

Property Auction Sale



EHSAN
Online
AUCTION

DATE: **TUESDAY 4-3-2025**

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 4TH DAY OF MARCH 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 162,000.00	10TH	BATU CAVES
	Description : AN INTERMEDIATE 2+1 BEDROOM CONDOMINIUM UNIT Area : Approx 915 sq. ft. Solicitor : M/S Ho Loke & Koh (03-21662882) Our Ref Address : FIFAH/OCBCI-0122, No. B13-03A, Block B, Magna Ville Selayang, Selayang Bahagia, Lebuhraya Selayang Kepong, 68100 Batu Caves, Selangor		
			BUMIPUTRA LOT OCBC Al-amin Bank Berhad

2	RESERVE PRICE : RM 402,000.00	4TH	CHERAS
	Description : A CONDOMINIUM UNIT Area : Approx 1,281 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-20319988) Our Ref Address : FIFAH/OCBC1459, Unit No. 5-12, Emerald Residence, Jalan Mutiara Cheras 1, 43200 Cheras, Selangor.		

3	RESERVE PRICE : RM 450,000.00	1ST	CYBERJAYA
	Description : AN END SERVICED APARTMENT UNIT TOGETHER WITH TWO CAR PARK BAYS Area : Approx 1,000 sq. ft. Solicitor : M/S Azhar & Wong (03-26023898) Our Ref Address : LIYANA/OCBC1462, Unit No. E-16-01, Tower E, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor		

4	RESERVE PRICE : RM 68,000.00	3RD	KLANG
	Description : AN APARTMENT UNIT Area : Approx 748 sq. ft. Solicitor : M/S Ho, Loke & Koh (03-2166 2882) Our Ref Address : UMI/OCBC1466, Unit No. 47-3A, Lorong Bendahara 13, Taman Seri Sentosa Jaya Business Park, 41200 Klang, Selangor.		

5	RESERVE PRICE : RM 605,000.00	8TH	KUALA LUMPUR
	Description : A SERVICED APARTMENT UNIT Area : Approx 1,367 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-2031 9988) Our Ref Address : FIFAH/OCBC1453, Unit No. B-13-05, Block B, G Residence, Jalan Desa Pandan, Desa Pandan, 55100 Kuala Lumpur.		

6	RESERVE PRICE : RM 533,000.00	3RD	KUALA LUMPUR
	Description : A CORNER CONDOMINIUM UNIT Area : Approx 1,798 sq. ft. Solicitor : M/S Ho, Loke & Koh (03-21662882) Our Ref Address : FIFAH/OCBC1056, Unit No. 28-8, Altitude 236 Condominium, No. 9, Jalan Alam Damai, Cheras, 56000 Kuala Lumpur.		

7	RESERVE PRICE : RM 54,000.00	17TH	KUALA LUMPUR
	Description : A RETAIL LOT Area : Approx 118.36 sq. ft. Solicitor : M/S Yong dan Rakan-Rakan (03-3342 7207) Our Ref Address : FIFAH/OCBC0657-1, Unit No. 1-148, Kompleks Metro Pudu, No. 1, Jalan Metro Pudu 2, Fraser Business Park, 55200 Kuala Lumpur.		

8	RESERVE PRICE : RM 54,000.00	17TH	KUALA LUMPUR
	Description : A RETAIL LOT Area : Approx 118.36 sq. ft. Solicitor : M/S Yong dan Rakan-Rakan (03-3342 7207) Our Ref Address : FIFAH/OCBC0657-2, Unit No. 1-147, Kompleks Metro Pudu, No. 1, Jalan Metro Pudu 2, Fraser Business Park, 55200 Kuala Lumpur.		

9	RESERVE PRICE : RM 621,000.00	2ND	PETALING JAYA
	Description : A SERVICE APARTMENT UNIT Area : Approx 988 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-2031 9988) Our Ref Address : LIYANA/OCBCI-0127, Unit No. C-20-6, Tower C, Pacific Towers, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor		

10	RESERVE PRICE : RM 473,000.00	3RD	PETALING JAYA
	Description : A SERVICE APARTMENT UNIT Area : Approx 700 sq. ft. Solicitor : M/S Kingston Tan Dzul (03-79319099) Our Ref Address : UMI/OCBC1163, Unit No. B-13-12, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor		

11	RESERVE PRICE : RM 263,000.00	8TH	PETALING JAYA
	Description : A DUPLEX APARTMENT UNIT WITH A CAR PARK BAY Area : Approx 1,586 sq. ft. Solicitor : M/S Shearn Delamore & Co. (03-20272727) Our Ref Address : FIFAH/OCBC1455, No. D-15-05, Block D, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, Taman Medan Jaya, 46000 Petaling Jaya, Selangor		

12	RESERVE PRICE : RM 324,000.00	5TH	PUCHONG
	Description : A SERVICE RESIDENCE UNIT Area : Approx 1,001 sq. ft. Solicitor : M/S Ho Loke & Koh (03-2166 2882) Our Ref Address : FIFAH/OCBC1160, Unit No. 21-05, Jalan Saville, Saville @ D'Lake, 47130 Puchong, Selangor		

13	RESERVE PRICE : RM 383,000.00	2ND	SERI KEMBANGAN
	Description : A SERVICE APARTMENT UNIT Area : Approx 1,055 sq. ft. Solicitor : M/S Shearn Delamore & Co. (03-2027 2727) Our Ref Address : ALIN/OCBC1468, Unit No. B-21-13, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor		

14	RESERVE PRICE : RM1,531,000.00	7TH	SHAH ALAM
	Description : A STRATIFIED THREE STOREY SEMI-DETACHED HOUSE WITH A LIFT Area : Approx 3,197 sq. ft. Solicitor : M/S Kingston Tan Dzul (03-79319099) Our Ref Address : FIFAH/OCBC1157, Premises No. 3, Vila Elemen, Jalan Elemen 2, Jalan Kelab Golf Sultan Abdul Aziz Shah 13/6, Section 13, 40100 Shah Alam, Selangor		

15	RESERVE PRICE : RM 441,000.00	8TH	SHAH ALAM
	Description : AN END SERVICED APARTMENT UNIT Area : Approx 1,351 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-2031 9988) Our Ref Address : FIFAH/OCBC1454, Unit No. SA2-5-7, Vista Alam, No. 3, Jalan Ikhtisas 14/1, Section 14, 40000 Shah Alam, Selangor		



16 **RESERVE PRICE :**
RM 365,000.00 **6TH** **SHAH ALAM**



Description : A CONDOMINIUM UNIT
Area : Approx 915 sq. ft.
Solicitor : M/S Yong & Rakan-Rakan (03-33427207)
Our Ref : FIFAH/OCBC1390
Address : Unit No. A2-15-02, Residensi Hijauan, No. 4, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor

17 **RESERVE PRICE :**
RM 207,000.00 **3RD** **SUBANG JAYA**



Description : A SMALL OFFICE VERSATILE OFFICE (SOVO)
Area : Approx 517 sq. ft.
Solicitor : M/S Kington Tan Dzul (03-7931 9099)
Our Ref : ALIN/OCBC1467
Address : No. A-12-07, Menara Suria, Jalan Subang Mas, Taman Subang Mas, 47600 Subang Jaya, Selangor

18 **RESERVE PRICE :**
RM 69,000.00 **15TH** **MELAKA**



Description : AN OFFICE LOT
Area : Approx 2,400 sq. ft.
Solicitor : M/S TK Ooi & Nadira (03-20319988)
Our Ref : FIFAH/OCBC1419
Address : Unit No. D4-01, Plaza Jayamuda, Jalan Pelanduk Putih, 75300 Melaka.

19 **RESERVE PRICE :**
RM 365,000.00 **7TH** **PERAI**



Description : A SERVICED APARTMENT UNIT
Area : Approx 958 sq. ft.
Solicitor : M/S Ghazi & Lim (04-2633688)
Our Ref : FIFAH/OCBC1448
Address : Unit No. 31-03, Pangsapuri Servis Meritus, Jalan Laguna 1, 13700 Perai, Pulau Pinang

20 **RESERVE PRICE :**
RM 380,000.00 **1ST** **BATU PAHAT**



Description : A DOUBLE STOREY MID TERRACE HOUSE
Area : Approx 1,539.24 sq. ft.
Solicitor : M/S Zaid Ibrahim & Co. (PNG) (04-3753138)
Our Ref : ALIN/OCBC1463
Address : No. 43, Jalan Puteri Indah Barat, Taman Puteri Indah, 83000 Batu Pahat, Johor

21 **RESERVE PRICE :**
RM 342,000.00 **3RD** **ISKANDAR PUTERI**



Description : AN APARTMENT UNIT
Area : Approx 581 sq. ft.
Solicitor : M/S Zaid Ibrahim & Co (04-3753138)
Our Ref : LIYANA/OCBC1465
Address : No. A-13-02, Pangsapuri Meridian Medini, Jalan Legoland, Bandar Medini, 79250 Iskandar Puteri, Johor.

23 **RESERVE PRICE :**
RM1,701,000.00 **10TH** **KOTA TINGGI**



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

WITHDRAWN

REFER NOTE AT BELOW

NOTE FOR LOT 23:

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” 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 and 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 Khue	: 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

