

Property Auction Sale



EHSAN
Online
AUCTION

DATE: **TUESDAY** **9-9-2025**

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



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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 9TH DAY OF SEPTEMBER 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 600,000.00	4TH	AMPANG
	Description : A Serviced Apartment Unit Area : 1,582 sq.ft. Solicitor : Yong & Rakan-Rakan Our Ref : WAWA/OCBC1143 Address : Unit No. B-18-13, Block B, The Elements @ Ampang, Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur.		

OCBC Al-Amin Bank Berhad

2	RESERVE PRICE : RM 454,000.00	5TH	AMPANG
	Description : A Condominium Unit Area : 1,394 sq.ft. Solicitor : Kington Tan Dzul Our Ref : LIYANA/OCBCI-0132 Address : Unit No. A-09-05, D'Pines Ampang, Jalan Pandan Bersih, Taman Nirwana, 68000 Ampang, Selangor		

OCBC Al-Amin Bank Berhad

3	RESERVE PRICE : RM 297,000.00	2ND	BATU CAVES
	Description : A Condominium Unit Together With 2 Car Park Bays Area : 926 sq.ft. Solicitor : Azhar & Wong Our Ref : ALIN/OCBCI-0135 Address : Unit No. B-17-07, Block B, Menara Penaga, Jalan Ariza, Taman Raintree, 68100 Batu Caves, Selangor		

OCBC Al-Amin Bank Berhad

4	RESERV RM 285,000.00	1ST	BATU CAVES
	Description : A Corner Condominium Unit Area : 947 sq. ft. Solicitor : Kington Tan Dzul Our Ref : UMI/OCBC1521 Address : Unit No. B-16-13, Magna Ville Selayang, Lebuhraya Selayang-Kepong, 68100 Batu Caves, Selangor.		

WAWA/OCBCI-0133

CALLLED OFF

WAWA/OCBCI-0133

6	RESERVE PRICE : RM 300,000.00	7TH	CHERAS
	Description : A Condominium Unit Area : 1,324 sq.ft. Solicitor : Ho, Loke & Koh Our Ref : LIYANA/OCBCI-0093 Address : Unit No. A-3A-13, Block A, Mahkota Garden, Jalan Mahkota Garden, Bandar Mahkota Cheras, 43200 Cheras, Selangor		

OCBC Al-Amin Bank Berhad

7	RESERVE PRICE : RM 414,000.00	11TH	CHERAS,KL
	Description : An Office Lot Area : 2,217 sq. ft. Solicitor : Kington Tan Dzul 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 350,000.00	1ST	KAJANG
	Description : A Corner Apartment Area : 1,109 sq. ft. Solicitor : TK Ooi & Nadira Our Ref : UMI/OCBCI-0109 Address : Unit No. 12-20, Villa Tropika Apartment, Taman Villa Tropika, 43000 Kajang, Selangor		

OCBC Al-Amin Bank Berhad

9	RESERVE PRICE : RM 297,000.00	9TH	KAJANG
	Description : A 3-Bedroom Condominium Unit Area : 1,249 sq.ft. Solicitor : Yong & Rakan-Rakan Our Ref : WAWA/OCBC1192 Address : Unit No. B-03A-06, Ameera Residence, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor		

10	RESERVE PRICE : RM 316,000.00	4TH	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

11	RESERVE PRICE : RM 57,000.00	4TH	KLANG
	Description : An Office Unit Area : 850 sq. ft. Solicitor : Yong & Rakan-Rakan Our Ref : WAWA/OCBC1513 Address : Unit No. 257-1B, Premises No. 257, Jalan Hulubalang 28, Taman Sentosa, 41200 Klang, Selangor		

12	RESERVE PRICE : RM 57,000.00	4TH	KLANG
	Description : An Office Unit Area : 850 sq. ft. Solicitor : Yong & Rakan-Rakan Our Ref : WAWA/OCBC1514 Address : Unit No. 259-1B, Premises No. 259, Jalan Hulubalang 28, Taman Sentosa, 41200 Klang, Selangor		

13	RESERVE PRICE : RM1,402,000.00	4TH	KUALA LUMPUR
	Description : A Stratified Intermediate Three-Storey Terrace House Area : 4,285 square feet Solicitor : Azhar & Wong Our Ref : LIYANA/OCBC1509 Address : No. 6, Kuarza 16, Taman Melawati 7B, Taman Kuarza 16, 53100 Kuala Lumpur		

14	RESERVE PRICE : RM1,000,000.00	1ST	KUALA LUMPUR
	Description : An Intermediate Shop / Office Lot Area : 1,539 sq. ft. Solicitor : Yong & Rakan-Rakan Our Ref : ALIN/OCBC0354 Address : Unit No. B-02-07, Block B, Pusat Komersial Southgate, No. 2, Jalan Dua, Off Jalan Chan Sow Lin, 55200 Kuala Lumpur.		

15	RESERVE PRICE : RM 774,000.00	3RD	KUALA LUMPUR
	Description : A 3+1-Bedroom Condominium Area : 1,568 sq. ft. Solicitor : Azhar & Wong Our Ref : ALIN/OCBC1529 Address : No. C-9-6, Residensi Capers Sentul, No. 1, Jalan Sentul Sejahtera, 51000 Kuala Lumpur.		



16 RESERVE PRICE : RM 400,000.00 1ST KUALA LUMPUR



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

17 RESERVE PRICE : RM 527,000.00 5TH PETALING JAYA



Description : A Corner Service Apartment Unit
Area : 1,044 sq. ft.
Solicitor : Shook Lin & Bok
Our Ref : LIYANA/OCBC1519
Address : Unit No. A-32-03, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor.

18 RESERVE PRICE : RM 460,000.00 1ST PUTRAJAYA



Description : A Three (3) Bedroom Apartment
Area : 1,001 sq. ft.
Solicitor : TK Ooi & Nadira
Our Ref : WAWA/OCBC1526
Address : No. A1-25-08, Block A1, Dwiputra Residences, No. 1, Jalan P15H, Precinct 15, 62050 Putrajaya, Wilayah Persekutuan Kuala Lumpur.

19 RESERVE PRICE : RM1,125,000.00 2ND SEMENYIH



Description : A Stratified Double Storey Semi Detached House
Area : 3,197 sq. ft.
Solicitor : TK Ooi & Nadira
Our Ref : UMI/OCBC1530
Address : Premises No. 38, Jalan Eco Majestic 2/2C, Eco Majestic, 43500 Semenyih, Selangor

20 RESERVE PRICE : RM 179,000.00 11TH SEMENYIH



Description : A 3+1 Bedroom Service Apartment Unit
Area : 861 sq. ft.
Solicitor : Yong & Rakan-Rakan
Our Ref : WAWA/OCBC1-0128
Address : Unit No. A-18-16, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor Darul Ehsan.

21 RESERVE PRICE : RM1,500,000.00 1ST SERI KEMBANGAN



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

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BUMIPUTRA LOT
OCBC Al-Amin Bank Berhad

22 RESERVE PRICE : RM 580,000.00 1ST SERI KEMBANGAN



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

23 RESERVE PRICE : RM 520,000.00 1ST SERI KEMBANGAN



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

24 RESERVE PRICE : RM 504,000.00 2ND SERI KEMBANGAN



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

25 RESERVE PRICE : RM 329,000.00 6TH SERI KEMBANGAN



Description : A 3+1 Bedroom Condominium Unit
Area : 1,484 sq. ft.
Solicitor : TK Ooi & Nadira
Our Ref : WAWA/OCBC1518
Address : Unit No. M1-05-06, (on site M1-05-6), Pangsapuri Paragon Tiga, Persiaran Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

26 RESERVE PRICE : RM 369,000.00 8TH SHAH ALAM



Description : An End Small Office Home Office (Soho) Unit
Area : 1,106 sq. ft.
Solicitor : Ho, Loke & Koh
Our Ref : LIYANA/OCBC1363
Address : Unit No. S2-1-1, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Section 14, 40000 Shah Alam, Selangor Darul Ehsan.

27 RESERVE PRICE : RM 279,000.00 2ND SHAH ALAM



Description : An End Apartment Unit With Two Car Park Bays
Area : 818 sq. ft.
Solicitor : Ho Loke & Koh
Our Ref : UMI/OCBC1-0134
Address : Unit No. 06-06-09, Block Seri Jati 6, Pangsapuri Seri Jati, No. 2, Jalan Setia Gemilang U13/45C, Setia Alam, Section U13, 40170 Shah Alam, Selangor

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28 RESERVE PRICE : RM 190,000.00 1ST SUBANG JAYA



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

29 RESERVE PRICE : RM 125,000.00 12TH 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

30 RESERVE PRICE : RM 395,000.00 9TH SUNGAI BESI



Description : A Corner Service Apartment Unit
Area : 1,119 sq. ft.
Solicitor : TK Ooi & Nadira
Our Ref : WAWA/OCBC1502
Address : Unit No. B-13-1, Central Residence @ Suria Sg Besi, Jalan Sungai Besi, 57100 Kuala Lumpur

31 RESERVE PRICE : RM 292,000.00 6TH SUNGAI BESI



Description : A Service Apartment
Area : 786 sq. ft.
Solicitor : TK Ooi & Nadira
Our Ref : WAWA/OCBC1520
Address : Unit No. C-21-1, Block C, Central Residence @ Suria Sungai Besi, No. 366, Jalan Sungai Besi, 57100 Kuala Lumpur.

32 RESERVE PRICE : RM 360,000.00 3RD KUANTAN



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

33 RESERVE PRICE : RM 405,000.00 5TH GELUGOR



Description : An Apartment Unit
Area : 700 sq. ft.
Solicitor : Zaid Ibrahim & Co (PNG)
Our Ref : WAWA/OCBC1515
Address : Unit No. 1A-10-03/01, Block A, The Oasis, Jalan Kaki Bukit, Taman Buah Pala, 11700 Gelugor, Pulau Pinang.



34	RESERVE PRICE : RM 468,000.00	6TH	ISKANDAR PUTERI, JOHOR		Description : A Service Apartment Unit Area : 1,218 sq. ft. Solicitor : Ng Seng Kang & Partners Our Ref : LIYANA/OCBCI-0025 Address : No. T2-L12-08, Residensi Encorp, Persiaran Dato' Seri Amar Diraja, Puteri Harbour, 79000 Iskandar Puteri, Johor.	OCBC Al-Amin Bank Berhad
35	RESERVE PRICE : RM 431,000.00	6TH	ISKANDAR PUTERI, JOHOR		Description : A Service Apartment Unit Area : 1,065 sq. ft. Solicitor : Ng Seng Kang & Partners Our Ref : LIYANA/OCBCI-0026 Address : No. T2-L12-07, Residensi Encorp, Persiaran Dato' Seri Amar Diraja, Puteri Harbour, 79000 Iskandar Puteri, Johor.	OCBC Al-Amin Bank Berhad
36	RESERVE PRICE : RM 450,000.00	1ST	JOHOR BAHRU		Description : A Service Apartment Unit Area : 96 sq. m. Solicitor : Zaid Ibrahim & Co Our Ref : WAWA/OCBC1527 Address : Unit No. #22-11, Blok C, Residensi KSL, Jalan Delima 3/2, Taman Delima 1, 81100 Johor Bahru, Johor.	
37	RESERVE PRICE : RM 400,000.00	1ST	JOHOR BAHRU		Description : A Service Apartment Unit Area : 999.32 sq. ft. Solicitor : Zaid Ibrahim & Co. (JB) Our Ref : WAWA/OCBC0503 Address : Unit No. #23-13, Blok B, Pangsapuri Austin Perdana, Jalan Austin Perdana Utama, Taman Austin Perdana, 81100 Johor Bahru, Johor.	
38	RESERVE PRICE : RM 260,000.00	4TH	JOHOR BAHRU		Description : A Service Apartment Unit Area : 689 sq. ft. Solicitor : Lee Fook Leong & Co. Our Ref : LIYANA/OCBCI-0131 Address : No. #28-03, Residensi Pandan II, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor.	OCBC Al-Amin Bank Berhad
39	RESERVE PRICE : RM 906,000.00	22ND	KOTA TINGGI		Description : Retail Commercial Unit Area : 996.57 sq. ft. Solicitor : Clarence Edwin Law Offices Our Ref : LIYANA/OCBC1174 Address : Sublot 1, First Floor, Blok D, Heritage Mall, No. 1, Jalan Warisan 2, 81900 KotaTinggi, 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?



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



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