



DATE: WEDNESDAY
16-4-2025
TIME: 3.00 P.M.

PROPERTY AUCTION SALE

**UNITED OVERSEAS
BANK (MALAYSIA) BHD**



EHSAN *Online* AUCTION

VIA ONLINE BIDDING AT:

www.ehsanauctioneers.com

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



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.)
/ RAHIM BIN HUSSIN
(Licensed Auctioneers)

HQ OFFICE

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

H/P NO.

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TEL NO.

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 UNITED OVERSEAS BANK (MALAYSIA) BHD, 199301017069/271809-K THE ASSIGNEE / BANK BY THE ASSIGNOR(S)/ CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER

**WILL SELL THE PROPERTIES DESCRIBED
BELOW BY PUBLIC AUCTION**

**VIA ONLINE BIDDING ON WEDNESDAY, THE 16TH APRIL 2025, AT 3.00 P.M.
IN THE AFTERNOON, AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C,
MEGAN AVENUE II, NO.12, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR.**

**EHSAN
Online
AUCTION**

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)

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reasons of such withdrawal. All prospective bidders are advised to inspect the subject property(ies), seek independent legal advice on the Condition of Sale conduct an official title search at the relevant Land Office and to make enquiries with the Developer and/or other relevant authorities on the terms of the consent to the sale herein prior to the auction sale. The successful bidder shall be responsible to obtain the consent of the developer for the direct transfer if individual/strata title issued.

1	RESERVE PRICE	RM 1,215,000.00	PETALING JAYA		Description : AN OFFICE/RETAIL LOT : Approx 2,499 sq. ft. Assignor : Lim Kok Leong Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-044/2024/UOB/LKL) Our Ref Address : Unit No. A-5-03, Encorp Strand Garden, No. 12, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor.
2	RESERVE PRICE	RM 1,100,000.00	PUCHONG		Description : A 3RD FLOOR OFFICE LOT OF A CORNER FOUR-STOREY SHOP-OFFICE BUILDING : Approx 3,078.6 sq. ft. Assignor : Lim Chin Beng, Lim Sern Wei & Strong Force (M) Sdn. Bhd. Solicitor : M/S Benjamin Dawson (03-2710 1822) (218153) Our Ref Address : ALIN/UOB1165(1) : Unit No. 3-1, Jalan Puteri 4/8, Bandar Puteri, 47100 Puchong, Selangor
3	RESERVE PRICE	RM 972,000.00	PETALING JAYA		Description : A TOWNHOUSE UNIT : Approx 2,089 sq. ft. Assignor : Sen Tak Seng Solicitor : M/S Khaw & Partners (03-2141 7633) (390/259/31048/2024) Our Ref Address : FIFAH/UOB1126(3) : Unit No. 2-13, Laguna Residences, No. 2A, Jalan SS 7/17, Kelana Jaya, 47301 Petaling Jaya, Selangor.
4	RESERVE PRICE	RM 930,000.00	KUALA LUMPUR		Description : A 1-BEDROOM SERVICED APARTMENT UNIT : Approx 667 sq. ft. Assignor : Gan Kar Yen Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1400.11001704424SF/TNH) Our Ref Address : Unit No. 10-18, Residensi Quill, No. 1018, Jalan Sultan Ismail, 50250 Kuala Lumpur.
5	RESERVE PRICE	RM 810,000.00	PUTRAJAYA		Description : AN INTERMEDIATE RETAIL LOT : Approx 797 sq. ft. Assignor : V T Sivamy/vagaman A/L V Thangaraj Solicitor : M/S Nik Hussain & Partners (03-27882888) (TKT/298-083/2024/UOB/MTS) Our Ref Address : FIFAH/UOB1117(3) : Unit No. L02-12, Level 2, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya.
6	RESERVE PRICE	RM 810,000.00	GENTING HIGHLAND		Description : A 3-BEDROOM SERVICED APARTMENT UNIT : Approx 1,290 sq. ft. Assignor : Tai See Yoon Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1407/24/TaiSeeYoon) Our Ref Address : FIFAH/UOB1127(3) : Unit No. E1-2-02, Tower One, Ion Delemen, Jalan Ion Delemen 1, Genting Highlands, 69000 Genting, Pahang.
7	RESERVE PRICE	RM 800,000.00	SHAH ALAM		Description : A SERVICED APARTMENT UNIT : Approx 1,351 sq. ft. Assignor : Leong Seak Fatt Solicitor : M/S Nik Hussain & Partners (03-27882888) (TKT/298-073/2024/UOB/LSF) Our Ref Address : LIYANA/UOB1169(1) : Unit No. SA2-3-7, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor.
8	RESERVE PRICE	RM 765,000.00	PETALING JAYA		Description : A CORNER 2+1 SERVICED APARTMENT UNIT : Approx 1,087 sq. ft. Assignor : Low Yee Kian Solicitor : M/S Nik Hussain & Partners (03-27882888) (TKT/298-075/2024/UOB/LYK) Our Ref Address : FIFAH/UOB1152(2) : Unit No. A1-05-3A, Block A1, Lumi Tropicana, No. 2, Persiaran Tropicana, PUJ 3, 47410 Petaling Jaya, Selangor
9	RESERVE PRICE	RM 700,000.00	SHAHALAM		Description : A 2+1 BEDROOM SERVICED APARTMENT UNIT : Approx 883 sq. ft. Assignor : Tee Suat Pui Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1535/24/TeeSuatPui) Our Ref Address : LIYANA/UOB1172(1) : Unit No. E-6-03, Utropolis Urbano, Jalan Kontraktor U1/14, Glenmarie, Seksyen U1, 40150 Shah Alam, Selangor
10	RESERVE PRICE	RM 650,000.00	KUALA LUMPUR		Description : A 2-BEDROOM SERVICED APARTMENT : Approx 807 sq. ft. Assignor : Premalatha A/P Supramaniam Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1515/24/Premalatha A/P Supramaniam) Our Ref Address : LIYANA/UOB1170(1) : Unit No. A-30-13, Kediaman Indah Selatan, No. 2, Jalan Kerinci Kiri 2, 59200 Kuala Lumpur.
11	RESERVE PRICE	RM 560,000.00	KUALA LUMPUR		Description : A SERVICE APARTMENT UNIT : Approx 1,076 sq. ft. Assignor : Ch'Ng Joo Teng Solicitor : M/S Khaw & Partners (03-2141 7633) (362/218/2897/2016/742) Our Ref Address : LIYANA/UOB1166(1) : Unit No. A-27-7, Block A, Residensi Nusantara Petaling, No. 1, Jalan Nusantara Petaling, 58000 Kuala Lumpur.
12	RESERVE PRICE	RM 527,000.00	SELANGANG		Description : A 3-BEDROOM APARTMENT UNIT : Approx 1,292 sq. ft. Assignor : Krishna Rao A/L Subramaniam Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1490.11001704424SF/TNH) Our Ref Address : FIFAH/UOB1131(3) : Unit No. B-10-06, Residensi 1 Utara, No. 42, Jalan 1/2B, Off Jalan Ipoh, 68100 Selayang, Kuala Lumpur.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
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13 RESERVE PRICE RM 486,000.00 KEPONG



Description : A THREE PLUS ONE-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS
Area : Approx 990 sq. ft.
Assignor Solicitor : Kwong Ka Ling
 M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1364/24/Kwong Ka Ling)
Our Ref Address : FIFAH/UOB1119(3)
 Unit No. C-30-08, Residensi Sentrum Kepong, No. 2, Jalan Metro Perdana 6, Taman Kepong, 52100 Kuala Lumpur.

14 RESERVE PRICE RM 450,000.00 KUALA LUMPUR



Description : A 3-BEDROOM SERVICE APARTMENT UNIT
Area : Approx 904 sq. ft.
Assignor Solicitor : Cheam Wai Kiat
 M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1536/24/CheamWaiKiat)
Our Ref Address : FIFAH/UOB1153(2)
 Unit No. D-43-03A, Residensi 99, No. 3, Jalan Seri Utara, 68100 Kuala Lumpur.

15 RESERVE PRICE RM 450,000.00 KEPONG



Description : A 3-BEDROOM APARTMENT UNIT
Area : Approx 1,098 sq. ft.
Assignor Solicitor : Poh Kim Wui & Sia Mui Weng
 M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1494/24/PohKimWui)
Our Ref Address : FIFAH/UOB1154(2)
 Unit No. C-39-03, Residensi Henge, No. 9, Jalan Metro Perdana Barat, Taman Metropolitan Kepong, 52100 Kepong, Kuala Lumpur.

16 RESERVE PRICE RM 370,000.00 MIRI



Description : AN APARTMENT UNIT (TYPE INTERMEDIATE)
Area : Approx 87.61 sq. m.
Assignor Solicitor : Michael Ukab Missak & Andy Selutan
 M/S Clement I & I Co. (082-265826) (UOB-MUM/24126/JY-LV)
Our Ref Address : LIYANA/UOB1167(1)
 Unit No. 14880-B1-2, Storey No. 1, Building Block B, Amber Max, Off Jalan Bakam, 98000 Miri, Sarawak.

17 RESERVE PRICE RM 365,000.00 PUCHONG



Description : A CORNER 3-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 1,096 sq. ft.
Assignor Solicitor : Koh Soon Hong
 M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1412/24/Koh Soon Hong)
Our Ref Address : FIFAH/UOB1123(3)
 Unit No. D-22-5, Block D, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor.

18 RESERVE PRICE RM 350,000.00 PUTRAJAYA



Description : A RETAIL LOT
Area : Approx 452 sq. ft.
Assignor Solicitor : Roslan Bin Zainal
 M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2023/T8146/bc)
Our Ref Address : LIYANA/UOB1168(1)
 Unit No. L02-23A, Menara Shaftsbury Putrajaya, Jalan Alamanda, Presint 1, 62000 Putrajaya, Wilayah Persekutuan Putrajaya.

19 RESERVE PRICE RM 338,000.00 SUNGAI BESI



Description : A 3-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 1,140 sq. ft.
Assignor Solicitor : Rusdina Binti Abdul Rahman
 M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1372(F), 11001704424SF/TNH)
Our Ref Address : FIFAH/UOB0958(7)
 Unit No. D3-12-12, Blok D3, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, 57100 Sungai Besi, Kuala Lumpur.

Bumiputra Lot

20 RESERVE PRICE RM 333,000.00 PETALING JAYA



Description : 4+1-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 990 sq. ft.
Assignor Solicitor : Ian Jonathan Sithan
 M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1221/24/IanJonathan Sithan)
Our Ref Address : FIFAH/UOB1043(6)
 Unit No. D-31-11, Block D, Residensi Damai Meriah, No. 2, Jalan PJU 10/1A, Damansara Damai, 47830 Petaling Jaya, Selangor.

21 RESERVE PRICE RM 308,000.00 SUNGAI BESI



Description : A SERVICE APARTMENT UNIT
Area : Approx 861 sq. ft.
Assignor Solicitor : Nevan A/L Periasamy
 M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1454/24/Nevan A/L Periasamy)
Our Ref Address : FIFAH/UOB1116(3)
 Unit No. B1-15-01, Block B1, RC Residences (also known as Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.

22 RESERVE PRICE RM 300,000.00 JALAN AMPANG, KUALA LUMPUR



Description : A OFFICE UNIT
Area : Approx 495 sq. ft.
Assignor Solicitor : Chan Mei Leng & Tan Teh Chong
 M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1491/24/Chan Mei Leng)
Our Ref Address : FIFAH/UOB1115(3)
 Unit No. T3-08-08, Tower 3, Menara 3, No. 296, Jalan Ampang, 50450 Kuala Lumpur.

23 RESERVE PRICE RM 288,000.00 KUALA LUMPUR



Description : AN APARTMENT UNIT
Area : Approx 1,141 sq. ft.
Assignor Solicitor : Soon Chee Hock
 M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2022/R8142/nn(bc))
Our Ref Address : FIFAH/UOB0499(7)
 Unit No. B-15-05, 15th Floor, Block B, Glenview Villa Apartment, Jalan 49, Taman Pinggiran Cheras, Off Jalan Kuari, 56100 Kuala Lumpur.

24 RESERVE PRICE RM 268,000.00 SHAH ALAM



Description : A STUDIO SUITE
Area : Approx 498 sq. ft.
Assignor Solicitor : Muhammad Firdaus Bin Dahlan & Halimatun Saadiah Binti Ismail
 M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8134/bc(nn))
Our Ref Address : FIFAH/UOB1130(3)
 Unit No. S-26-13A, Block S, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor.

Bumiputra Lot

25 RESERVE PRICE RM 260,000.00 CHERAS



Description : AN APARTMENT UNIT
Area : Approx 936 sq. ft.
Assignor Solicitor : Chung Lee Kwan
 M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1399/24/ChungLeeKwan)
Our Ref Address : FIFAH/UOB1124(3)
 Unit No. B-7-10, 7th Floor, Block B, Pangsapuri Tiara Hatamas, Jalan Hatamas Utama, Bukit Hatamas, 43200 Cheras, Selangor Darul Ehsan.

26 RESERVE PRICE RM 256,000.00 PETALING JAYA



Description : AN INTERMEDIATE OFFICE SUITE UNIT
Area : Approx 342 sq. ft.
Assignor Solicitor : Lau Kin Lok
 M/S Gibb & Co. (03-2856 9771) (GCKL/UOB/2024/T8246/nn)
Our Ref Address : FIFAH/UOB1122(3)
 Unit No. Q-03-03, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor.

27 RESERVE PRICE RM 243,000.00 KAJANG



Description : A ONE-BEDROOM SMALL OFFICE HOME OFFICE (SOHO) UNIT
Area : Approx 452 sq. ft.
Assignor Solicitor : Syazana Binti Che Seman
 M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1492.11001704424SF/TNH)
Our Ref Address : FIFAH/UOB1132(3)
 Unit No. A-20-23A, Blok A, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.

28 RESERVE PRICE RM 237,000.00 SHAH ALAM



Description : A SERVICE APARTMENT UNIT
Area : Approx 728 sq. ft.
Assignor Solicitor : Fakhru Aslam Bin Ahmad Sharifuddin
 M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1378.11001704423SF/TNH)
Our Ref Address : FIFAH/UOB1057(6)
 Unit No. I-25-11, 25th Floor, Block Imperial, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor.

Bumiputra Lot

29 RESERVE PRICE RM 223,000.00 PUCHONG



Description : A 3+1 BEDROOM SERVICE APARTMENT WITH 2 CAR PARKING BAYS
Area : Approx 1,270 sq. ft.
Assignor Solicitor : Tan Siew Keam & Tan Twan Kha
 M/S Chua & Partners (KL) (03-2020 2000) (MHH/UOB/A1096/23/Tan Siew Keam)
Our Ref Address : FIFAH/UOB0795(7)
 Unit No. E-08-01, Blok E, Koi Tropika Condominium, Jalan Puchong, Batu 13 1/4, 47100 Puchong, Selangor.

30 RESERVE PRICE RM 219,000.00 KAJANG



Description : AN APARTMENT UNIT
Area : Approx 958 sq. ft.
Assignor Solicitor : Ahmad Khusari Bin Ahmad Anwar
 M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1475.11001704424SF/TNH)
Our Ref Address : FIFAH/UOB1121(3)
 Unit No. D-4-7, Block D, Pangsapuri Putra, Jalan Putra Impian, Taman Putra Impian, 43000 Kajang Selangor.

31 RESERVE PRICE RM 212,000.00 PUCHONG	 Description : A THREE-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS Area : Approx 1,053 sq. ft. Assignor : Faris 'Imadi Bin 'Ismail & Wan Zuraidah Binti Mokhtar Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) Our Ref Address : L1012(F), 11001704423JCS/WS) Unit No. D-25-2, Koi Prima, Jalan Pinggiran Mas, Taman Mas Langat, 47130 Puchong, Selangor Bumiputra Lot
32 RESERVE PRICE RM 208,000.00 PETALING JAYA	 Description : AN OFFICE SUITE UNIT Area : Approx 379 sq. ft. Assignor : Marie Claire Sabrina Dawson Solicitor : M/S Nik Hussain & Partners (03-27882888) Our Ref Address : (KW/298-057/2024/UOB/MC) FIFAH/UOB1063(6) Unit No. Q-03-25, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, PJU 8, 47820 Petaling Jaya, Selangor
33 RESERVE PRICE RM 185,000.00 CYBERJAYA	 Description : AN INTERMEDIATE SMALL OFFICE HOME OFFICE (SOHO) Area : Approx 452 sq. ft. Assignor : Chuah Hin Lee Solicitor : M/S Gibb & Co. (03-2856 9771) Our Ref Address : (GCKL/UOB/2024/T8088/nn) FIFAH/UOB1092(5) Unit No. A-31-08, Block A, Jalan Teknokrat 6, Cybersquare, Cyber 5, 63000 Cyberjaya, Selangor.
34 RESERVE PRICE RM 179,000.00 PETALING JAYA	 Description : AN OFFICE UNIT Area : Approx 301 sq. ft. Assignor : Leong Yeong Jian Solicitor : M/S Chua & Partners (03-2020 2000) Our Ref Address : FIFAH/UOB1128(3) Unit No. C-13-18, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.
35 RESERVE PRICE RM 162,000.00 PETALING JAYA	 Description : AN OFFICE UNIT Area : Approx 301 sq. ft. Assignor : Leong Yeong Jian Solicitor : M/S Chua & Partners (03-2020 2000) Our Ref Address : FIFAH/UOB1129(3) Unit No. C-13-17, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor.
36 RESERVE PRICE RM 162,000.00 PENANG	 Description : A FLAT UNIT Area : Approx 474 sq. ft. Assignor : Koay Chong Wah Solicitor : M/S Hoe & Moira (04-226 6220) Our Ref Address : (H&M/MT/ZY/CB166/19) FIFAH/UOB1150(2) No. 39-14-28, Krystal Heights, Lintang Delima 14, 11700 Penang.
37 RESERVE PRICE RM 159,000.00 PETALING JAYA	 Description : A STUDIO UNIT Area : Approx 342 sq. ft. Assignor : Loke Xue Shan Solicitor : M/S Nik Hussain & Partners (03-27882888) Our Ref Address : (TKT/298-067/2024/UOB/LXS) FIFAH/UOB1088(5) Unit No. Q-37-30, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor
38 RESERVE PRICE RM 121,000.00 HANG TUAH JAYA, MELAKA	 Description : A BUSINESS SUITE Area : Approx 1,036 sq. ft. Assignor : Yap Boon Chin Solicitor : M/S Chua & Partners (03-2020 2000) Our Ref Address : (MHH/UOB/A1323/24/Yap Boon Chin) FIFAH/UOB0945(9) A-7-12, Pusat Komersial Ayer Keroh, Bukit Katil, 75450 Hang Tuah Jaya, Melaka
39 RESERVE PRICE RM 110,000.00 KLANG	 Description : AN APARTMENT UNIT Area : Approx 785.77 sq. ft. Assignor : Nantha Kumar A/L Saminathan Solicitor : M/S Azhar & Wong (03-2602 3898) Our Ref Address : (RL/CITI-LIT/16977-50) FIFAH/UOB1100(4) Unit No. 8-03-1, Front Portion, Lorong Batu Nilam 1D, Bandar Bukit Tinggi, 41200 Klang, Selangor

(FOR ONLINE BIDDING, PLEASE REGISTER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES)

41	RESERVE PRICE	RM 396,000.00	JOHOR BAHRU
			
Description	: A SERVICE APARTMENT UNIT		
Area	: Approx 115 sq. m.		
Assignor	: Yap Ping Chee, Chan Yoke Yee & Yap Ping Chee		
Solicitor	: M/S L Y Lu & Co. (07-2877792) (NOD/UBB)241111/YPC&CYY(F)		
Our Ref	: FIFAH/UOB1149(2)		
Address	: No. #25-12, Menara B, Larkin Mutiara Jalan Larkin Perdana 2, Larkin Perdana, 80350 Johor Bahru, Johor.		

03 2161 6649 / 010 2161 147

RESERVE PRICE :

The properties will be sold on an 'as is where is basis' and subject to a reserve price as mentioned above and subject to the Condition of Sale and by way of an Assignment from the above Assignee subject to consent being obtained by the successful bidder ("the Purchaser") from the Developer and other relevant authorities. If any is required, including all terms, conditions, stipulations and covenants which were and may be imposed by the Developer and the relevant authority.

All intending bidders are required to deposit **10%** of the fixed reserve price for the said property by **Bank Draft** or Cashier's Order in favour of **UOBM** for (Assignor's Name) or remit the same through online banking transfer, **one (1) working day** before auction date. The balance of the purchase money shall be paid by the Purchaser within **one hundred and twenty (120) days** from the date of auction sale to **UNITED OVERSEAS BANK (MALAYSIA) BHD** via Real Time Electronics Transfer of Funds and Securities (RENTAS). For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

PRIOR TO THE AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO:

- ◆ Please contact the solicitors acting for the Assignee herein or the Auctioneer for further particulars.
- ◆ 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.

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.



HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to www.ehsanauctioneers.com.
2. Login using registered email with registered password.
3. Click "Profile" and slide right to find "View Bid Screen" button, and click it.
4. "Standby" will appear on the screen & bidders are advised to enable the sound.
5. "Next Bid" button will enable once auction has started, user is to click "Next Bid" button in order to bid.
6. Bidders can make their bid on 1st, 2nd & final calling. No bids taken at the "No More Bids"
7. An auto pop-up message will be displayed to successful & unsuccessful bidders.

"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.

DEVICE TIPS DURING AUCTION

1. Make sure device is in good condition.
2. Make sure your browser is updated.
3. Ensure you have strong internet connection either mobile data or WI-FI coverage on your device.
4. Make sure to enable the sound before bidding start.
5. Make sure no any interruption of other apps while on bidding screen.
6. Make sure your device has sufficient power when bidding going on.

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