

Property Auction Sale



EHSAN
Online
AUCTION

DATE: **TUESDAY 10-6-2025**

TIME: **10.30 A.M.**

VIA ONLINE BIDDING:

www.ehsanauctioneers.com

Prospective Bidders May Submit Bids For The Property Online Via **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



coordinator@ehsanauctioneers.com



www.ehsanauctioneers.com

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 10TH DAY OF JUNE 2025 AT 10.30 A.M. IN THE MORNING
AT WEBSITE www.ehsanauctioneers.com

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

1		RESERVE PRICE : RM 567,000.00		3RD	AMPANG	 Description : A CONDOMINIUM UNIT Area : Approx 1,394 sq. ft. Solicitor : M/S Shook Lin & Bok (03-20311788) Our Ref Address : LIYANA/OCBC1360 Unit No. A-3A-07, D'Pines Taman Nirwana, Jalan Pandan Bersih, Taman Nirwana, 68000 Ampang, Selangor		2		RESERVE PRICE : RM 410,000.00		1ST	CHERAS	 Description : A CONDOMINIUM UNIT Area : Approx 1,324 sq. ft. Solicitor : M/S Ho, Loke & Koh (03-21662882) Our Ref Address : LIYANA/OCBC1-0093 Unit No. A-3A-13, Block A, Mahkota Garden, Jalan Mahkota Cheras, 43200 Cheras, Selangor		3		RESERVE PRICE : RM 567,000.00		5TH	CHERAS	 Description : AN OFFICE LOT Area : Approx 2,217 sq. ft. Solicitor : M/S Kington Tan Dzul (03-79319099) Our Ref Address : WAWA/OCBC1258 Lot No. 1 -13, 1st Floor, Amaya Maluri, No. 2, Jalan Jejaka 2, Taman Maluri, 55100 Kuala Lumpur.	
														OCBC Al-Amin Bank Berhad				BUMIPUTRA LOT					
4		RESERVE PRICE : RM 810,000.00		3RD	CYBERJAYA	 Description : A STRATIFIED INTERMEDIATE LOT THREE-STOREY TERRACED HOUSE Area : Approx 1,163 sq. ft. Solicitor : M/S Tk Ooi & Nadira (03-20319988) Our Ref Address : UMI/OCBC1504 No. 19, Jalan Mozart 2A, Symphony Hills, Cyber 9, 63000 Cyberjaya, Selangor		5		RESERVE PRICE : RM 329,000.00		7TH	CYBERJAYA	 Description : AN END SERVICED APARTMENT UNIT TOGETHER 2 CAR PARK BAY Area : Approx 1,000 sq. ft. Solicitor : M/S Azhar & Wong (03-26023898) Our Ref Address : WAWA/OCBC1265 Unit No. E-16-01, Tower E, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor		6		RESERVE PRICE : RM 810,000.00		5TH	JALAN IPOH, KUALA LUMPUR	 Description : A CORNER 4-BEDROOM DUPLEX SERVICED APARTMENT UNIT Area : Approx 1,905 sq. ft. Solicitor : M/S Shook Lin & Bok (03-20311788) Our Ref Address : WAWA/OCBC1482 No. C-22-05, Block Clarita, Eco Sky Residence, No. 972, Batu 6 1/2, Jalan Ipoh, 68100 Kuala Lumpur.	
7		RESERVE PRICE : RM 608,000.00		5TH	JALAN IPOH, KUALA LUMPUR	 Description : A CORNER 3-BEDROOM SERVICED APARTMENT UNIT Area : Approx 1,227 sq. ft. Solicitor : M/S Shook Lin & Bok (03-20311788) Our Ref Address : WAWA/OCBC1479 No. B-16-07, Block Basalta, Eco Sky Residence, No. 972, Batu 6 1/2, Jalan Ipoh, 68100 Kuala Lumpur.		8		RESERVE PRICE : RM 249,000.00		6TH	JENJAROM	 Description : A SERVICE APARTMENT UNIT Area : Approx 1,001 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-20319988) Our Ref Address : WAWA/OCBC1471 Unit No. T1-19-05, BSP Skypark, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor		9		RESERVE PRICE : RM 405,000.00		3RD	KAJANG	 Description : A 3-BEDROOM CONDOMINIUM UNIT Area : Approx 1,249 sq. ft. Solicitor : M/S Yong & Rakan-Rakan (03-33427207) Our Ref Address : WAWA/OCBC1192 Unit No. B-03A-06, Ameera Residence, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor	
10		RESERVE PRICE : RM 405,000.00		4TH	KAJANG	 Description : A STRATIFIED SHOP UNIT Area : Approx 1,500 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-20319988) Our Ref Address : WAWA/OCBC1476 Unit No. 17-G, Premises No. 17, Jalan Putra 9, Taman Putra Kajang, 43000 Kajang, Selangor		11		RESERVE PRICE : RM 114,000.00		4TH	KAJANG	 Description : A STRATIFIED OFFICE UNIT Area : Approx 850 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-20319988) Our Ref Address : WAWA/OCBC1477 Unit No. 17-B, Premises No. 17, Jalan Putra 9, Taman Putra Kajang, 43000 Kajang, Selangor		12		RESERVE PRICE : RM 216,000.00		2ND	KLANG	 Description : AN OFFICE LOT Area : Approx 1,485 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-2031 9988) Our Ref Address : LIYANA/OCBC0911 No. 6-1 Jalan Klang Sentral 8/KU5, Klang Sentral Bukit Raja, 41050 Klang, Selangor	
13		RESERVE PRICE : RM1,296,000.00		5TH	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 Address : WAWA/OCBC0962 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.		14		RESERVE PRICE : RM 837,000.00		2ND	KUALA LUMPUR	 Description : A SERVICE APARTMENT Area : Approx 1,518 sq. ft. Solicitor : M/S Shearn Delamore & Co. (03-20272727) Our Ref Address : LIYANA/OCBC1499 Unit No. B-03-08, G Residence, Jalan Desa Pandan, Desa Pandan, 55100 Kuala Lumpur.		15		RESERVE PRICE : RM 684,000.00		2ND	KUALA LUMPUR	 Description : AN INTERMEDIATE 3-BEDROOM CONDOMINIUM Area : Approx 1,238 sq. ft. Solicitor : M/S Shearn Delamore & Co. (03-20272727) Our Ref Address : LIYANA/OCBC1498 No. D-15-2, Block D, Residensi Fennel Sentul, No. 2, Jalan Amra, 51000 Kuala Lumpur.	



16 RESERVE PRICE : RM 391,000.00 6TH KUALA LUMPUR

Description : A STRATIFIED OFFICE UNIT

Area : Approx 1,447 sq. ft.

Solicitor : M/S Azhar & Wong (03-26023898)

Our Ref Address : WAWA/OCBC1487

Unit No. B-1-9, Block B, Pusat Komersial Jalan Kuching, No. 115, Jalan Kepadang, Off Jalan Kuching, 51200 Kuala Lumpur.



17 RESERVE PRICE : RM 380,000.00 6TH KUALA LUMPUR

Description : A STRATIFIED OFFICE UNIT

Area : Approx 1,448 sq. ft.

Solicitor : M/S Azhar & Wong (03-26023898)

Our Ref Address : WAWA/OCBC1488

Unit No. B-2-9, Block B, Pusat Komersial Jalan Kuching, No. 115, Jalan Kepadang, Off Jalan Kuching, 51200 Kuala Lumpur.



18 RESERVE PRICE : RM 373,000.00 6TH KUALA LUMPUR

Description : A STRATIFIED OFFICE UNIT

Area : Approx 1,452 sq. ft.

Solicitor : M/S Azhar & Wong (03-26023898)

Our Ref Address : WAWA/OCBC1489

Unit No. B-3-9, Block B, Pusat Komersial Jalan Kuching, No. 115, Jalan Kepadang, Off Jalan Kuching, 51200 Kuala Lumpur.



19 RESERVE PRICE : RM 284,000.00 5TH 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 Address : WAWA/OCBC0658

Unit No. B-16-16, The Scott Garden, No. 289, Jalan Kelang Lama, 58000 Kuala Lumpur.



20 RESERVE PRICE : RM 225,000.00 3RD KUALA LUMPUR

Description : A SERVICE APARTMENT

Area : Approx 517 sq. ft.

Solicitor : M/S TK Ooi & Nadira (03-20319988)

Our Ref Address : ALIN/OCBC1500

Unit No. B-9-15, 9th Floor, Block B, 10 Semantan, Jalan Semantan, 50490 Kuala Lumpur.



21 RESERVE PRICE : RM 520,000.00 1ST KUALA LUMPUR

Description : A DUPLEX THREE (3) PLUS ONE BEDROOMS CONDOMINIUM UNIT

Area : Approx 1,727 sq. ft.

Solicitor : M/S Azhar & Wong (03-2602 3898)

Our Ref Address : LIYANA/OCBC1495

Unit No. C-209, Block C, Pangsapuri Armanee (on-site Armanee Condominium), No. 10, Jalan PJU 10/1C, Damansara Damai, 47830 Petaling Jaya, Selangor



22 RESERVE PRICE : RM 237,000.00 11TH PUCHONG

Description : A SERVICE RESIDENCE UNIT

Area : Approx 1,001 sq. ft.

Solicitor : M/S Ho Loke & Koh (03-2166 2882)

Our Ref Address : WAWA/OCBC1160

Unit No. 21-05, Jalan Saville, Saville @ D'Lake, 47130 Puchong, Selangor



23 RESERVE PRICE : RM 234,000.00 3RD PUCHONG

Description : A TWO-BEDROOM SERVICED APARTMENT UNIT

Area : Approx 818 sq. ft.

Solicitor : M/S Azhar & Wong (03-26023898)

Our Ref Address : LIYANA/OCBC1496

Unit No. 18-20-06, The Wharf Residence, Jalan Tasik Prima 6/2, Taman Tasik Prima, 47150 Puchong, Selangor



24 RESERVE PRICE : RM 297,000.00 3RD SEMENYIH

Description : AN INTERMEDIATE 3-BEDROOM SERVICED APARTMENT

Area : Approx 980 sq. ft.

Solicitor : M/S TK Ooi & Nadira (03-20319988)

Our Ref Address : UMI/OCBC1505

No. B-16-26, Block B, Ascotte Boulevard, Jalan Bandar Rinching 6/1, Bandar Rinching, 43500 Semenyih, Selangor



25 RESERVE PRICE : RM 243,000.00 5TH SEMENYIH

Description : A 3+1 BEDROOM SERVICE APARTMENT UNIT

Area : Approx 861 sq. ft.

Solicitor : M/S Yong & Rakan-Rakan (03-33427207)

Our Ref Address : WAWA/OCBC10128

Unit No. A-18-16, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor



OCBC Al-Amin Bank Berhad

26 RESERVE PRICE : RM 680,000.00 1ST SENTUL

Description : A CONDOMINIUM UNIT

Area : Approx 1,186 sq. ft.

Solicitor : M/S Kingston Tan Dzul (03-79319099)

Our Ref Address : WAWA/OCBC1492

Unit No. B-36-2, Residensi Fennel Sentul, No. 2, Jalan Amra, 51000 Kuala Lumpur.



27 RESERVE PRICE : RM 612,000.00 2ND SEPANG

Description : A STRATIFIED IN DOUBLE STOREY MID TERRACED HOUSE

Area : Approx 1,399 sq. ft.

Solicitor : M/S Azhar & Wong (03-26023898)

Our Ref Address : LIYANA/OCBC1497

Premises No. 46, Jalan Sunsuria 3B/10, Monet Springtime, Bandar Sunsuria, 43900 Sepang, Selangor



28 RESERVE PRICE : RM 336,000.00 6TH SERI KEMBANGAN

Description : A SERVICE APARTMENT UNIT

Area : Approx 861 sq. ft.

Solicitor : M/S Shearn Delamore & Co. (03-20272727)

Our Ref Address : WAWA/OCBC1484

Unit No. A-33-01, 33rd Floor, Block A, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor



29 RESERVE PRICE : RM 200,000.00 1ST SHAH ALAM

Description : AN END APARTMENT UNIT

Area : Approx 850 sq. ft.

Solicitor : M/S TK Ooi & Nadira (03-2031 9988)

Our Ref Address : WAWA/OCBC1493

Unit No. 13-01-17 (13-117), Block 13, Pangsapuri Rimau Perdana, Jalan Sungai Gombak 32/67, Section 32, 40460 Shah Alam, Selangor



30 RESERVE PRICE : RM 504,000.00 2ND SHAH ALAM

Description : AN END SMALL OFFICE HOME OFFICE (SOHO) UNIT

Area : Approx 1,106 sq. ft.

Solicitor : M/S Ho, Loke & Koh (03-21662882)

Our Ref Address : LIYANA/OCBC1363

Unit No. S2-1-1, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Section 14, 40000 Shah Alam, Selangor



31 RESERVE PRICE : RM 450,000.00 3RD SHAH ALAM

Description : A SERVICED APARTMENT UNIT

Area : Approx 893 sq. ft.

Solicitor : M/S TK Ooi & Nadira (03-20319988)

Our Ref Address : UMI/OCBC1503

Unit No. B-3A-3, Tower B, Utropolis Suites, Jalan Kontraktor U1/14, Seksyen U1, 40150 Shah Alam, Selangor



32 RESERVE PRICE : RM 169,000.00 6TH SUBANG JAYA

Description : A RETAIL LOT

Area : Approx 388.85 sq. ft.

Solicitor : M/S Shearn Delamore & Co. (03-20272727)

Our Ref Address : WAWA/OCBC1483

Unit No. F.1.70, The Summit, USJ 1, Jalan Kewajipan, 47600 Subang Jaya, Selangor



33 RESERVE PRICE : RM 153,000.00 9TH SUBANG JAYA

Description : A SMALL OFFICE VERSATILE OFFICE (SOVO)

Area : Approx 517 sq. ft.

Solicitor : M/S Kingston Tan Dzul (03-7931 9099)

Our Ref Address : WAWA/OCBC1467

No. A-12-07, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47600 Subang Jaya, Selangor




34 RESERVE PRICE : RM 540,000.00 3RD SUNGAI BESI

Description : A CORNER SERVICE APARTMENT UNIT
Area : Approx 1,119 sq. ft.
Solicitor : M/S TK Ooi & Nadira (03-20319988)
Our Ref : ALIN/OCBC1502
Address : Unit No. B-13-1, Central Residence @ Suria Sg Besi, Jalan Sungai Besi, 57100 Kuala Lumpur



35 RESERVE PRICE : RM 342,000.00 3RD SUNGAI BESI

Description : A TWO (2) BEDROOMS CONDOMINIUM UNIT
Area : Approx 1,043 sq. ft.
Solicitor : M/S TK Ooi & Nadira (03-20319988)
Our Ref : ALIN/OCBC1501
Address : Unit No. C-19-2, Block C, Midfields Condominium Sungai Besi, Jalan BESI Kawi, Off Lebuhraya Sungai Besi, 57100 Kuala Lumpur.



36 RESERVE PRICE : RM1,241,000.00 28TH KOTA TINGGI

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



37 RESERVE PRICE : RM 446,000.00 4TH 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 : WAWA/OCBC0993
Address : No. 40, Jalan Jed Sadu, Bandar Seri Alam, 81750 Masai, Johor.



AN INTERNATIONAL UNIT

NOTE 36:

It is the bidder/purchaser's responsibility to make his own enquiries and undertaking at his/her own costs to apply for and obtain the consent to the sale, assignment and/or transfer of the subject property from the developer, and all sums or outgoings due and owing to the developer/vendor or any government authorities including but not limited to:- 1) maintenance fees; 2) quit rent; 3) fire insurance premium; 4) assessment fees; and 5) all late payment interests or penalties chargeable on the abovementioned outstanding sums due and owing to the developer/vendor and/or any government authorities shall be borne by the Purchaser absolutely in addition to the purchase price

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 on the manner of payment of the deposit.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at 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" basis, 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



www.ehsanauctioneers.com



Ehsan Auctioneers Sdn Bhd



coordinator@ehsanauctioneers.com