



DATE: TUESDAY
18-05-2021
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. (617309-U)



HQ OFFICE Suite C-20-3A, Level 20, Block C,
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DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.)
(Licensed Auctioneer)

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON UNITED OVERSEAS BANK (MALAYSIA) BHD, 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 TUESDAY, 18TH DAY OF MAY 2021, AT 3.00 P.M. IN THE AFTERNOON
AT "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO.9,
JALAN SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR.

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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 405,000.00	JOHOR BAHRU
	Description	: 3 BEDROOM APARTMENT : Approx 1,163 sq. ft.	
	Area	: San Yet Fong	
	Assignor	: M/S Chua & Partners (KL)	
	Solicitor	: (Tel: 03-2020 2000) : (MHH/UOB/A811/20/SanYetFong) : (NADIA/UOB0221(2))	
	Our Ref Address	: Unit No. #24-19, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 81200 Johor Bahru, Johor.	

2	RESERVE PRICE	RM 360,000.00	JOHOR BAHRU
	Description	: 3 BEDROOM SERVICE APARTMENT : Approx 1,097 sq. ft.	
	Area	: Tan Saw Chin	
	Assignor	: M/S Chua & Partners (KL)	
	Solicitor	: (Tel: 03-2020 2000) : (MHH/UOB/A812/20/TanSawChin)	
	Our Ref Address	: NADIA/UOB0224(2) : Unit No. B-16-08, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.	

3	RESERVE PRICE	RM 342,000.00	JOHOR BAHRU
	Description	: 3 BEDROOM SERVICE APARTMENT : Approx 1,097 sq. ft.	
	Area	: Low Boon Kian	
	Assignor	: M/S Chua & Partners (KL)	
	Solicitor	: (Tel: 03-2020 2000) : (MHH/UOB/A807/20/LowBoonKian)	
	Our Ref Address	: NADIA/UOB0223(2) : Unit No. A-04-12, Blok A, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.	

4	RESERVE PRICE	RM 342,000.00	JOHOR BAHRU
	Description	: 3 BEDROOM SERVICE APARTMENT : Approx 1,097 sq. ft.	
	Area	: Chow Pik San	
	Assignor	: M/S Chua & Partners (KL)	
	Solicitor	: (Tel: 03-2020 2000) : (MHH/UOB/A803/20/ChowPikSan)	
	Our Ref Address	: NADIA/UOB0225(2) : Unit No. B-04-12, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.	

5	RESERVE PRICE	RM 338,000.00	JOHOR BAHRU
	Description	: 3 BEDROOM SERVICE APARTMENT : Approx 1,097 sq. ft.	
	Area	: Chow Pik San	
	Assignor	: M/S Chua & Partners (KL)	
	Solicitor	: (Tel: 03-2020 2000) : (MHH/UOB/A804/20/ChowPikSan)	
	Our Ref Address	: NADIA/UOB0226(2) : Unit No. B-03-03, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.	

6	RESERVE PRICE	RM 329,000.00	JOHOR BAHRU
	Description	: 3 BEDROOM APARTMENT : Approx 1,163 sq. ft.	
	Area	: Tan Cheong Heng	
	Assignor	: M/S Chua & Partners	
	Solicitor	: (Tel: 07-3510510) : (CPR/UOB/A)1377/2020/cyp) : (NADIA/UOB0152(5))	
	Our Ref Address	: #03-20, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 81200 Johor Bahru, Johor.	

7	RESERVE PRICE	RM 315,000.00	JOHOR BAHRU
	Description	: 3 BEDROOM SERVICE APARTMENT : Approx 1,097 sq. ft.	
	Area	: Tan Chew Huat	
	Assignor	: M/S Chua & Partners (KL)	
	Solicitor	: (Tel: 03-2020 2000) : (MHH/UOB/A808/20/TanChewHuat)	
	Our Ref Address	: NADIA/UOB0227(2) : Unit No. B-03-02, Blok B, Apartmen Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.	

8	RESERVE PRICE	RM 268,000.00	JOHOR BAHRU
	Description	: 3 BEDROOM SERVICE APARTMENT : Approx 1,097 sq. ft.	
	Area	: Saw Lip Wei	
	Assignor	: M/S Chua & Partners (KL)	
	Solicitor	: (Tel: 03-2020 2000) : (MHH/UOB/A780/20/SawLipWei)	
	Our Ref Address	: HANA/UOB0242(1) : B-07-07, Blok B, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.	

9	RESERVE PRICE	RM 261,000.00	JOHOR BAHRU
	Description	: SINGLE BEDROOM APARTMENT : Approx 549 sq. ft.	
	Area	: Lim Wei Hong	
	Assignor	: M/S Chua & Partners (KL)	
	Solicitor	: (Tel: 03-2020 2000) : (MHH/UOB/A810/20/LimWeiHong)	
	Our Ref Address	: NADIA/UOB0222(2) : Unit No. #18-21, Pangsapuri Epik, Jalan Suria Muafakat Utama, Taman Suria Muafakat, 81200 Johor Bahru, Johor.	

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 in 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' basis with the respective reserve price and subject to the condition 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 (MSA) 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?

- Register / Login as member at www.ehsanauctioneers.com.
- Search property you wish to bid.
- Click "View Details"
- Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
- Click "Confirm & Submit" and you are done!
- You will be notified once your registration has been approved.

HOW TO DO ONLINE BIDDING?

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



Outstanding Charges Covered By Bank

- Maintenance Charges
- Quit Rent
- Assesment
- Caj Penyelenggaraan
- Cukai Tanah
- Cukai Pintu

Up to auction date sale (Terms & Conditions Apply.)

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

016 216 1047