

Property Auction Sale



EHSAN
Online
AUCTION

DATE: **TUESDAY** 21-10-2025

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 (199401009721 Co.No.295400-W) / OCBC AL-AMIN BANK BERHAD (200801017151 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 21ST DAY OF OCTOBER 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 409,000.00	8TH	AMPANG
	Description : A Condominium Unit Area : 1,394 sq. ft. Solicitor : Kington Tan Dzul (03-79319099) Our Ref : LIYANA/OCBCI-0132 Address : Unit No. A-09-05, D'Pines Ampang, Jalan Pandan Bersih, Taman Nirwana, 68000 Ampang, Selangor		
Bumiputra Lot OCBC Al-Amin Bank Berhad			

2	RESERVE PRICE : RM 460,000.00	2ND	BATU CAVES
	Description : A Two (2) Plus One Bedrooms Serviced Apartment Unit Area : 1,00 sq. ft. Solicitor : Yong & Rakan-Rakan (03-33427207) Our Ref : ALIN/OCBC1544 Address : Unit No. B-16-08, Selayang 18, Persiaran 3, Bandar Baru Selayang, 68100 Batu Caves, Selangor		
Bumiputra Lot			

3	RESERVE PRICE : RM 460,000.00	2ND	BATU CAVES
	Description : A 2-Bedroom Serviced Apartment Unit Area : 1,001 sq. ft. Solicitor : Yong & Rakan-Rakan (03-33427207) Our Ref : WAWA/OCBC1432 Address : Unit No. B-06-09, Block B, Selayang 18, Persiaran 3, Bandar Baru Selayang, 68100 Batu Caves, Selangor		
Bumiputra Lot			

4	RESERVE PRICE : RM 268,000.00	5TH	BATU CAVES
	Description : A Condominium Unit Together With Two Car Park Bays Area : 926 sq. ft. Solicitor : Azhar & Wong (03-26023898) Our Ref : LIYANA/OCBCI-0011 Address : Unit No. B-17-07, Block B, Menara Penaga, Jalan Ariza, Taman Raintree, 68100 Batu Caves, Selangor		
OCBC Al-Amin Bank Berhad			

5	RESERVE PRICE : RM 200,000.00	1ST	BATU CAVES
	Description : A Three (3) Bedrooms Apartment Unit Area : 767 sq. ft. Solicitor : TK Ooi & Nadira (03-20319988) Our Ref : WAWA/OCBC1535 Address : No. 17-2B, Jalan OS 1, Taman One Sierra, 68100 Batu Caves, Selangor		
Bumiputra Lot			

6	RESERVE PRICE : RM 402,000.00	5TH	CHERAS
	Description : A Condominium Unit Area : 1,281 sq. ft. Solicitor : TK Ooi & Nadira (03-20319988) Our Ref : WAWA/OCBC1534 Address : No. 5-12, Emerald Residence, Jalan Mutiara Cheras 1, 43200 Cheras, Selangor.		
Bumiputra Lot			

7	RESERVE PRICE : RM 373,000.00	14TH	CHERAS, KL
	Description : An Office Lot Area : 2,217 sq. ft. Solicitor : Kington Tan Dzul (03-79319099) Our Ref : LIYANA/OCBC1258 Address : Lot No. 1-13, 1st Floor, Amaya Maluri, No. 2, Jalan Jejaka 2, Taman Maluri, 55100 Kuala Lumpur.		
Bumiputra Lot			

8	RESERVE PRICE : RM 279,000.00	3RD	CHERAS
	Description : A One (1) Bedroom Serviced Apartment Unit Area : 527 sq. ft. Solicitor : Ho Loke & Koh Our Ref : WAWA/OCBC1539 Address : Unit No. VD-20-05, You Vista, Jalan You City, 43200 Cheras, Selangor		
Bumiputra Lot			

9	RESERVE PRICE : RM 680,000.00	2ND	GENTING HIGHLAND
	Description : A 3-Bedroom Serviced Apartment Area : 800 sq. ft. Solicitor : Azhar & Wong (03-26023898) Our Ref : LIYANA/OCBC1537 Address : M1-23-15, 23rd Floor, Block M1, Grand Ion Majestic, Jalan Ion D' Elemen, 69000 Genting Highlands, Pahang		
Bumiputra Lot			

10	RESERVE PRICE : RM 315,000.00	4TH	KAJANG
	Description : A Corner Apartment Area : 1,109 sq. ft. Solicitor : TK Ooi & Nadira (03-20319988) Our Ref : WAWA/OCBCI-0109 Address : Unit No. 12-20, Villa Tropika Apartment, Taman Villa Tropika, 43000 Kajang, Selangor.		
OCBC Al-Amin Bank Berhad			

11	RESERVE PRICE : RM 268,000.00	12TH	KAJANG
	Description : A 3-Bedroom Condominium Area : 1,249 sq. ft. Solicitor : Yong & Rakan-Rakan (03-33427207) Our Ref : WAWA/OCBC1192 Address : Unit No. B-03A-06, Ameera Residence, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor		
Bumiputra Lot			

12	RESERVE PRICE : RM 285,000.00	7TH	KLANG
	Description : An Office Lot Area : 1,616 sq. ft. Solicitor : Ho Loke & Koh Our Ref : LIYANA/OCBCI-0130 Address : No. 32A-1, Jalan Tiara 2D/KU1, Pusat Perniagaan Bandar Baru Klang, 41150 Klang, Selangor		
OCBC Al-Amin Bank Berhad			

13	RESERVE PRICE : RM 52,000.00	7TH	KLANG
	Description : An Office Unit Area : 850 sq. ft. Solicitor : Yong & Rakan-Rakan (03-33427207) Our Ref : WAWA/OCBC1513 Address : Unit No. 257-1B, Premises No. 257, Jalan Hulubalang 28, Taman Sentosa, 41200 Klang, Selangor		
Bumiputra Lot			

14	RESERVE PRICE : RM 1,650,000.00	1ST	KOTA KINABALU
	Description : A Corner Retail Lot Area : 1,377 sq. ft. Solicitor : Lee Fook Leong & Co. LIYANA/OCBC1532-2 Our Ref : Lot No. G-613, Ground Floor, 1Borneo Hypermall, Jalan UMS-Sulaman, 88450 Kota Kinabalu, Sabah.		
Any arrears of quit rent, taxes, rates, assessment, service / maintenance charges and sinking fund late penalty interest which may be lawfully due to any relevant authority or the Developer or Proprietor or relevant third parties entitled thereto up to successful sale of the subject property shall be borne out of the purchase price.			

15	RESERVE PRICE : RM 830,000.00	1ST	KOTA KINABALU
	Description : A Corner Retail Lot Area : 689 sq. ft. Solicitor : Lee Fook Leong & Co. LIYANA/OCBC1532-1 Our Ref : Lot No. G-101, Ground Floor, 1Borneo Hypermall, Jalan UMS-Sulaman, 88450 Kota Kinabalu, Sabah.		
Any arrears of quit rent, taxes, rates, assessment, service / maintenance charges and sinking fund late penalty interest which may be lawfully due to any relevant authority or the Developer or Proprietor or relevant third parties entitled thereto up to successful sale of the subject property shall be borne out of the purchase price.			



16 RESERVE PRICE : RM 1,262,000.00 7TH KUALA LUMPUR



Description : A Stratified Intermediate Three-Storey Terrace House
Area : 4,285 sq. ft.
Solicitor : Azhar & Wong (03-2602 3898)
Our Ref Address : LIYANA/OCBC1509 : No. 6, Kuarza 16, Taman Melawati 7B, Taman Kuarza 16, 53100 Kuala Lumpur

17 RESERVE PRICE : RM 900,000.00 4TH KUALA LUMPUR



Description : An Intermediate Shop/Office Lot
Area : 1,539 sq. ft.
Solicitor : Yong & Rakan-Rakan (03-3342 7207)
Our Ref Address : WAWA/OCBC0354 : Unit No. B-02-07, Block B, Pusat Komersial Southgate, No. 2, Jalan Dua, Off Jalan Chan Sow Lin, 55200 Kuala Lumpur.

18 RESERVE PRICE : RM 702,000.00 3RD KUALA LUMPUR



Description : An Intermediate 3+1 Condominium Unit
Area : 1,381 sq. ft.
Solicitor : Kington Tan Dzul (03-79319099)
Our Ref Address : UMI/OCBC1540 : No. C-22-02, Block C, Residensi Capers Sentul, No. 1, Jalan Sentul Sejahtera, 51000 Kuala Lumpur.

19 RESERVE PRICE : RM 480,000.00 2ND KUALA LUMPUR



Description : A Three (3) Bedrooms Condominium Unit
Area : 1,363 sq.ft.
Solicitor : TK Ooi & Nadira (03-2031 9988)
Our Ref Address : UMI/OCBC1542 : Unit No. A-12-7, Pangsapuri Bayu Sentul, Jalan Dato Senu 3, Taman Dato Senu, 51000 Kuala Lumpur

20 RESERVE PRICE : RM 360,000.00 4TH KUALA LUMPUR



Description : A 3-Bedroom Apartment
Area : 1,130 sq. ft.
Solicitor : TK Ooi & Nadira (03-2031 9988)
Our Ref Address : LIYANA/OCBC1524 : No. A-01-10, Pangsapuri Panorama, No. 3, Jalan Bullion Mewah 9, Taman Bullion Mewah, 68100 Kuala Lumpur.

21 RESERVE PRICE : RM 504,000.00 6TH PETALING JAYA



Description : A Service Apartment Unit
Area : 988 sq. ft.
Solicitor : TK Ooi & Nadira (03-2031 9988)
Our Ref Address : WAWA/OCBC1-0127 : Unit No. C-20-6, Tower C, Pacific Towers, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor

OCBC Al-Amin Bank Berhad

22 RESERVE PRICE : RM 420,000.00 1ST PETALING JAYA



Description : A Condominium Unit
Area : 1,143 sq. ft.
Solicitor : TK Ooi & Nadira
Our Ref Address : WAWA/OCBC1-0137 : Unit No. C-13-05, Block C, Residency @ Park 51, Jalan 51A/241, Seksyen 51A, 46100 Petaling Jaya, Selangor

OCBC Al-Amin Bank Berhad

23 RESERVE PRICE : RM 460,000.00 2ND PUCHONG



Description : A Corner 2-Bedroom Serviced Apartment
Area : 861 sq. ft.
Solicitor : TK Ooi & Nadira (03-20319988)
Our Ref Address : ALIN/OCBC1543 : No. 23-06, Tower 2, Skypod Residences, Persiaran Puchong Jaya Selatan, Bandar Puchong Jaya, 47170 Puchong, Selangor.

24 RESERVE PRICE : RM1,350,000.00 4TH SERI KEMBANGAN



Description : A Stratified 3-Storey Mid Terraced House
Area : 2,476 sq. ft.
Solicitor : Yong & Rakan-Rakan (03-33427207)
Our Ref Address : WAWA/OCBC0719 - ISLAMIC : Premises No. 12A, Jalan SE 6, Sunway Eastwood, Taman Equine, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan.

Bumiputra Lot
OCBC Al-Amin Bank Berhad

25 RESERVE PRICE : RM 522,000.00 4TH SERI KEMBANGAN



Description : A Four (4) Bedrooms Serviced Apartment Unit
Area : 1,152 sq. ft.
Solicitor : TK Ooi & Nadira (03-20319988)
Our Ref Address : WAWA/OCBC1523 : Unit No. B-31-07, Residensi Estetika (on-site Astetica Residences), Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor

26 RESERVE PRICE : RM 468,000.00 4TH SERI KEMBANGAN



Description : A Service Apartment
Area : 1,044 sq. ft.
Solicitor : TK Ooi & Nadira (03-20319988)
Our Ref Address : WAWA/OCBC1525 : Unit No. B-29-02, 29th Floor, Block B, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor

27 RESERVE PRICE : RM 454,000.00 5TH SERI KEMBANGAN



Description : A Three-Bedroom Apartment Unit
Area : 1,762 sq. ft.
Solicitor : Shook Lin & Bok
Our Ref Address : LIYANA/OCBC1528 : Unit No. M3-09-10, Pangsapuri Paragon Tiga, Persiaran Lestari Putra, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

28 RESERVE PRICE : RM 420,000.00 2ND SERI KEMBANGAN



Description : A Three-Bedroom Service Apartment
Area : 1,065 sq. ft.
Solicitor : Shook Lin & Bok
Our Ref Address : LIYANA/OCBC1536 : No. C-19-07, Garden Apartment, One South, Taman Serdang Perdana, Seksyen 6, 43300 Seri Kembangan, Selangor

29 RESERVE PRICE : RM 297,000.00 9TH SERI KEMBANGAN



Description : A 3+1 Bedroom Condominium Unit
Area : 1,484 sq. ft.
Solicitor : TK Ooi & Nadira
Our Ref Address : WAWA/OCBC1518 : Unit No. M1-05-06, (on site M1-05-06), Pangsapuri Paragon Tiga, Persiaran Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

30 RESERVE PRICE : RM 320,000.00 1ST SETAPAK



Description : A Service Apartment
Area : 1,012 sq. ft.
Solicitor : Shearn Delamore & Co
Our Ref Address : LIYANA/OCBC1533 : Unit No. D-10-08, 10th Floor, Block D, Maxim Citylights Sentul, No. 25, Jalan Sentul Perdana, Setapak, 51000 Kuala Lumpur.

31 RESERVE PRICE : RM1,300,000.00 1ST SUBANG JAYA



Description : An End Serviced Apartment Unit Together With Two Car Park Bays And Air-Conditioner Ledge
Area : 2,304 sq. ft.
Solicitor : Azhar & Wong
Our Ref Address : LIYANA/OCBC1-0136 : Unit No. W-2-2, West Wing, Isola, Jalan SS 16/1, 47500 Subang Jaya, Selangor

OCBC Al-Amin Bank Berhad

32 RESERVE PRICE : RM 171,000.00 3RD SUBANG JAYA



Description : A Small Office Versatile Office (Sovo) Unit
Area : 517 sq. ft.
Solicitor : Kington Tan Dzul (03-79319099)
Our Ref Address : UMI/OCBC1541 : No. B-14-17, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47600 Subang Jaya, Selangor

33 RESERVE PRICE : RM 171,000.00 4TH SUBANG JAYA



Description : A Small Office Versatile Office (SOVO)
Area : 517 sq. ft.
Solicitor : Kington Tan Dzul (03-79319099)
Our Ref Address : LIYANA/OCBC1522 : No. B-10-09, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47600 Subang Jaya, Selangor



34 RESERVE PRICE : RM 113,000.00 15TH SUBANG JAYA



Description : A Retail Lot
Area : 388.85 sq. ft.
Solicitor : Shearn Delamore & Co.
Our Ref : LIYANA/OCBC1483
Address : Unit No. F1.70, The Summit, USJ 1, Jalan Kewajipan, 47600 Subang Jaya, Selangor

35 RESERVE PRICE : RM 324,000.00 6TH KUANTAN



Description : A Two (2) Bedroom Serviced Apartment
Area : 538 sq. ft.
Solicitor : Teo & Chew (09-7484007)
Our Ref : LIYANA/OCBC1531
Address : TB-13-3A, Timur Bay @ Balok, Jalan Kuantan – Kemaman, 26100 Kuantan, Pahang.

36 RESERVE PRICE : RM 450,000.00 2ND ISKANDAR PUTERI



Description : A Service Apartment Unit
Area : 1,195 sq. ft.
Solicitor : Zaid Ibrahim & Co (PNG) (04-2270888)
Our Ref : ALIN/OCBC1545
Address : Unit No. A-04-05, Pangsapuri Duta, Jalan Duta 6, Taman Nusa Duta, 79150 Iskandar Puteri, Johor.

37 RESERVE PRICE : RM 405,000.00 4TH JOHOR BAHRU



Description : A Service Apartment Unit
Area : 96 sq. m.
Solicitor : Zaid Ibrahim & Co (04-2270888)
Our Ref : WAWA/OCBC1527
Address : Unit No. #22-11, Blok C, Residensi KSL, Jalan Delima 3/2, Taman Delima 1, 81100 Johor Bahru, Johor.

38 RESERVE PRICE : RM 400,000.00 2ND JOHOR BAHRU



Description : An Apartment Unit
Area : 1,129 sq. ft.
Solicitor : Clarence Edwin
Our Ref : WAWA/OCBC1538
Address : Unit No. #11-04, Blok B, Pangsapuri Seroja, Persiaran Seroja Indah, Taman Seroja, 81200 Johor Bharu, Johor.

39 RESERVE PRICE : RM 234,000.00 7TH JOHOR BAHRU



Description : A Service Apartment Unit
Area : 689 sq. ft.
Solicitor : Lee Fook Leong & Co. (07-931 3479)
Our Ref : LIYANA/OCBC1-0131
Address : No. #28-03, Residensi Pandan II, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor.

OCBC Al-Amin Bank Berhad

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 Koey Kean Huang : 012- 504 4056
 Teoh Eu Jin : 019- 323 3874
PENANG Soon Kheng Yong : 012- 483 4717
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