :** M/S Clarence Edwin Law Offices (07-3350008)  
**Our Ref Address :** LIYANA/OCBC1148 No. D1-01-09, Prince Bay Seaview Residence, Lot No. PTD 1588, Jalan Tanjung Lompat, 81930 Bandar Penawar, Kota Tinggi, Johor.

**37 RESERVE PRICE : RM 308,000.00 6TH ISKANDAR PUTERI**

**Description :** AN APARTMENT UNIT  
**Area :** Approx 581 sq. ft.  
**Solicitor :** M/S Zaid Ibrahim & Co. (04-3753138)  
**Our Ref Address :** FIFAH/OCBC1465 No. A-13-02, Pangsapuri Meridian Medini, Jalan Legoland, Bandar Medini, 79250 Iskandar Puteri, Johor.

**38 RESERVE PRICE : RM 460,000.00 1ST JOHOR BAHRU**

**Description :** A SERVICE APARTMENT UNIT  
**Area :** Approx 137 sq. m.  
**Solicitor :** M/S Clarence Edwin Law Offices (07-3350008)  
**Our Ref Address :** LIYANA/OCBC1470 Unit No. B-09-03, Block B, Pangsapuri Putra Mewah, Jalan Segenting, Taman Bukit Mewah, 81200 Johor Bahru, Johor Darul Takzim.

**39 RESERVE PRICE : RM 450,000.00 1ST JOHOR BAHRU**

**Description :** A SERVICE APARTMENT UNIT  
**Area :** Approx 1,346.00 sq. ft.  
**Solicitor :** M/S Clarence Edwin Law Offices (07-3350008)  
**Our Ref Address :** LIYANA/OCBC1472 No. 13A-06, Residensi Puncak Selatan, Jalan Muafakat, Taman Suria Muafakat, 81200 Johor Bahru, Johor Darul Takzim.

**40 RESERVE PRICE : RM 220,000.00 2ND JOHOR BAHRU**

**Description :** A CORNER SERVICE APARTMENT UNIT  
**Area :** Approx 592 sq. ft.  
**Solicitor :** M/S Zaid Ibrahim & Co (Png) (04-3753138)  
**Our Ref Address :** ALIN/OCBC1480 No. 13-09, Blok B, Residensi KSL, Jalan Delima 3/2, Taman Delima 1, 81100 Johor Bahru, Johor.

**41 RESERVE PRICE : RM1,531,000.00 13TH KOTA TINGGI**

**Description :** RETAIL COMMERCIAL UNIT  
**Area :** Approx 10,727 sq. ft.  
**Solicitor :** M/S Clarence Edwin Law Offices (07-3350008)  
**Our Ref Address :** FIFAH/OCBC1174 Sublot 1, First Floor, Blok D, Heritage Mall, No. 1, Jalan Warisan 2, 81900 Kota Tinggi, Johor

**42 RESERVE PRICE : RM 550,000.00 1ST MASAI**

**Description :** A STRATA DOUBLE STOREY TERRACE HOUSE  
**Area :** Approx 1,195 sq. ft.  
**Solicitor :** M/S Clarence Edwin Law Offices (07-3350008)  
**Our Ref Address :** LIYANA/OCBC0993 No. 40, Jalan Jed Sadu, Bandar Seri Alam, 81750 Masai, Johor.

**AN INTERNATIONAL UNIT**



An arrears of quit rent, assessment, service/maintenance charges, sinking fund including the late penalty interest (if any) which may be lawfully due to any relevant authority or the Developer up to the date of successful sale of the subject property shall be deducted from the purchase money upon receipt of the Balance Sum (**TERMS & CONDITIONS APPLY**)

All intending bidders are required to deposit **10%** of the fixed reserve price (“the initial deposit”) by way of **bank draft or cashier’s order crossed “A/C PAYEE ONLY”** made payable to **OCBC BANK (MALAYSIA) BERHAD / OCBC AL-AMIN BANK BERHAD** prior to the auction sale or **remit the same through online banking transfer, one (1) working day before auction date** and pay the difference between the initial deposit and the sum equivalent to 10% of the successful bid price either in **cash or bank draft or cashier’s order crossed “A/C PAYEE ONLY”** made payable to **OCBC BANK (MALAYSIA) BERHAD / OCBC AL-AMIN BANK BERHAD** immediately after the fall of the hammer with the undermentioned Auctioneer. The balance of the purchase price is to be settled within **one hundred and twenty (120) days** from the date of auction sale to Assignee. For online bidders please refer to the Terms & Conditions on [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) on the manner of payment of the deposit.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



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- 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!

You will be notified once your registration has been approved.



NOTES FOR PROSPECTIVE BUYER OF AUCTION :

- Appoint a RA that is marketing the property or call in to OCBC Auction Team (Ms. Juvie / Ms. Intan @ 03-2053 7992)
- Inspect the subject property (outside view only) as the photographs shown are solely for general identification.
- Note that the subject properties will be sold on an “as is where is” basic, with the respective reserve price and subject to the conditions of sale and the way of assignment from the above lender subject to consent being obtained by the purchaser from the developer and other relevant authorities (if any).
- Note that any properties listed as available for the auction sale herein may at any time be withdrawn from the auction sale without any prior notice or any reason(s) whatsoever or neither the Assignee Bank nor agent shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.
- Individual purchaser to bring along identification card (NRIC).
- Corporate Company / Firm Purchaser to bring along certified true copy of the company’s Memorandum and Articles of Association (M&A), Form 44, 24 and 49 and Board of Director’s Resolution.
- Agent / Representative of the Purchaser to bring along Letter of Authority from the Intending Purchaser and a photocopy of the Intending Purchaser’s NRIC card (both side).
- Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
- A person who has not reached the age of 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.
- Bank draft will be returned to unsuccessful bidder.

FOR MORE INFORMATION :

For Residential Property Financing, please contact:-

**KLANG VALLEY** Loo Wun Khoo : 016-392 0673

Gan Gen Saint : 014-922 4131

Koay Kean Huang : 012-504 4056

**PENANG** Vins Lee Kok Huai : 012-657 4391

**JOHOR** Lee San San : 012-602 2221

For further enquiries on OCBC BANK (M) BHD - EMB Loans, please contact:-

**KLANG VALLEY** Wayne Chan : 016-212 7521

Nelson Lye : 017-624 6211

Lai Fu Yong : 012-355 9943

**PENANG** Shermaine Cham : 017-500 2217

**JOHOR** Sannis Ee : 016-663 8433

**EAST MALAYSIA** Ryan : 016-857 8010

