

Property Auction Sale



EHSAN
Online
AUCTION

DATE: **TUESDAY** **20-1-2026**

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 20TH DAY OF JANUARY 2026 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 550,000.00	1ST	AMPANG
	Description : A Condominium Unit Area : 1,394 sq.ft. Solicitor : Shook Lin & Bok Our Ref : WAWA/OCBC1360 Address : Unit no. A-3A-07, D'Pines Taman Nirwana, Jalan Pandan Bersih, Taman Nirwana, 68000 Ampang, Selangor Darul Ehsan.		

2	RESERVE PRICE : RM 336,000.00	8TH	BATU CAVES
	Description : A 2-Bedroom Serviced Apartment Unit Area : 1,001 sq.ft. Solicitor : Yong & Rakan-Rakan Our Ref : UMI/OCBC1432 Address : Unit No. B-06-09, Block B, Selayang 18, Persiaran 3, Bandar Baru Selayang, 68100 Batu Caves, Selangor		

3	RESERVE PRICE : RM 336,000.00	8TH	BATU CAVES
	Description : A Two (2) Plus One Bedrooms Serviced Apartment Unit Area : 1,001 sq.ft. Solicitor : Yong & Rakan-Rakan Our Ref : NINA/OCBC1544 Address : Unit No. B-16-08, Selayang 18, Persiaran 3, Bandar Baru Selayang, 68100 Batu Caves, Selangor		

4	RESERVE PRICE : RM 420,000.00	2ND	CHERAS
	Description : A Three (3) Plus One Bedroom Condominium Unit Area : 1,410 sq.ft. Solicitor : Shearn Delamore & Co. Our Ref : UMI/OCBC1568 Address : Unit No. C-8-09, Mahkota Garden, Jalan Mahkota Cheras, 43200 Cheras, Selangor Darul Ehsan.		

5	RESERVE PRICE : RM 527,000.00	6TH	CHERAS
	Description : A Condominium Unit With 2 Car Park Bays Area : 1,421sq.ft. Solicitor : TK Ooi & Nadira Our Ref : NINA/OCBC1557 Address : Unit No. B-21-5, Block B (Banyan), Green Residence, Jalan Selayang 1, 43200 Cheras, Selangor		

6	RESERVE PRICE : RM 294,000.00	11TH	CHERAS
	Description : A Condominium Unit Area : 1,281 sq.ft. Solicitor : TK Ooi & Nadira Our Ref : UMI/OCBC1459 Address : Unit No. 5-12, Emerald Residence, Jalan Mutiara Cheras 1, 43200 Cheras, Selangor.		

7	RESERVE PRICE : RM 410,000.00	2ND	JENJAROM
	Description : A Service Residence Area : 1,001 sq.ft. Solicitor : Ho Loke & Koh Our Ref : WAWA/OCBC1570 Address : No. T2-13-11, BSP Skypark, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan.		

8	RESERVE PRICE : RM 570,000.00	1ST	KAJANG
	Description : A 3-Bedroom Apartment Unit Area : 1,442 sq.ft. Solicitor : TK Ooi & Nadira Our Ref : WAWA/OCBC1566 Address : Unit No. B-9-3A, Block B, Residensi Alstonia, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor.		

9	RESERVE PRICE : RM 333,000.00	6TH	KAJANG
	Description : A Condominium Unit Area : 1,044 sq.ft. Solicitor : Kingtan Tan Dzul Our Ref : NINA/OCBC1560 Address : Unit No. 06-02, Residensi Iris, Jalan Kiam Sungai Long, 43000 Kajang, Selangor Darul Ehsan.		

10	RESERVE PRICE : RM 231,000.00	10TH	KAJANG
	Description : A Corner Apartment Area : 1,109 sq.ft. Solicitor : TK Ooi & Nadira Our Ref : UMI/OCBC1-0109 Address : Unit No. 12-20, Villa Tropika Apartment, Taman Villa Tropika, 43000 Kajang, Selangor Darul Ehsan.		

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11	RESERVE PRICE : RM 606,000.00	7TH	KOTA KINABALU
	Description : A Corner Retail Lot Area : 689 sq.ft. Solicitor : Lee Fook Leong & Co. Our Ref : NINA/OCBC1532-1 Address : 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.		

12	RESERVE PRICE : RM1,204,000.00	7TH	KOTA KINABALU
	Description : A Corner Retail Lot Area : 1,377 sq.ft. Solicitor : Lee Fook Leong & Co. Our Ref : NINA/OCBC1532-2 Address : 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.		

13	RESERVE PRICE : RM 890,000.00	1ST	KUALA LUMPUR
	Description : A 3+1 Bedroom Condominium Unit Area : 1,489 sq.ft. Solicitor : Kingtan Tan Dzul Our Ref : WAWA/OCBC1563 Address : Unit No. D-8-5, Residensi Fennel Sentul, Jalan Amra, 51000 Kuala Lumpur.		

14	RESERVE PRICE : RM 405,000.00	5TH	KUALA LUMPUR
	Description : A 3-Bedroom Service Apartment Unit Area : 990 sq.ft. Solicitor : TK Ooi & Nadira Our Ref : NINA/OCBC1551 Address : Unit No. A-18-7, Residensi Kuchai Damai, No. 1, Jalan 9/116B, Kuchai Entrepreneurs Park, Off Jalan Kuchai Lama, 58200 Kuala Lumpur.		

15	RESERVE PRICE : RM 657,000.00	10TH	KUALA LUMPUR
	Description : An Intermediate Shop/Office Lot Area : 1,539 sq.ft. Solicitor : Yong & Rakan-Rakan Our Ref : UMI/OCBC0354 Address : Unit No. B-02-07, Block B, Pusat Komersial Southgate, No. 2, Jalan Dua, Off Jalan Chan Sow Lin, 55200 Kuala Lumpur.		



16 RESERVE PRICE :
RM 49,000.00 6TH MANTIN



Description : A Low Cost Flat
Area : 614 sq.ft.
Solicitor : Azhar & Wong
Our Ref : NINA/OCBC1559
Address : Unit No. S-4-16S, Block S, Apartment Pangsa Rakyat College Valley, 71700 Mantin, Negeri Sembilan

17 RESERVE PRICE :
RM 2,000,000.00 1ST MONT KIARA, KL



Description : A Condominium Unit
Area : 2,411 sq.ft.
Solicitor : TK Ooi & Nadira
Our Ref : WAWA/OCBC1565
Address : No. A-20-3, Blok A (Van Gogh), Seni Mont Kiara, No. 2A, Changkat Duta Kiara, Mont Kiara, 50480 Kuala Lumpur.

18 RESERVE PRICE :
RM 179,000.00 5TH NILAI



Description : A Service Apartment Unit
Area : 380 sq.ft.
Solicitor : Shearn Delamore & Co
Our Ref : UMI/OCBC1548
Address : Unit No. P2-29-15, Menara Premium 2, Pusat Perniagaan & Residensi Mesa, Persiaran Ilmu, Putra Nilai, 71800 Nilai, Negeri Sembilan.

19 RESERVE PRICE :
RM 369,000.00 12TH PETALING JAYA



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

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20 RESERVE PRICE :
RM 180,000.00 4TH SEMENYIH



Description : An Apartment
Area : 830 sq.ft.
Solicitor : Shook Lin & Bok
Our Ref : WAWA/OCBC1569
Address : Unit No. 2-5, The Residence 1 @ Tiara South, Jalan Tiara South 6, 43500 Semenyih, Selangor

21 RESERVE PRICE :
RM 985,000.00 10TH SERI KEMBANGAN



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

BUMIPUTRA LOT
OCBC AL-AMIN BANK BERHAD

22 RESERVE PRICE :
RM 83,000.00 20TH SUBANG JAYA



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

23 RESERVE PRICE :
RM 500,000.00 1ST BUKIT MERTAJAM



Description : A Stratified Double Storey Mid Terraced House
Area : 1,680 sq.ft.
Solicitor : Ghazi & Lim
Our Ref : WAWA/OCBC1562
Address : No. 5, Lorong Jadi Indah 6, Taman Jadi Indah, 14020 Bukit Mertajam, Pulau Pinang.

24 RESERVE PRICE :
RM 855,000.00 4TH TANJONG TOKONG



Description : A Condominium Unit Together With A Car Parking Bays
Area : 1,241 sq.ft.
Solicitor : Zaid Ibrahim & Co (PNG)
Our Ref : WAWA/OCBC1571
Address : Unit No. 3A-3-23, Block 3A, The Suites at Waterside, Jalan Seri Tanjung Pinang, 10470 Tanjung Tokong, Pulau Pinang.

25 RESERVE PRICE :
RM 234,000.00 1ST KOTA SAMARAHAN



Description : A Single Storey Low-Cost Corner Terraced House
Area : 1691.01 sq.ft.
Solicitor : David Allan Sagah & Teng Advocates
Our Ref : WAWA/OCBC1341
Address : Survey Lot 3135 (Sublot 262E), Lorong Samarindah Baru 3F, Taman Samarindah 5A, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak. BUMIPUTRA LOT

26 RESERVE PRICE :
RM 300,000.00 1ST KUCHING



Description : A Retail Unit
Area : 77 sq.m.
Solicitor : David Allan Sagah & Teng Advocates
Our Ref : WAWA/OCBC1564
Address : Parcel No. 2.5, Storey No. 2 (First Floor), One TJ Shopping Complex, Jalan Stutong / Jalan Setia Raja, 93350 Kuching, Sarawak.

27 RESERVE PRICE :
RM 320,000.00 2ND ISKANDAR PUTERI



Description : A Sofa (Small Office Flexible Office) Unit
Area : 644 sq.ft.
Solicitor : Clarence Edwin Law Offices
Our Ref : UMI/OCBC1567
Address : Unit No. #T1-15-07, Residensi D'Pristine, Lebuhraya Medini Utara, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.

28 RESERVE PRICE :
RM 329,000.00 8TH ISKANDAR PUTERI



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

