



DATE: WEDNESDAY
9-4-2025
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

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TEL NO.

03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



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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 9TH 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prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 1,838,000.00	KUALA LUMPUR	 Description : A TRIPLEX CONDOMINIUM Area : Approx 3,358 sq. ft. Assignor : Janasegi Sdn. Bhd. Solicitor : M/S Khaw & Partners (03-2141 7633) (362/218/26979/2016(374)) Our Ref Address : FIFAH/UOB1067(5) : A3-2, Amarin Wickham, No. 6, Jalan Wickham, 55000 Kuala Lumpur
2	RESERVE PRICE	RM 1,080,000.00	SEMENYIH	 Description : A STRATIFIED DOUBLE STOREY SEMI-DETACHED HOUSE Area : Approx 3,197 sq. ft. Assignor : Ch'Ng Joo Teng Solicitor : M/S Khaw & Partners (03-2141 7633) (390/337/31329/2024) Our Ref Address : FIFAH/UOB1147(2) : Premises No. 40, Jalan Eco Majestic 2/2B, Eco Majestic, 43500 Semenyih, Selangor
3	RESERVE PRICE	RM 765,000.00	KUALA LUMPUR	 Description : A 2-BEDROOM DUPLEX SERVICED APARTMENT WITH A CAR PARKING BAY Area : Approx 861 sq. ft. Assignor : Mahendran A/L Paramasevam Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1495.11001704424SF/TNH) Our Ref Address : FIFAH/UOB1142(2) : Unit No. MK3-35-13A, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.
4	RESERVE PRICE	RM 630,000.00	SHAH ALAM	 Description : A 3-BEDROOM APARTMENT UNIT Area : Approx 1,079 sq. ft. Assignor : Jackson Ng Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1487/24/Jackson Ng) Our Ref Address : FIFAH/UOB1139(2) : Unit No. B-11-09, Block B, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, 40150 Shah Alam, Selangor
5	RESERVE PRICE	RM 600,000.00	KOTA SAMARAHAN, SARAWAK	 Description : A SINGLE STOREY SEMI-DETACHED HOUSE Area : Approx 583.30 sq. m. Assignor : Dawere Ringin (F) Solicitor : M/S Clement I & I Co. (082-265826) (UOB-DR/24148/JY-LV) Our Ref Address : UMI/UOB1158(1) : No. 25, Lot 4457, Taman Stakan Perdana, Off Jalan Stakan Melayu, 94300 Kota Samarahan, Sarawak.
6	RESERVE PRICE	RM 511,000.00	SHAH ALAM	 Description : A SERVICE APARTMENT UNIT Area : Approx 1,044 sq. ft. Assignor : Yee Poo Foong & Liew Jia Er Solicitor : M/S Chua & Partners (03-2020 2000) (MHH/UOB/A1170/23/Yee Poo Foong) Our Ref Address : FIFAH/UOB1108(3) : Unit No. C-23-3A, Setia City Residences, No. 6, Jalan Setia Dagang AH U13/AH, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor
7	RESERVE PRICE	RM 510,000.00	KUALA LUMPUR	 Description : AN OFFICE SUITE Area : Approx 829 sq. ft. Assignor : Lim Ju Li (F) Solicitor : M/S Khaw & Partners (03-2141 7633) (390/284/31147/2024) Our Ref Address : LIYANA/UOB1161(1) : Unit No. 13-06, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.
8	RESERVE PRICE	RM 486,000.00	SUNGAI BESI	 Description : A 3-BEDROOM SERVICED APARTMENT Area : Approx 1,141 sq. ft. Assignor : Mohd Redha Bin Mohd Ridzuan & Nur Asyikin Binti Abdul Jalil Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000) (L1468.11001704424SF/TNH) Our Ref Address : FIFAH/UOB1110(3) : Unit No. D3-23-1, Blok D3, Residensi Bandar Razak, No.1, Jalan Razak Mansion, 57100 Sungai Besi, Kuala Lumpur.
9	RESERVE PRICE	RM 450,000.00	MIRI	 Description : A SINGLE-STOREY SEMI-DETACHED DWELLING HOUSE Area : Approx 407.00 sq. m. Assignor : Yong Swee Liung & Anizan Binti Sulaiman Solicitor : M/S Clement I & I Co. (082-265826) (UOB-YSL/24103/JY-LV) Our Ref Address : FIFAH/UOB1145(2) : Lot 10279, Desa Viana, Off Jalan Bakam, 98000 Miri, Sarawak.
10	RESERVE PRICE	RM 450,000.00	MIRI	 Description : A 1 1/2 STOREY INTERMEDIATE TERRACED HOUSE Area : Approx 213.70 sq. m. Assignor : Mohd Firdaus Abdullah Solicitor : M/S Clement I & I Co. (082-265826) (UOB-MFA/24150/JY-LV) Our Ref Address : UMI/UOB1156(1) : Survey Lot 12302 of Parent Lot 7954, Block 5, Lambir Land District, 98000 Miri, Sarawak.
11	RESERVE PRICE	RM 423,000.00	KUALA LUMPUR	 Description : A CONDOMINIUM UNIT Area : Approx 1,100 sq. ft. Assignor : Ho Hann Wen Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-025/2023/UOB/HHW) Our Ref Address : FIFAH/UOB1135(7) : Unit No. A-23-3A, Block A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.
12	RESERVE PRICE	RM 423,000.00	KUALA LUMPUR	 Description : A CONDOMINIUM UNIT Area : Approx 1,100 sq. ft. Assignor : Tan Yoon Keong Solicitor : M/S Nik Hussain & Partners (03-27882888) (KW/298-022/2023/UOB/TKY) Our Ref Address : FIFAH/UOB1136(2) : Unit No. A-19-10, Block A, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 010 2161 147

13 RESERVE PRICE RM 419,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,100 sq. ft.
Assignor : Ho Chai Wenn & Ngai Han Ting
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref Address : (KW/298-083/2023/UOB/HWC&NHT)
 : FIFAH/UOB1137(2)
 : Unit No. B-7-6, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

14 RESERVE PRICE RM 410,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 635 sq. ft.
Assignor : Lim Ju Li (F)
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref Address : (390/282/31145/2024)
 : LIYANA/UOB1159(1)
 : Unit No. 12-05, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur

15 RESERVE PRICE RM 410,000.00 KUALA LUMPUR



Description : AN OFFICE SUITE
Area : Approx 635 sq. ft.
Assignor : Lim Ju Li (F)
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref Address : (390/283/31146/2024)
 : LIYANA/UOB1160(1)
 : Unit No. 13-05, Menara Centara, No. 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.

16 RESERVE PRICE RM 410,000.00 TELOK PANGGLIMA GARANG



Description : AN APARTMENT
Area : Approx 1,001 sq. ft.
Assignor : Cham Woi Can
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref Address : (KW/298-125/2023/UOB/CWC)
 : LIYANA/UOB1163(1)
 : Unit No. D-15-09, Blok D, Pangsapuri Tropicana Aman 1, Jalan Aman Simfoni 1, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor

17 RESERVE PRICE RM 405,000.00 KUALA LUMPUR



Description : A CONDOMINIUM UNIT
Area : Approx 1,000 sq. ft.
Assignor : Chen Tjan Yee
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref Address : (KW/298-047/2023/UOB/CTY)
 : FIFAH/UOB1138(2)
 : Unit No. B-9-3A, Block B, Pangsapuri Damai Vista, Jalan Damai Perdana 1/1, 56000 Kuala Lumpur.

18 RESERVE PRICE RM 389,000.00 SERI KEMBANGAN



Description : A SERVICE APARTMENT UNIT
Area : Approx 893 sq. ft.
Assignor : Ang Boon Fong
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref Address : (KW/298-144/2023/UOB/ABF)
 : FIFAH/UOB1009(4)
 : Unit No. C-10-08, 10th Floor, Block C, Residensi Equine, Jalan Equine, Taman Equine, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

19 RESERVE PRICE RM 387,000.00 BATU CAVES



Description : A 3-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS
Area : Approx 1,242 sq. ft.
Assignor : Tan Chin Seong
Solicitor : M/S Chua & Partners (03-2020 2000)
Our Ref Address : (MHH/UOB/A1413/24/Tan ChinSeong)
 : FIFAH/UOB1143(2)
 : Unit No. V-13A-11, V-Residensi 5, KM 12, Jalan Ipoh-Rawang, 68100 Batu Caves, Selangor

20 RESERVE PRICE RM 381,000.00 PUTRAJAYA



Description : A THREE-BEDROOM SERVICE APARTMENT WITH A CAR PARKING LOT (2 BAYS)
Area : Approx 958 sq. ft.
Assignor : Tan Shu How & Lim Shiet Lee
Solicitor : M/S Chua & Partners (03-2020 2000)
Our Ref Address : (MHH/UOB/A1462/24/Tan Shu How)
 : FIFAH/UOB1081(5)
 : Unit No. CNB-13A-08, Conezion Residences, Persiaran IRC 3, IOI Resort City, 62502 Putrajaya, Selangor

21 RESERVE PRICE RM 378,000.00 PETALING JAYA



Description : AN OFFICE SUITE
Area : Approx 689 sq. ft.
Assignor : Harper Links Services (M) Sdn. Bhd., Lai Kok Haw & Kit Sin Thye
Solicitor : M/S Chua & Partners (03-2020 2000)
Our Ref Address : (MHH/A1500/LAI KOK HAW)
 : FIFAH/UOB1133(2)
 : Unit No. C-08-25, 8th Floor, Menara C, PJ Centrestage, No. 1, Jalan 13/1, Seksyen 13, 46100 Petaling Jaya, Selangor

22 RESERVE PRICE RM 365,000.00 CHERAS



Description : A 3-BEDROOM SERVICED APARTMENT
Area : Approx 775 sq. ft.
Assignor : Wong Wai Hou
Solicitor : M/S Chua & Partners (03-2020 2000)
Our Ref Address : (MHH/UOB/A1455/24/Wong Wai Hou)
 : FIFAH/UOB1112(3)
 : Unit No. B-31-03, Residensi Cheras Selatan, Jalan Dataran Cheras 7, Balakong 43200 Cheras, Selangor Darul Ehsan.

23 RESERVE PRICE RM 360,000.00 CYBERJAYA



Description : AN END UNIT OFFICE
Area : Approx 1,012 sq. ft.
Assignor : Chong Hui Khiong
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref Address : (362/218/26979/2019/345)
 : FIFAH/UOB1134(2)
 : Unit No. 06-22, Kennington Business Centre, Persiaran Kreatif, Off Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor

24 RESERVE PRICE RM 357,000.00 CHERAS



Description : A SERVICE APARTMENT UNIT
Area : Approx 1,020 sq. ft.
Assignor : Lee Yiat Li & Lee Jun Hui
Solicitor : M/S Nik Hussain & Partners (03-27882888)
Our Ref Address : (KW/298-116/2023/UOB/LYL)
 : FIFAH/UOB1109(3)
 : Unit No. A-10-7, 10th Floor, Block A, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor

25 RESERVE PRICE RM 350,000.00 SERI KEMBANGAN



Description : A SERVICE APARTMENT
Area : Approx 861 sq. ft.
Assignor : Kok Chin Ann & Low Kok Seng
Solicitor : M/S Khaw & Partners (03-2141 7633)
Our Ref Address : (362/218/26979/2016 (740))
 : LIYANA/UOB1162(1)
 : Unit No. A-15-10, Tower A, Amerin Residence, Persiaran Impian Indah, 43300 Seri Kembangan, Selangor

26 RESERVE PRICE RM 313,000.00 NILAI



Description : A 3-BEDROOM SERVICED APARTMENT UNIT
Area : Approx 962 sq. ft.
Assignor : Norbasyazana Binti Baharudin
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1394.11001704424SF/TNH)
 : FIFAH/UOB1103(3)
 : Unit No. A-31-4, Menara A, Pangsapuri Perkhidmatan Residensi KLIA, Jalan Pusat Niaga KLIA 6, 71800 Nilai, Negeri Sembilan.

27 RESERVE PRICE RM 306,000.00 TUARAN



Description : AN APARTMENT UNIT
Area : Approx 1,029 sq. ft.
Assignor : Klestha Jiji Kolin
Solicitor : M/S Wong & Shim (088-233171)
Our Ref Address : (WS/RW/LC-57/253)/RW/EL)
 : FIFAH/UOB1146(2)
 : Unit No. F-3A-07, 3A Floor, Block F, Lorong E, Residence B, Taman E Residence @ Telipok, 89207 Tuaran, Sabah.

28 RESERVE PRICE RM 284,000.00 SEMENYIH



Description : A 3-BEDROOM APARTMENT UNIT
Area : Approx 818 sq. ft.
Assignor : Jefferi Bin Mohd Anuar
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1437.11001704424SF/TNH)
 : FIFAH/UOB1111(3)
 : Unit No. 13-12, Residensi Damai, Jalan Damai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor

29 RESERVE PRICE RM 261,000.00 PETALING JAYA



Description : A SERVICE SUITE UNIT
Area : Approx 438 sq. ft.
Assignor : Teh Sid Hong
Solicitor : M/S Sidek Teoh Wong & Dennis (03-2692 3000)
Our Ref Address : (L1418.11001704424SF/TNH)
 : FIFAH/UOB1144(2)
 : Unit No. B-8-32, Block B, Boulevard 51, Jalan SS 9A/18, Seksyen 51A, 47300 Petaling Jaya, Selangor

30 RESERVE PRICE RM 235,000.00 SEMENYIH



Description : A SERVICE APARTMENT
Area : Approx 979 sq. ft.
Assignor : Chew Wai Kit
Solicitor : M/S Gibb & Co. (03-2856 9771)
Our Ref Address : (GCKL/UOB/2024/T8126/NN)
 : FIFAH/UOB1106(3)
 : Unit No. B-13-02, Block B, Ascotte Boulevard, Jalan Bandar Rinchang 6/1, Bandar Rinchang, 43500 Semenyih, Selangor

31	RESERVE PRICE	RM 230,000.00	BANDAR BARU SUBANG
	Description	: AN APARTMENT UNIT : Approx 840 sq. ft. : P.S. Uma Devy A/P Purushothaman : M/S Gibb & Co. : (03-2856 9771) : (GCKL/UOB/2024/T8095) Our Ref Address : UMI/UOB1164(1) : Unit No. 520, Block A, Subang Ville Ehsan Apartment, Jalan PJS 10/11, Bandar Sri Subang, 46000 Petaling Jaya, Selangor Darul Ehsan.	

32	RESERVE PRICE	RM 208,000.00	PETALING JAYA
	Description	: A SOHO (SMALL OFFICE HOME OFFICE) : Approx 617 sq. ft. : Heng Fock Ooi & Cheah Mooi Fah (F) : M/S Gibb & Co. : (03-2856 9771) : (GCKL/UOB/2024/T8252/nn) Our Ref Address : LIYANA/UOB1028(6) : Unit No. M-17-05, Level 17, Menara M (Blok M), Empire City, No. 8, Jalan Damansara, PJU 8, 47820 Petaling Jaya, Selangor	

33	RESERVE PRICE	RM 207,000.00	SEMENYIH
	Description	: AN APARTMENT UNIT : Approx 861 sq. ft. : Mohamad Zareman Bin Zulkifli : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1226(F).11001704424SF/TNH) Our Ref Address : FIFAH/UOB1104(3) : Unit No. M02-16-13, Block M02, Pangsapuri Camellia, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor	

34	RESERVE PRICE	RM 207,000.00	KAJANG
	Description	: A SOHO (SMALL OFFICE HOME OFFICE) : Approx 452 sq. ft. : Salmah Binti Laronda : M/S Gibb & Co. : (03-2856 9771) : (GCKL/UOB/2024/T827) Our Ref Address : FIFAH/UOB1140(2) : Unit No. B-14-09, Block B, Residensi Rimbun, Jalan Zamrud Utama, Persiaran Kajang 2, 43000 Kajang, Selangor	

35	RESERVE PRICE	RM 203,000.00	SEMENYIH
	Description	: AN APARTMENT UNIT : Approx 850 sq. ft. : Mohamad Zareman Bin Zulkifli : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1225(F).11001704424SF/TNH) Our Ref Address : FIFAH/UOB1105(3) : Unit No. S02-07-02, Block S02, Pangsapuri Cassia, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor	

36	RESERVE PRICE	RM 179,000.00	SEPANG
	Description	: A THREE-BEDROOM SERVICE APARTMENT WITH TWO CAR PARKING BAYS : Approx 850 sq. ft. : Hafizan Bin Mokhtar : M/S Sidek Teoh Wong & Dennis : (03-2692 3000) : (L1309(F).11001704424SF/TNH) Our Ref Address : FIFAH/UOB1031(6) : Unit No. 21-07, Pangsapuri Akasia Residensi, Jalan Kenanga 1/8, Taman Salak Perdana, Bandar Baru Salak Tinggi, 43900 Sepang, Selangor Darul	

37	RESERVE PRICE	RM 146,000.00	KAJANG
	Description	: A SOHO (SMALL OFFICE HOME OFFICE) : Approx 452 sq. ft. : Ismail Bin Mohamed Yusoff : M/S Gibb & Co. : (03-2856 9771) : (GCKL/UOB/2024/T8208) Our Ref Address : FIFAH/UOB1077(5) : Unit No. B-20-13A, Block B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor	

38	RESERVE PRICE	RM 144,000.00	PETALING JAYA
	Description	: A STUDIO OFFICE SUITE : Approx 451 sq. ft. : Yong See Heng & Yong Yin Yin (F) : M/S Gibb & Co. : (03-2856 9771) : (GCKL/UOB/2024/T8047) Our Ref Address : FIFAH/UOB1033(6) : Unit No. A-38-03, Menara Halo (Menara A), Empire City, No. 8, Jalan Damansara, Damansara Perdana, 47820 Petaling Jaya, Selangor	

39	RESERVE PRICE	RM 140,000.00	MELAKA
	Description	: A BUSINESS SUITE : Approx 820 sq. ft. : Law Sip Yian (Liu Jiyan) : M/S Nik Hussain & Partners : (03-27882888) : (KW/298-126/2023/UOB/LSY) Our Ref Address : FIFAH/UOB0964(8) : No. E-5-4, Block E, Jalan PKAK 2, Pusat Komersial Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.	

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

42	RESERVE PRICE	RM 308,000.00	JOHOR BAHRU
		Description : AN APARTMENT UNIT Area : Approx 96 sq. m. Assignor : Tea Low Chuan & Chong Chin Har Solicitor : M/S Chua & Partners (07-3510510) Our Ref : (CPRH/JOBA1728/24/CYP) Address : FIFAH/UOB1113(3) No. #20-09, Block C, Pangsapuri Permasville, Jalan Permas 3, Bandar Baru Permas Jaya, 81750 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 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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