

Property Auction Sale



EHSAN
Online
AUCTION

DATE: **TUESDAY 07-05-2024**

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

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



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



HQ OFFICE

Suite C-20-3A, Level 20, Block C,
Megan Avenue II, Jalan Yap Kwan Seng,
50450 Kuala Lumpur

H/P NO.

016 2161 047

TEL NO.

03-2161 6649 / 03-2162 6649

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Ehsan Auctioneers Sdn Bhd



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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 7TH DAY OF MAY 2024 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 171,000.00	2ND	CYBERJAYA
	Description : SERVICE APARTMENT UNIT Area : Approx 450 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-20319988) Our Ref : UMI/OCBC1380 Address : Unit No. HT-06-13A, Harvard Tower, Garden Plaza, Persiaran Harmoni, 63000 Cyberjaya, Selangor.		

2	RESERVE PRICE : RM 1,000,000.00	1ST	KUALA LUMPUR
	Description : CORNER 3-BEDROOM SERVICED APARTMENT Area : Approx 1,550 sq. ft. Solicitor : M/S Ho, Loke & Koh (03-21662882) Our Ref : ALIN/OCBC1371 Address : No. 28-5, 6 Ceylon, No. 6, Jalan Ceylon, 50200 Kuala Lumpur.		

3			
WITHDRAWN			
Our Ref : ALIN/OCBC1108			

4	RESERVE PRICE : RM 810,000.00	3RD	KUALA LUMPUR
	Description : AN END STRATIFIED RETAIL UNIT Area : Approx 527 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-20319988) Our Ref : AZWA/OCBC1370 Address : Unit No. 5-86, Kenanga Wholesale City, No. 2, Jalan Gelugor, 55200 Kuala Lumpur.		

5	RESERVE PRICE : RM 666,000.00	2ND	KUALA LUMPUR
	Description : SERVICED APARTMENT UNIT Area : Approx 1,256 sq. ft. Solicitor : M/S Azhar & Wong (03-26023898) Our Ref : UMI/OCBC1377 Address : Unit No. B-33-10, Tower B, Residensi Rimbunan (also known as Petalz Residence), Jalan 1/32A, Off Jalan Klang Lama, 58000 Kuala Lumpur.		

6	RESERVE PRICE : RM 391,000.00	6TH	KUALA LUMPUR
	Description : RETAIL LOT Area : Approx 603 sq. ft. Solicitor : M/S Kington Tan Dzul (03-79319099) Our Ref : AZWA/OCBC1355 Address : Unit No. 5-63A, 5th Floor, Kenanga Wholesale City, No. 2, Jalan Gelugor, 55200 Kuala Lumpur.		

7	RESERVE PRICE : RM 324,000.00	3RD	KUALA LUMPUR
	Description : CONDOMINIUM UNIT Area : Approx 930 sq. ft. Solicitor : M/S Ho, Loke & Koh (03-21662882) Our Ref : AZWA/OCBCI-0068 Address : Unit No. A-13A-12, Residensi Unggul Kepong, Jalan Vista Mutiara 1, Kepong Baru, 52000 Kuala Lumpur.		
OCBC Al-amin Bank Berhad			


8	RESERVE PRICE : RM 387,000.00	2ND	KUALA SELANGOR
	Description : SINGLE STOREY SEMI-DETACHED HOUSE Area : Approx 3,197 sq. ft. Solicitor : M/S Yong & Rakan-Rakan (03-33427207) Our Ref : UMI/OCBCI-0114 Address : No. 15, Jalan Alam 12, Taman Bayu Alam, 45000 Kuala Selangor, Selangor.		
QUOTA BUMIPUTRA & BUMIPUTRA ONLY OCBC Al-amin Bank Berhad			


9	RESERVE PRICE : RM 440,000.00	1ST	PANDAN JAYA
	Description : AN APARTMENT UNIT Area : Approx 1,087 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-20319988) Our Ref : ALIN/OCBC1374 Address : Unit No. C-07-02, Pangsapuri Bayu @ Pandan Jaya, Jalan Pandan 3/11, Pandan Jaya, 55100 Kuala Lumpur.		


10	RESERVE PRICE : RM 640,000.00	3RD	PETALING JAYA
	Description : SERVICED APARTMENT UNIT Area : Approx 1,475 sq. ft. Solicitor : M/S Azhar & Wong (03-26023898) Our Ref : AZWA/OCBC1263 Address : Unit No. A-01-03A, Block A, Verde Ara Damansara, No. 2A, Jalan PJU 1A/20, Ara Damansara, 47301 Petaling Jaya, Selangor.		

11	RESERVE PRICE : RM 203,000.00	3RD	PETALING JAYA
	Description : MEDIUM COST APARTMENT UNIT Area : Approx 753 sq. ft. Solicitor : M/S Azhar & Wong (03-26023898) Our Ref : AZWA/OCBCI-0098 Address : Unit No. 401, 4th Floor, Block C, Gugusan Melur, Jalan Camar 4/5A, Kota Damansara, 47810 Petaling Jaya, Selangor.		
QUOTA BUMIPUTRA & MALAYSIAN CITIZEN ONLY OCBC Al-amin Bank Berhad			

12	RESERVE PRICE : RM 140,000.00	1ST	PETALING JAYA
	Description : FLAT UNIT Area : Approx 603 sq. ft. Solicitor : M/S Azhar & Wong (03-2602 3898) Our Ref : UMI/OCBCI-0073 Address : Unit No. 1-3-18, Block Kemboja 1, Gugusan Kemboja, Jalan Nuri 7/4, PJU 5, 47810 Petaling Jaya, Selangor.		
OCBC Al-amin Bank Berhad			

13	RESERVE PRICE : RM 477,000.00	2ND	PUCHONG
	Description : 3-BEDROOM LOWER DUPLEX LEVEL TOWNHOUSE UNIT Area : Approx 1,385 sq. ft. Solicitor : M/S Yong & Rakan-Rakan (03-3342 7207) Our Ref : UMI/OCBC0479 Address : Unit No. 15, Jalan Tasik Prima 4/2A, Taman Tasik Prima, 47150 Puchong, Selangor		
BUMIPUTRA LOT			

14	RESERVE PRICE : RM 315,000.00	2ND	PUCHONG
	Description : SERVICED APARTMENT UNIT Area : Approx 700 sq. ft. Solicitor : M/S Kington Tan Dzul (03-7931909) Our Ref : UMI/OCBC1379 Address : Unit No. B-10-02, Tower B, Epic Residence, Jalan BP 7/12, Bandar Bukit Puchong, 47120 Puchong, Selangor.		

15	RESERVE PRICE : RM 300,000.00	3RD	RAWANG
	Description : AN INTERMEDIATE SINGLE-STOREY TERRACE SHOP Area : Approx 1,170 sq. ft. Solicitor : M/S Kington Tan Dzul (03-79319099) Our Ref : AZWA/OCBC1367 Address : No. 12, Jalan Bayu Permai 5, Taman Bayu Permai, 48000 Rawang, Selangor.		




16 RESERVE PRICE : RM 630,000.00 2ND SEMENYIH



Description : AN INTERMEDIATE DOUBLE-STOREY TERRACE HOUSE
Area : Approx 1,540 sq. ft.
Solicitor : M/S Ho, Loke & Koh (03-21662882)
Our Ref : UMI/OCBC1378
Address : No. 9, Jalan Eco Forest 1/1C, Eco Forest, 43500 Semenyih, Selangor.

17 RESERVE PRICE : RM 526,000.00 5TH SEMENYIH



Description : STRATIFIED TWO AND A HALF STOREY MID TERRACED HOUSE
Area : Approx 1,650 sq. ft.
Solicitor : M/S Ho, Loke & Koh (03-21662882)
Our Ref : AZWA/OCBC1217
Address : Premises No. 47, Jalan Tiara South 4, Tiara South, 43500 Semenyih, Selangor.

18 RESERVE PRICE : RM 179,000.00 6TH SEMENYIH



Description : SERVICED APARTMENT UNIT
Area : Approx 850 sq. ft.
Solicitor : M/S Kingtan Tan Dzul (03-79319099)
Our Ref : AZWA/OCBC1354
Address : Unit No. A-09-10, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor.

19 RESERVE PRICE : RM 570,000.00 1ST SERI KEMBANGAN



Description : 3-BEDROOM CONDOMINIUM UNIT
Area : Approx 1,432 sq. ft.
Solicitor : M/S TK Ooi & Nadira (03-20319988)
Our Ref : ALIN/OCBC1375
Address : Unit No. A-11-05, The Sanderson Homes, Jalan Cemara, Taman Bukit Serdang, Seksyen 13, 43300 Seri Kembangan, Selangor.

20 RESERVE PRICE : RM 365,000.00 4TH SERI KEMBANGAN



Description : 3-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 1,220 sq. ft.
Solicitor : M/S Shook Lin & Bok (03-20311788)
Our Ref : AZWA/OCBC1361
Address : Unit No. B-10-08, Garden Apartment, One South, Taman Serdang Perdana, Seksyen 6, 43300 Seri Kembangan, Selangor.

21 RESERVE PRICE : RM 410,000.00 1ST SUNGAI BESI



Description : CONDOMINIUM UNIT
Area : Approx 829 sq. ft.
Solicitor : M/S Kingtan Tan Dzul (03-79319099)
Our Ref : ALIN/OCBC1372
Address : No. B-10-07, Residence Vyne Sungai Besi, No. 8, Jalan 1/108D, Sungai Besi, 57100 Kuala Lumpur.

22 RESERVE PRICE : RM 750,000.00 1ST SUNGAI BULOH



Description : CORNER 3-BEDROOM CONDOMINIUM
Area : Approx 1,259 sq. ft.
Solicitor : M/S Shook Lin & Bok (03-20311788)
Our Ref : ALIN/OCBC1373
Address : No. 09-01, Sierramas Heights, Jalan Sierramas Barat, 47000 Sungai Buloh, Selangor.

23 RESERVE PRICE : RM 57,000.00 5TH ALOR GAJAH



Description : AN APARTMENT UNIT
Area : Approx 1,222 sq. ft.
Solicitor : M/S Ng Seng Kang & Partners (06-9523077)
Our Ref : AZWA/OCBC1342
Address : No. BB-G-9, Block B, Garden Villa Apartment, Jalan Kemus Simpang Empat, A' Famosa Golf Resort, 78000 Alor Gajah, Melaka.

24 RESERVE PRICE : RM 340,000.00 1ST GEORGETOWN



Description : AN APARTMENT UNIT
Area : Approx 700 sq. ft.
Solicitor : M/S Zaid Ibrahim & Co. (PNG) (04-2270888)
Our Ref : ALIN/OCBC1063
Address : Unit No. 18-12-10, 12th Floor, Block 18, Pangsapuri Serina Bay, Hilir Sungai Pinang, 11600 Georgetown, Pulau Pinang.

25 RESERVE PRICE : RM 23,000.00 6TH KAMPAR



Description : STUDIO UNIT
Area : Approx 323 sq. ft.
Solicitor : M/S Kingtan Tan Dzul (03-79319099)
Our Ref : AZWA/OCBC1356
Address : Unit No. 29-1-8, 1st Floor, Jalan Kampar Barat 1, 31900 Kampar, Perak.

26 RESERVE PRICE : RM 17,000.00 7TH KAMPAR



Description : SOHO SHOP UNIT
Area : Approx 312 sq. ft.
Solicitor : M/S Yong & Rakan-Rakan (03-3342 7207)
Our Ref : AZWA/OCBC0598
Address : Unit No. 17-2-1, Pusat Perdagangan, Jalan Kampar Barat 3, Taman Kampar Barat, 31900 Kampar, Perak.

27 RESERVE PRICE : RM 75,000.00 9TH KUCHING



Description : AN APARTMENT UNIT
Area : Approx 77.30 sq. m. (more or less)
Solicitor : M/S Tang & Partners (082-415934)
Our Ref : AZWA/OCBC1289
Address : Parcel No. C2B1, Second Floor (Level 3), Block C, Country Hill, Off Jalan Datuk Stephen Yong, 93250 Kuching, Sarawak.

28 RESERVE PRICE : RM 378,000.00 2ND GELANG PATAH



Description : SERVICE APARTMENT UNIT
Area : Approx 1,216 sq. ft.
Solicitor : M/S Clarence Edwin Law (07-3350008)
Our Ref : AZWA/OCBC1133
Address : Unit No. E-13-11, Apartment Nusa Puncak, Jalan Gelang Patah, Taman Nusa Puncak, 81550 Gelang Patah, Johor.

29 RESERVE PRICE : RM 360,000.00 1ST ISKANDAR PUTERI



Description : AN APARTMENT UNIT
Area : Approx 646 sq. ft.
Solicitor : M/S Zaid Ibrahim & Co. (PNG) (04-2270888)
Our Ref : ALIN/OCBC1376
Address : No. 1-24-E4, Residensi Medini, Persiaran Medini Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.

30 RESERVE PRICE : RM 362,000.00 5TH JOHOR BAHRU



Description : CONDOMINIUM UNIT
Area : Approx 1,227 sq. ft.
Solicitor : M/S Clarence Edwin Law (07-3350008)
Our Ref : AZWA/OCBC1332
Address : Unit No. A-34-01, Kondominium Mutiara, Jalan Larkin Perdana 2, Taman Larkin Perdana, 80350 Johor Bahru, Johor.

31 RESERVE PRICE : RM 324,000.00 3RD JOHOR BAHRU



Description : SERVICE APARTMENT UNIT
Area : Approx 1,235 sq. ft.
Solicitor : M/S Clarence Edwin Law (07-3350008)
Our Ref : AZWA/OCBC1364
Address : R1-17-07, Residence Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bharu, Johor.



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?

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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.



“REMINDER’S TO ALL ONLINE BIDDERS”

1. Please refresh the bidding screen 5 minute before auction start.
2. Not to press back button on your device when bidding started.
3. For unsuccessful online bidder, payment will be refunded within 3 working days.
4. For successful online bidder, top-up & stamping fees have to be paid.

NOTES FOR PROSPECTIVE BUYER OF AUCTION :

-Appoint a RA that is marketing the property or call in to OCBC Auction Team (Ms. Juvée / 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 Credit Card & Residential Property financing, please refer to the following person in charge :-

KLANG VALLEY	Loo Wun Khee : 016 392 0673	Frankie Ng : 012 695 5190
PENANG	Nicolas Goh : 012 405 0922	
JOHOR	Lee San San : 012 602 2221	

For further enquiries on OCBC (M) Bhd EMB loans, please contact:

KLANG VALLEY	Lai Fu Yong : 012 355 9943	Edson Lim Guan Choon : 012 393 1838
PENANG	Joey Khoo : 012 471 9451	
JOHOR	Lam Choon : 012 788 0766	
EAST MALAYSIA	Hwang Chiong Kong : 016 225 8860 (Sarawak)	Tsen Kien Vai (Sabah) : 016 830 0726